

# West Adams Matters

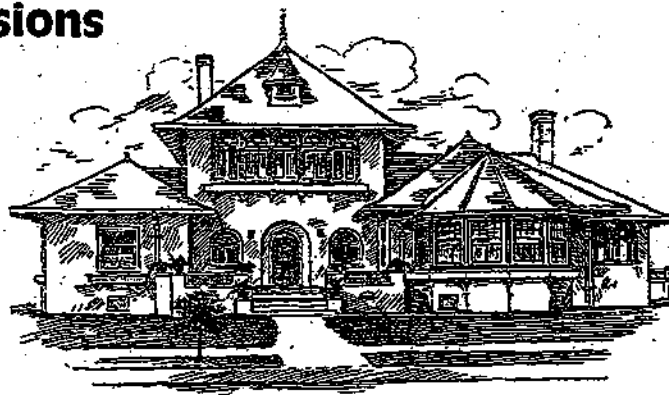
## Saving Two West Adams Mansions

For the past few months, WAHA has been working diligently to save two century-old mansions in the W.G. Nevins Tract, which is located just south of Pico and Country Club Park.

The Cline Residence, at 1409 South Gramercy Place, and the Statton-Frambach Residence, at 1415 South Gramercy Place, are both endangered from their current poor condition and potential development in the multi-family zoned area. But they are also wonderful and unique examples of early 20th century architecture, designed by important architecture firms, and are associated with historic persons and families who were important to the development of this region and the nation.

In December, WAHA circulated information and postcards to Holiday tour visitors, volunteers and other WAHA members, urging them to advocate with elected officials and City staff to save these two residences. At the same time,

*(continued on page 6)*



*The Cline Residence and Museum, 1409 S. Gramercy Place, as rendered in 1903.*

## Celebrate Black History Month

Sunday, February 12, 2-5 p.m.

February is Black History Month, and you are invited to help celebrate African American contributions to the arts and culture at WAHA's Sunday afternoon potluck, graciously hosted by Jenifer and Kim Watson, 2233 West 21st Street in Western Heights.

Avery Clayton, the executive director of the Mayme A. Clayton Library and the Western States Black Research and Educational Center (the largest and most substantial collection rare books, manuscripts, documents, films, music, photographs, and memorabilia on African American culture and history in the Western United States), will give a fun presentation on this community asset. And, we'll enjoy listening to some 19th century and early 20th century recordings of spirituals, jazz and other examples of African American music.

*(continued on page 2)*

## Holiday Tour A Resounding Success

WAHA's 2005 Holiday Tour, "A Tinseltown Holiday in West Adams," held December 3 and 4, showcased six historic residences to nearly 800 visitors, brought together hundreds of volunteers, generated media coverage, and raised \$26,500 for WAHA's ongoing preservation advocacy, cultural heritage, and beautification activities.

Several years ago, the Holiday Tour Committee established three goals to guide all decision-making and to measure success. We believe the 2005 Holiday Tour met or exceeded all goals, which are:

1. Generate profits as the major fundraiser for the organization.
2. Encourage all members to participate by having a fun experience for all volunteers.
3. Present the West Adams District in a positive light.

Of course, we could not have done it without YOU, our volunteers. It takes an extraordinary effort to accomplish this event. By the time the weekend was over, we had served 3,000 appetizers, 30 gallons of soup, 350 pounds of chicken and 18 cases of wine and champagne. If you weren't there, you can get a taste of the tour preparations on WAHA'S website, [www.WestAdamsHeritage.com](http://www.WestAdamsHeritage.com).

And, we want to thank all of our volunteers, who are listed on page 16.

Thank you, too, to our Holiday Tour Committee, led by Jacqueline Hill: Eric Bronson, SeElcy Caldwell, Michael Medina, Laura Meyers, Marita Sheeran, and Lindsay Wiggins. ●

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# Black History Month

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This collection of African Americana maintained by Western States Black Research and Educational Center is one of three of the major collections on black life and culture in the world. The collection was assembled over a 40-year period by retired university librarian Mayme A. Clayton, a longtime Jefferson Park resident. Dr. Clayton's singular commitment to preserve African American culture and history was inspired by her desire to ensure that children would know the richness and diversity of African American contributions to the world.

Mayme Agnew Clayton was born in Van Buren, Arkansas. She received a Bachelor of Art Degree from the University of California, Berkeley; a Master's Degree in Library Science from Goddard College, Vermont and a Doctorate in Humanities from Sierra University, Los Angeles.

In 1952 Mayme Clayton began her career as a librarian at Doheny Library at the University of Southern California. In 1957 she went to work as a law librarian for the University of California, Los Angeles (UCLA). During her tenure at UCLA, Dr. Clayton was a consultant and founding member of the Afro-American Studies Center Library.

Inspired at an early age by the life of Mary McLeod Bethune, Dr. Clayton felt compelled to preserve the scattered and often neglected history of Americans of African heritage. In the early 1950s with single-minded purpose Mayme Clayton began collecting rare and out-of-print books written by or about blacks. The collection eventually branched into rare documents, films, music, and other areas of African Americana.

When asked what motivated her, she replied, "I wanted to be sure that children would know that black people have done great things and at the time I didn't see anyone else saving the history."

Avery Clayton is the Executive Director of the Western States Black Research and Educational Center. A native of Los Angeles, he attended Dorsey High School. Avery Clayton is a working artist and former teacher in the Los Angeles and Pasadena Unified School Districts. At UCLA he majored in painting, sculpture, and graphic arts and minored in art history. In 2001 he took an early retirement to devote full attention to the preservation and sharing of the collection.

This event is a potluck. Please be sure to bring a dish to share. (Please note: Western Heights now has gates on its perimeters. Please enter from Washington or Adams on Gramercy Place.) ☺

## Newsletter Staff

Laura Meyers, Editor and Layout, ph: 323-737-6146,  
e-mail: Lauramink@aol.com

Jean Frost, Director of Publications, ph: 213-748-1656

Hilary Lentini, Art Director, ph: 323-766-8090,  
e-mail: hlentini@pobox.com

Suzie Henderson, Resources, ph: 323-731-3900,  
e-mail westadamsgoddess@aol.com

Tom Gracyk, Circulation, ph: 323-731-0987

Jean Cade, Advertising Director, ph: 323-737-5034

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 Vuren 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. ☺

# President's Message

by Jefferson Davis

## My Good Neighbor

West Adams amazes me! Almost every morning on my way to work, rain or shine, I see a small woman sweeping the street — not only in front of her house, but the entire block. With her broom and dustpan in hand, she doesn't stop until every piece of trash in sight is gone. This must be the cleanest street in the whole city.

Where else in the city of Los Angeles do you see this much pride in one's neighborhood?

Where else in the city do neighbors actually know each other by name, meet on a regular basis, and understand the value of community?

What other city neighborhood has created a preservation organization that has a membership 400+ households and close to a 1,000 people?

Where else is there history lurking on every block and people actually know and care about who lived in the house before them.

Where else can you find at least 5,000 historic structures representing an array of architectural styles from some of the finest architects in the country.

Or where in the city can a neighborhood -- with just one day's notice -- pack a CRA boardroom when they threatened to take away our chance at a shopping center, or saddle us with building we don't want, or take away one we desperately need.

There are just so many things that amaze me about where we live.

And the lady who sweeps the street? Her name is Beulah Wills, and I am sending her a gift certificate for dinner for two at a local restaurant and a hearty thank you for her amazing contribution to our place called "home."

(I will be happy to recognize outstanding persons, groups, or businesses from time to time -- just send me a note telling me who and about their contribution.)

*Jefferson Davis can be reached via e-mail, [jeffdavis@yahoo.com](mailto:jeffdavis@yahoo.com)*

## WAHA's New Boundaries for Preservation Advocacy

by Jean Frost

An important part of WAHA's mission is preservation advocacy. The organization works to preserve individual historic properties, to conserve our older urban neighborhoods, to improve the quality of residential life, revitalize our business corridors, green our community, provide insight into the community's cultural heritage, and increase public recognition of and support for all of these goals.

WAHA has also long noted that the Historic West Adams District is comprised of many distinct, identifiable neighborhoods, such as Harvard Heights, North University Park, Lafayette Square, Wellington Square, Jefferson Park, Arlington Heights, West Adams Avenues, and so many more. In recent years, however, many of us have grown to realize that the neighborhoods and districts surrounding West Adams have experienced the same pressures on their stock of historic homes and impacts on the quality of residential life that WAHA's core neighborhoods have been dealing with. Plus, we have worked on historic preservation issues in the areas adjacent to the Historic West Adams District for a number of years.

As a result, the West Adams Heritage Association Board has amended its boundaries, after discussion with residents and neighborhood groups from areas just outside the official WAHA boundaries, to now include portions of the historic Westlake District, Pico Heights District, the Wilshire District, Exposition Park, and all of Jefferson Park.

The old boundaries were Pico on the north, Jefferson on the south, Figueroa/110 Freeway on the east and West Boulevard on the west.

The new boundaries are no longer a single rectangle. They are: Exposition on the south. Figueroa/110 Freeway on the east, north to Olympic. Olympic west to Western Avenue. Thence north to Wilshire. Wilshire west to Highland, then south back to Pico (incorporating the neighborhoods of the new Wilshire Alliance). Jogging east on Pico, WAHA's boundaries pick back up at West Boulevard, south to the 10 Freeway, and further south along Crenshaw to Exposition, incorporating all of Jefferson Park (including the neighborhood of last year's Spring Historic Homes Tour.)

The expanded boundaries were not done arbitrarily, but rather based on dialogue and interest expressed by residents and community groups. It does mean more areas to monitor in terms of land use, planning, and historic preservation efforts. While the Los Angeles Conservancy is a citywide preservation organization, and while WAHA collaborates with and supports the L.A. Conservancy's efforts, WAHA is a neighborhood preservation organization that pays special and focused attention to what happens within its stated boundaries. Preservation and designation of historic resources, land use and planning, and other quality of life issues will now receive the added attention of WAHA's advocacy efforts within its expanded boundaries. ☺

# Around the House

## Resources *by Suzie Henderson*

Many thanks this month to Roberta Quiroz for taking time to give us some great information from her recent renovation on a rental house in the neighborhood. By the way, it is now finished and ready to rent.

Roberta wants to second a previous recommendation for David Ward, a great neighborhood painter. She says he has a wonderful attitude and work ethic. He did many extras at no charge and always said yes, when she asked for something. Aren't we lucky that he lives right here in West Adams?

She also was very pleased with a plumber we have previously recommended, Brian Kaiser. She said he was not only pleasant to work with, but when the job took less than time he had estimated he took \$600 off the bill. All of this and his work passed inspection perfectly.

Roberta has several other great recommendations for us. Choice Tile of Hollywood has precut lengths of granite for countertops that are already edged and ready to install at a very reasonable price. She was also very satisfied with OK Manufacturing and Supply. They custom made a new window and did a great job at a great price.

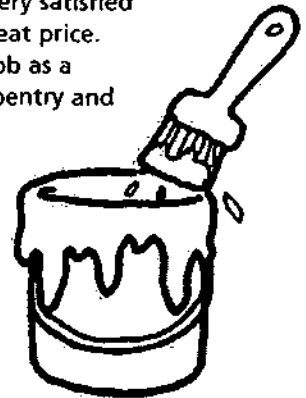
If you are looking for a carpenter, she recommends Rob Martins. He does have a full-time day job as a carpenter, but he moonlights nights and weekends independently. He does high quality finish carpentry and his prices are very reasonable.

With all of those positive things to say, she does have several warnings for us, as well. Unfortunately, Riveras Floor Covering on Adams did not do a good job of installing her linoleum flooring. This is too bad, since they do have good prices on materials.

A Stern Warning about her experience with Johnson Electric. The problems were many; everything from making a mess and smoking in the house, to not passing inspections and giving incorrect or misleading information.

I have one other recommendation for a painter from one of our loyal volunteers, Pam Leven. She says that Kevin Branch is a wonderful painter. Be sure to mention Pam, his very satisfied customer.

I have heard that work is continuing on verifying old recommendations, so that a new resource guide will be available soon. In the meantime, please keep these columns, as I am not able to answer questions individually. If you do have a special request, I am happy to print a request for recommendations in this column. Please email your resource suggestions and warnings to WestAdamsGoddess@aol.com. ●



**Kevin Branch**  
818-585-7955

**Choice Tile of Hollywood**  
323-463-3555

**Brian Kaiser, plumbing**  
213-706-1743

**Rob Martins, carpenter**  
Home 323-930-1295; Cell 818-518-6002

**OK Manufacturing and Supply**  
213-413-6844

**David Ward, Award Painting Company**  
2516 9th Avenue; 323-766-9112, 310-641-1235

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# Around the House

## Government at Your Fingertips — ALL of These Are 100% FREE

Always be prepared with good location information (ie; an address), get a docket number for each item you log and FOLLOW UP as necessary. Persistence pays off!

### **Cal Trans 213-897-0383**

Freeway or soundwall graffiti removal  
Freeway flooding  
Freeway debris to be removed  
Freeway potholes  
Off ramp potholes  
Off ramp debris to be cleaned

### **DASH /Commuter Express 323-808-2273**

Downed DASH or Commuter Express Signs

### **DWP 1-800-342-5397**

Hydrants damaged, leaking or otherwise opened (ie; fresh water)  
Fresh water bubbling up from within the street

### **Environmental Affairs 213-978-0883**

Adopt-a-Tree Program (FREE trees, they buy, they plant!)  
Sidewalk cut-outs for new trees

### **Graffiti Removal - dial 311**

Buildings, fences, walls, traffic poles, electrical boxes, street signs, tile, sidewalks, trees, glass

### **MTA**

Downed MTA Sign 1-800-464-2111 or go to [www.metro.net](http://www.metro.net)  
Bus Shelters graffiti removal 1-866-633-0068 or email to [info@shelterclean.com](mailto:info@shelterclean.com)

### **Parking Enforcement 213-485-4184**

Illegal Parked cars on any street  
Vehicles illegally Blocked Driveways  
Downed Signs  
Stoplights malfunctioning

### **Post Office**

Blue Postal Collection Box graffiti removal  
Request for above boxes to be repainted/replaced  
Dockweiler (90007/18/37): 323-731-0278  
Ray Charles (90016) 323-933-1471  
Rimpau (90019) 323-735-0684  
To find your area's: 1-800-275-8777

### **Street Services 1-800-996-2489**

Pothole/Sinkhole repair or e-mail to [boss@bss.lacity.org](mailto:boss@bss.lacity.org)  
Bulky item Pickup (any address; not just at your home!)  
Water bubbling up from street that appears dirty  
Sewer flooding (ie; dirty water)  
Adopt-a-Can Program (FREE trash cans) 1-213-978-0232

### **The Gas Company 1-800-427-2200**

Report broken gas meters in the sidewalk or broken sidewalk around gas meters, especially on the boulevards (such as Washington).  
Report possible gas leaks as well.  
(Note: If it is a water meter that is sinking or broken on a sidewalk then you should call DWP)

**Dial 3-1-1 for all CITY services.** They are open 24 hours a day including holidays. (\*NOTE: If your cell phone, work or home line do not, for some reason, allow you to call 3-1-1 then you may also directly reach them by calling 1-866-4-LACITY [1-866-452-2489].)

— By Allen DiCastro

Catbagan/Neith Team with Prudential John Aaroe

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#### IN ESCROW:

2255-2259 West 20th St. (B)  
Western Hts. 4 plex

#### JUST SOLD:

3851 So. Harvard Blvd. (S)  
4913 So. San Pedro (S)  
305-307 East 36th St. (S)  
1307 West 41st St. Over asking (S,B)

**323-769-3322, 769-3324**

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# Cline and Statton Residences

continued from page 1

WAHA spent a month researching the history of the properties. Thanks to the research efforts of Charlie Fisher, Portia Lee, Daniel Paul, Laura Meyers, Anna Marie Brooks, and others, we learned that both these homes were in fact not just important to us as preservationists but truly significant historically.

As a result, 10th District Councilman Herb Wesson introduced two motions in City Council in early January to start the process of declaring both these properties Los Angeles Historic Cultural Monuments. The City Council's Planning and Land Use Management (PLUM) Committee has placed the action on its February 7 agenda for transmittal to the City's Cultural Heritage Commission, and the nominations have also been submitted directly to Cultural Heritage for review.

Both the Statton/Frambach Residence (1415) and the Cline Residence and Museum (1409) are among the handful of original mansions located adjacent to what was then the Los Angeles Country Club's Pico and Western Links. Between 1903, when the Cline Residence was built, and 1911, when the Statton Residence was erected, Los Angeles's business, political and cultural leaders were constructing their homes in this and nearby neighborhoods of the West Adams District. Today, very few extant mansions from a century ago remain standing in this neighborhood.

The Cline Residence and Museum is an early 20<sup>th</sup> Century eclectic Spanish-Moorish Revival property in the Historic West Adams District. The Residence was built in 1903, and retains its original architectural integrity.

It is significant because of its association with a prominent pioneer Los Angeles family, the Clines, who held positions in Los Angeles government and business. John C. Cline was Los Angeles County Sheriff. Walter H. Cline was an early president of the Los Angeles Parks Commission. George T. Cline co-founded the Cline-Dyas sporting goods company, in its time one of America's largest sports retailers and also the sponsor of one of Los Angeles's earliest baseball teams. Cass W. Cline co-founded the Cline & Cline Realty firm. They and their parents, Agnes and John Cline, were among the first settlers to California to arrive on a transcontinental train, in 1869.

The Cline Residence and Museum was designed by the Dennis and Farwell architecture firm. Oliver Perry Dennis and Lyman Farwell designed many important landmark buildings, including the Hall of Letters at Occidental College; the Toberman Residence, a city landmark that was built for a former mayor of Los Angeles; and a residence now known as the Magic Castle. The Dennis and Farwell architecture firm was well known for its ability to incorporate revival elements from California architectural history, and this is particularly notable in the 1409 South Gramercy Place residence in the architects' elaborate and skillful use of Moorish Revival tracery.

The Statton/Frambach Residence is an early 20<sup>th</sup> Century Gothic Revival/Tudor Revival style residential structure in the Historic West Adams District. The Residence was built in 1911 during the height of the Arts & Crafts era in architecture, and also reflects elements of that style.

The Statton Residence is one of very few examples of the Althouse Brothers' structures still extant in West Adams. Daniel T. Althouse and John B.



1415 S. Gramercy today.

## Preservation Begins At Home



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#### AVAILABLE:

**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! \$615,000, Jane Harrington, 818-943-5650

**Coming soon** – Fully-restored West Adams Heights transitional Arts & Crafts masterpiece. Total systems upgrades. Contact 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

**Coming soon** – Exquisitely-detailed restored Country Club Park Craftsman, rebuilt with quintessential Arts & Crafts features. David Raposa.

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

#### SOLD:

**Lovingly Restored Craftsman Bungalow** – Jefferson Park gem, 2062 West 29th St. \$565,000. – David Raposa, (Seller's and Buyer's agent). Welcome, Anna Hebwig!

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

Althouse, the "Althouse Brothers," were active designers, builders and real estate developers in the early part of the 20th century. The pair built numerous substantial homes along Wilshire Boulevard, in the Westlake District and, especially, in West Adams in the W.G. Nevin Tract, where the Statton Residence is located.

The Althouse Brothers hired a leading Los Angeles architect, Frank M. Tyler, to design this structure. Tyler lived in West Adams and designed many homes and mansions in the community. Tyler homes share some distinctive elements, including an emphasis on vertical lines, large attics, and gables on what are often 20 story houses, and commonly including English Tudor elements. Other Frank M. Tyler-designed City of Los Angeles Historic-Cultural Monuments include the Gordon L. McDonough House, No. 417; the Chalet Apartments, No. 467; the Julius Bierlich Residence, No. 599; and the Thomas Furlong house, No. 678. The Statton Residence, however, with its stone base, elaborate use of hardwoods, and overall square footage, is grander than these.

The Statton Residence is also significant because of its association with several prominent Los Angeles families. William Otterbein Statton, the original owner-occupant, was a well-known Colorado financier, businessman and politician who moved to Los Angeles as president of the Kennedy-Pierce brokerage company. Second owner Col. Henry A. Frambach built his family's fortune through manufacturing and banking interests in Wisconsin and Michigan before moving to Los Angeles and becoming the proprietor of one of this city's elegant apartment hotels, the Ansonia in the Westlake District. He is credited with helping create the Fox River Valley's modern papermaking industry, introducing technology in the 1870s that is still in use today, and receiving several patents for these manufacturing processes.

The third owner-occupants, Harry and Blanche Nicholas, were well-known in society and cultural circles, with Mrs. Nicholas serving as president of the Harmonia Club, one of the important early Los Angeles cultural organizations.

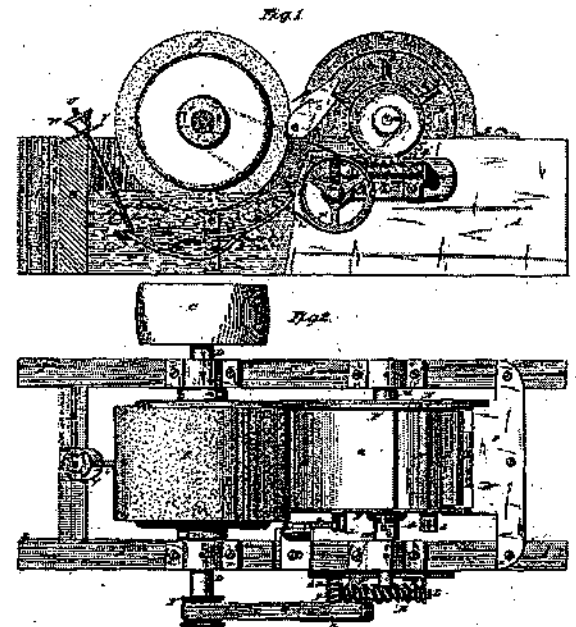
It is expected that the Commission will tour the properties no sooner than March 2, and some time after that the Commission will hold a public hearing to decide whether or not the Commission agrees with Councilman Wesson's motion to recommend adding the Cline and Statton/Frambach Residences to the City's list of designated landmarks. No matter what the Commission decides, the matter will then go forward to the entire City Council sometime this Spring.

The City's Administrative Code defines an historical or cultural monument as "any site, including significant trees or other plant life located thereon, building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age."

WAHA believes both these properties' associations with historic personages and their distinctive architecture exceeds the City's stated thresholds for becoming a Historic-Cultural Monument.

The primary (controversial) issues in both of these cases is whether or not current alterations are "reversible" (meaning, can the houses be restored - WAHA believes they easily can) and how does designation affect future uses in a zone that allows for multi-family housing. In addition, 1415 South Gramercy has been subject to more than 40 Building & Safety Department Orders to Comply, because the family that currently owns the single-family home converted it to, literally, 33 separate rental rooms without any City permits.

If you want to be a part of the process - writing letters and/or attending hearings, please be sure to contact WAHA President Jefferson Davis at [jeffdavisv@yahoo.com](mailto:jeffdavisv@yahoo.com), or WAHA's Preservation Director Jean Frost at 213-748-1656, so WAHA can keep you informed of last-minute "important dates" and hearings.



*Witness*  
 J. W. Stansbury

*Inventor*  
 Henry A. Frambach,  
 By his Attorneys,  
 Stansbury & Lewis

Col. Henry A. Frambach (below) and his patent for making paper from timber (above).





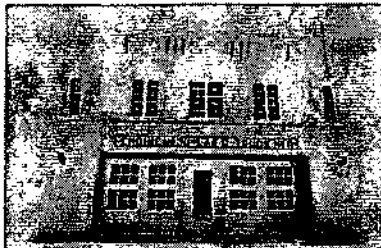
# Stepping Out

## Black History Month Events in L.A.

When Los Angeles celebrates Black History Month in February, Angelenos will commemorate the history and culture of African Americans with a packed calendar of exhibits, festivals and special events.

Some 80 years ago, Harvard scholar Dr. Carter G. Woodson (the "Father of Black History") organized Negro History Week, timed to coincide with the birthdays of Frederick Douglass (February 14) and Abraham Lincoln (February 12). In February 1926, Dr. Woodson, also the founder of the Association for the Study of African American Life and History, proposed the establishment of "Negro History Week" to honor the history and contributions of African Americans to American life. Negro History Week became Black History Week in the early 1970s. In 1976, the week-long observance was expanded to a month in honor of the nation's bicentennial.

"For our city to acknowledge and celebrate the accomplishments that the black community has made to the people of L.A. is a testament to how much they define the fabric of our community," said Mark Liberman, president and chief executive officer of LA INC. The Los Angeles Convention and Visitors Bureau. The first black Angelenos arrived in Los Angeles in 1781, the year the city was founded, as part of a group of 44 settlers. As West Adams residents well know, the history and culture of Black Los Angeles is an essential part of the fabric of this community's heritage.



*The African American Firefighters Museum at Engine Co. No. 30; firefighters in 1937*

Among the special events planned in Los Angeles for Black History Month 2006:

From February 9 to 20, more than 150 new black films will screen at the Pan African Film and Arts Festival (PAFF) at the Baldwin Hills Crenshaw Plaza, home to the original Magic Johnson Theatres. The largest African and African American Film Festival in the world as well as one of the largest Black History Month events in the U.S., PAFF brings together a variety of films from many countries. As part of the film fest, the Artists Market features fine art, sculpture, photography, crafts and more. [www.paff.org](http://www.paff.org).

St. Elmo Village, an exuberant arts center in the Mid-City area, plans Open House Sundays in February — a chance to view (and purchase) photography, paintings, and other arts in the indoor and outdoor galleries. And on Sunday afternoons, don't miss everyone's-welcome-to-join-in drum circles. [www.stelmovillage.org](http://www.stelmovillage.org).

Bones & Blues, at the Watts Labor Community Action Committee in South Los Angeles, is an evening of live jazz and blues music, paying homage to the greats of both genres set for February 24; it's been held on the last Friday of the month for the past five years. The stage is always the same — a homey old porch — but the performers change every month. February's guest has not been confirmed, but recent performers have included Linda Hopkins and members of Marvin Gaye's band, who presented a tribute concert. [www.wlcac.org](http://www.wlcac.org).

The L.A. Zoo celebrates Black History Month February 18 and 19 with a celebration of African American culture, history and — naturally — African animals. The fun includes live entertainment, vendors, crafts, and special animal-related discussions in the African area. [www.lazoo.org](http://www.lazoo.org).

The Children of Uganda perform at Cal Tech's Beckman Auditorium on February 24. These goodwill ambassadors, representing their country's 1.7 million orphans, will present a spellbinding evening of stories, history and legends. Performers wear traditional dress and play instruments such as the thumb piano, panpipe and drums. [www.caltech.edu](http://www.caltech.edu).

Leimert Park Village has evolved into an important center for artists, poets, musicians and shops with Afro-centric themes. Shops and coffee houses in this quaint village plan a month of exhibits and performances including live poetry readings at Fifth St. Dick's, a display of Negro Baseball League memorabilia at Gallery Plus and the "Art of Adornment" show at Zambezi Bazaar.

UCLA's recently renovated, historic Royce Hall will host Peru Negro on February 24. This Grammy Award-winning song-and-dance ensemble is part of the Afro-Peruvian dance craze with its electric performances. [www.uclalive.org](http://www.uclalive.org). Carnaval! is an exhibit of elaborate costumes and masks, many with strong African influence. It continues through April 23 at UCLA's Fowler Museum of Cultural History. [www.fowler.ucla.edu](http://www.fowler.ucla.edu).

The California African American Museum in Exposition Park has a permanent exhibit of West African arts and culture ([www.caamuseum.org](http://www.caamuseum.org)).

Black History Month is the perfect time to explore Los Angeles' African American history and culture. The Bidy Mason Memorial on Spring Street in Downtown L.A. honors a former slave who became one of L.A.'s major Downtown property owners. Historic Central Avenue, from 14th Street to Vernon Avenue, was "Main Street" for L.A.'s African Americans from the 1920s to 1950s. The Dunbar Hotel was the epicenter of L.A.'s jazz world during that time.

The African American Firefighter Museum ([www.aaffmuseum.org](http://www.aaffmuseum.org)) is located in the restored Fire Station 330, one of the city's two segregated fire stations from the 1920s to 1950s. Exhibits include photographs and firefighting paraphernalia.

For more information about Black History Month, visit LA INC. The Los Angeles Convention and Visitors Bureau's Web site, [www.SeeMyLa.com](http://www.SeeMyLa.com). ●



## **THE LOH LIFE: MOTHER ON FIRE**

Fridays through Sundays  
(continuing until March 19)  
Check theater for performance times  
24th Street Theatre, 1117 W. 24th St.

Essayist and actor Sandra Tsing Loh performs in "Mother on Fire," a new solo performance about motherhood amid the chaos of Los Angeles. Los Angeles Times columnist Al Martinez writes, "LA's gift to anyone who can keep up with her." Sold out through February 19, but now new performances have been added through March 19.

Sandra Tsing Loh is a formerly sane person who became a mother. Not just a mother, a mother in Los Angeles.

Suddenly, a relaxed purposeless life swilling cosmos has been transformed into an epic quest through such burning trials as: skyrocketing real estate, epidemic peanut allergies, and frightening public schools surrounded by chainlink fence within which rabid mountain lions roam (at least that was the first impression).

In other words: A show for hysterical Los Angeles parents and those who must put up with them.

\$25. For showtimes and more information, 800-838-3006, 213-745-6516, or visit [www.24thstreet.org](http://www.24thstreet.org). ●

## **Jazz on the Silver Screen Film Festival**

Saturday and Sunday, March 4-5  
Eileen Norris Theater for Cinema, University of Southern California

The University of Southern California and Mayme A. Clayton Library will partner to present **Jazz on the Silver Screen Film Festival** in the Norris Theater on the USC campus. The Jazz on the Silver Screen Film Festival will salute the careers of Miles Davis, John Coltrane, Billie Holiday, Art Tatum, Sarah Vaughn, Louis Armstrong, Thelonius Monk, Dizzy Gillespie, Nat King Cole, Duke Ellington, Charles Mingus and Louis Jordan, Lester Young, Sonny Rollins, Ornette Coleman, and others. Free.

Several of the jazz film festival movies will be presented at the Lucy Florence Cultural Center in Leimert Park. Please e-mail [aclayton@wsbrec.org](mailto:aclayton@wsbrec.org) to be notified via e-mail or call (626) 794-4677 for dates and times. ●

## **Open Saturday at Peace Awareness Labyrinth & Gardens with Afternoon Tea**

Saturday, Feb 18, Mar 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](mailto:registrar@peacelabyrinth.org). ●

## **Forgotton History: Phillips Chapel CME Church**

Sunday, February 26, 2 p.m.  
Phillips Chapel CME Church,  
2001 Fourth Street in Santa Monica

WAHA member Alison Jefferson demonstrates how Philips Chapel Christian Methodist Episcopal Church is rooted in the story of African-Americans in Santa Monica and their contributions to Santa Monica's history and culture. As a result of Jefferson's research, and with the support of Reverend James C. Raymond, Jr., Pastor of Phillips Chapel, the building was designated a city landmark in 2005. The church will celebrate its centennial in July 2006.

Tickets: General public, \$15; available at the door Information: 310-485-0399 or [www.smconservancy.org](http://www.smconservancy.org). ●

## **Soweto Gospel Choir**

Friday evening, March 3  
Bovard Auditorium, University of  
Southern California

Direct from South Africa, this charismatic group combines tribal, traditional and popular African and Western gospel styles. Djembe drumming, percussive slaps, stamping, trills, and throat clicks color the rhythmic songs, while dramatic and synchronized dance moves intensify the singers' energy and momentum. General public, \$25. To purchase tickets, call 213-740-2167, or visit [www.usc.edu/spectrum](http://www.usc.edu/spectrum). ●

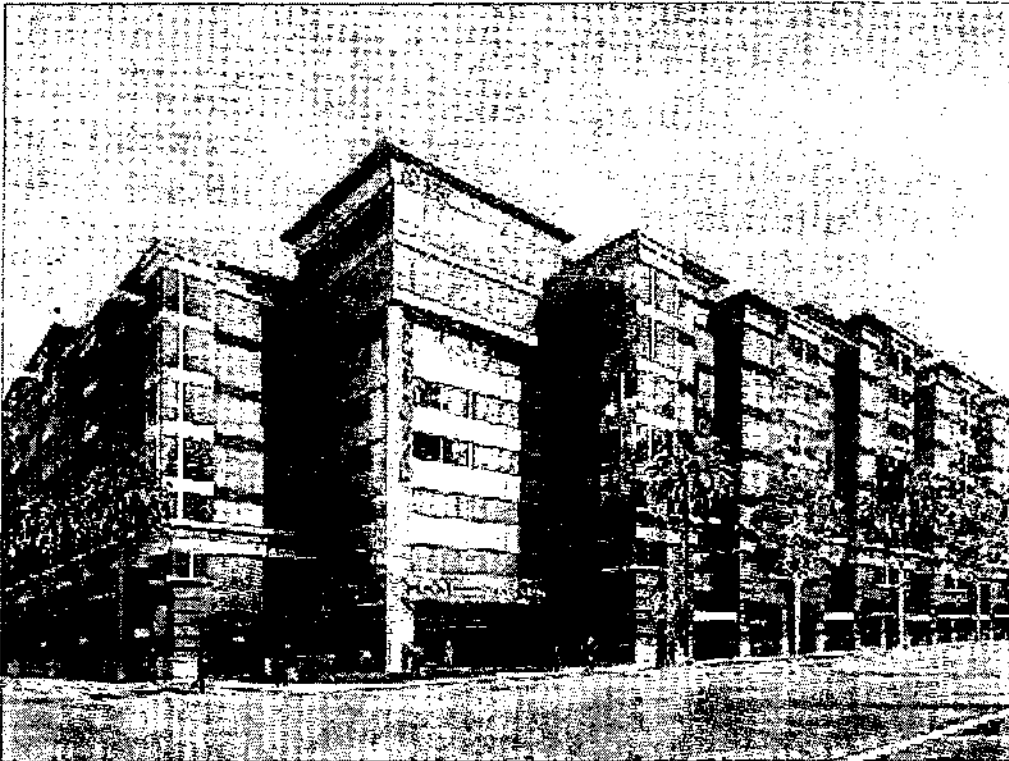
# Community Matters

## University Gateway Project DEIR Available

by Jean Frost

A Draft Environmental Impact Report (DEIR) is currently being circulated for the proposed University Gateway Project, an eight-story mixed use student housing complex on the northwest corner of Jefferson and Figueroa. The project is nearly the same as the one presented last year to the Hoover Project Committee, as we reported in the March 2005 issue of WAHA Matters, with the additional identification of a health club/gym space, and additional retail parking, while more of the residential parking is off site.

The project will provide housing for more than 1,600 students. The plan creates 421 undergraduate apartments housing 1,658 students and providing 770 parking spaces of which 330 will be on site a (less than the original number of 402 on site.) The additional 440 spaces will be derived from a USC covenant for off site parking from USC's "parking surplus" at the University Parking structure east of the Harbor Freeway and over 1,300 feet distance from residences. In addition there are plans for a 70,000 square foot bookstore and related USC retail, a 7,000 square foot restaurant, and 6,000 square feet of retail.



In part because the project is eight stories high, it requires a South Los Angeles Community Plan Amendment and Redevelopment Plan variances. The current zoning allows a three-story development and 218 units, as opposed to the proposed eight stories and 421 units. The proposed project is approximately 920,000 square feet as opposed to the code permitted 260,000 square feet. The developer also is asking to waive an OPA (Owner Participation Agreement) to be signed by the developer, which is a standard requirement when projects require discretionary action to the redevelopment plan. (An OPA also requires CRA Board approval.)

The CRA Board of Commissioners heard nearly three hours of testimony on the project on February 2. The public comment period on the DEIR ends February 22. Some

of the issues WAHA has identified are inadequate parking, impacts to traffic and circulation, aesthetic impacts on the Shrine Auditorium (it will hide the view of this national landmark from the east, among other impacts), cumulative impacts from this project and related projects such as the Galen Center (a 245,000-square-foot arena with seating for 10,260, an athletic pavilion of 55,000 square feet of space for USC's athletic program, consisting of three gymnasiums with seating for approximately 2,000 persons, staff offices, including a conference room and classroom, and construction of a 1,200 space parking structure) diagonally across the street; and the precedent-setting effect this oversized project may have on the development of the Figueroa corridor.

WAHA will be reviewing the Draft EIR and making comment. Please become part of the review process. Comments on the EIR are due by 5 p.m., February 22, and should be sent to Robert Manford, City Planner, CRA, 354 S. Spring Street, Suite 700, L.A., CA. 90013; fax 213-687-9546. The developer is a private partnership, not USC. If developed, USC will be leasing from the private entity. Contact Jean Frost or Eric Bronson to get involved in the DEIR review process. ●

## 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.

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](mailto:unitedneighborhoods@yahoo.com). ●



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# Community Matters

## Proposed Off-Campus Housing Districts, and USC

by Jim Childs

On a blustery Wednesday night, January 18, an estimated 1,000 community stakeholders overwhelmed a surprised City Planning Department staff when they showed up to speak about the newly-proposed USC Off-Campus Housing (OCH) District. The unexpected magnitude of the crowd forced officials to cancel the scheduled public hearing and postpone it to a later date. Council District 8 Councilman Bernard Parks, who is the principal advocate for the proposed Off-Campus Housing District (OCH) concept, along with his staff members who were in attendance, were also caught off guard by the volume of the public's response. Officials are now seeking a venue site larger than that of the EPICC Senior Center where the hearing was to be hosted.

The proposed USC-OCH is part of a citywide proposal to amend the Los Angeles Municipal Code to address the negative impacts caused by increased student housing on neighborhoods abutting universities and colleges. The proposed amendment would enable local neighborhoods to create an Off-Campus Housing Overlay District to in part control the development of the unregulated student mini-dormitories that have recently become detrimental to the integrity of the residential community.

The residential student multiple-bedroom business model currently takes advantage of loopholes in the City Code, which generally requires only up to two parking spaces per unit. Developments with more than two bedrooms per unit are therefore not required to supply additional parking per added bedroom. Since a residential development only has to supply a maximum on-site parking of two spaces per unit, a quad-plex for example would need no more than eight parking spaces by code.

In many parts of our City, units are normally built in a one- or two-bedroom format. However in neighborhoods such as University Park, where students are willing to share space, multi-bedrooms can mean greatly increased profits. In addition to the impact of the multi-bedroom format itself, is the impact of the number of students per bedroom. Students are not adverse to sharing a room, especially if it can mean a halving their rent. The result of this unique social structure means that often there are two students per bedroom. Taking by way of example a nominally four-unit apartment building consisting of five bedrooms per unit (and not the normal two bedroom), that building would have 20 bedrooms with 40 students and still only have to supply eight parking spaces.

This increase in density and the lack of on-site parking coupled with the massing and scale of the architectural design to accommodate the multi-bedroom format causes a significant distortion in a neighborhood's normal patterns. Parking on the street becomes a competitive venture especially on the restrictive street-sweeping days. The demolition of the small profit historic housing stock is increased by the ability to create multi-bedroom cash cows.

In addition to the tear-downs for new construction or as in-fill on vacant lots, many of the existing larger historic homes and apartments throughout West Adams are now being converted to the multi-bedroom format as well. The result: the frequent displacement of longtime working class tenants and the reduction of available single-family homes for purchase.

The proposed OCH is in fact a direct result of several recent "mini-dormitory" developments. One is on 37th near Catalina. In early 2004 two single-family, turn-of-the-century Victorian bungalows on 37<sup>th</sup> were demolished and a seven-unit apartment building constructed in their place. Each unit has six bedrooms for a total of 42 bedrooms housing 84 students. In another project on 30th Street near Figueroa, a dormlike project masquerading as seven townhomes was proposed in 2004. Each townhome unit was designed with four bedrooms, each for four students, leading to 16 residents in each of the seven units (total: 112). But the City only required 14 parking spaces for this building. In a negotiated settlement, the project was approved with 28 spaces – still far below the number of student residents.

WAHA Board member Suzanne Lloyd-Simmons, who was then Chair of the Land Use & Planning Subcommittee of the North Area Neighborhood Development Council, worked with CD 8 Council Deputy David Roberts to try to have these and other similar projects stopped. They were unsuccessful, because current City codes – even when overlay zones are in place – do not have controls on the number of bedrooms or the number occupants. CD 8 Councilman Parks then proposed an Interim Control Ordinance, approved by the entire City Council, to insure that other such developments would have to go through an administrative process which would address issues of parking and design compatibility. However, the ICO only covered those sections of the community which lacked other overlay planning tools. In any case, to date the City Attorney's office has yet to complete the legal paperwork that would allow this interim control ordinance to take effect.

The current proposed USC-OCH boundaries are the Santa Monica Freeway on the north, the Harbor Freeway on the east, Normandie on the west and Martin Luther King on the south. Much of this area already has some sort of existing planning overlay zone including the CRA Hoover Project Area, the North University Park Specific Plan, the West Adams-Normandie HPOZ and the University Park HPOZ. However, none of these existing overlay zones are exempt from possible multi-bedroom development exploitation and also would benefit from the OCH. Currently, for example, interior alterations are transforming a quad-plex at 2646 Kenwood into the multi-bedroom format because the West Adams-Normandie HPOZ only regulates exterior alterations.

The University Park HPOZ, because of its Preservation Plan, seems the most secure in combating unwanted new development. A proposed development of an eight-unit building with five bedrooms per unit (40 bedrooms = 80 students) located at 2319 Scarff Street was scrapped when the building's design could not conform to the requirements of the UP Preservation Plan. The neighborhoods currently without any added protection are being the most victimized. A six-block area between Adams and 24<sup>th</sup>

Street and Vermont and Hoover, for example, has no other overlay protection and is a developers' by-right haven. WAHA members have voiced their concerns about the "make-over" of the historic twin apartments across from the Ralph's Market at Vermont and Adams. The building's interior has not only been reconfigured into the more profitable multi-bedroom format but to accomplish this goal the entire historic exterior fabric has been replaced, including vinyl windows.

Another development, a proposed two-unit condominium at 1200 West 24<sup>th</sup> Street with five bedrooms in each condo, has a contemporary design with a 35-foot sheer wall façade topped off with a roof deck. This student mini-dorm is directly across Magnolia Street and a block from Ward AME church. The ultra modern design is also across from the 24<sup>th</sup> street historic streetscape (within the HPOZ) which the UP-HPOZ Board is trying to preserve. Both WAHA and ADHOC have filed an appeal on the subdivision of land that will be heard on February 7 by the South Area Planning Commission. Both organizations are also contemplating CEQA litigation should the project's insufficient MND be certified by the APC.

The massive January 18 community turnout for the cancelled hearing was induced by a flyer that circulated throughout the community which proclaimed that the proposed OCH was a veiled attempt by USC to "steal" property through the use of eminent domain. The university not only denied that charge, it issued a statement that it had not yet even taken a position of support or opposition to the proposed code changes creating off campus housing districts and regulations.

In a commentary piece on January 20, the editors of the USC student newspaper, the Daily Trojan, were critical of the USC Administration for not having done enough in recent years to dispel the community's "fears" about an eventual USC take over. The editorial noted the recent purchase of the University Village as well as the expansion of student housing north of campus.

Although there are community members who oppose the OCH, their concerns seem mostly to be that it is not comprehensive enough and that the language is somewhat vague.

The United Neighborhoods Neighborhood Council, for instance, whose boundaries begin just west of the proposed USC OCH District, has expressed its concerns on a number of issues. One, that the underlying ordinance does not really describe or define a "college" or "campus" (could a vocational school qualify?). Two, it does not prevent dorm-like apartment buildings with inadequate parking from being constructed just outside an OCH District (for instance, on Jefferson Boulevard in Jefferson Park, a straight drive east to USC). And three, that the citywide ordinance does not address what most community members have expressed as a significant issue, namely the numerous kinds of "congregant" housing occurring in these neighborhoods.

Along with crowded student housing, there have been many recent issues surrounding special needs congregant housing like sober living homes, drug diversion program homes, homes for veterans unable to "cope" on their own, homes where paroled sex offenders have been placed, homes converted into multi-bedroom light housekeeping units (one such single family home has 33 separate bedroom-rentals), etc. Each of these type of uses has a different impact on a residential neighborhood, and none of these uses is regulated by the proposed ordinance, even within an OCH District. The result could be a student housing project with regulations next door to a sober living house without any regulations.

The full text of the OCH ordinance is available on the Internet by reaching the Planning Department's web site [www.planning.lacity.org](http://www.planning.lacity.org) or by contacting Faisal Roble of the Community Planning Bureau, at ([froble@planning.lacity.org](mailto:froble@planning.lacity.org)) or 213-978-1168. The date of the rescheduled public hearing was not available at press time. ●

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# In the Garden

## Pruning Your Roses

Growing roses in Southern California is quite different from growing them where the winter is severe and the ground freezes. Roses here still need to be pruned, usually this month before the new growth starts. But no, do not cut them down to the ground as people do "back East." You don't even need to do the severe pruning you can see at the Exposition Park Rose Garden, unless you are trying to grow long-stemmed roses for cutting. Just remove approximately one-third of last year's growth, and take off any leaves. They do not always fall off in this climate. Of course, as in most other types of pruning, remove all dead or damaged wood and crossed branches.

Volumes have been written about how to prune roses, but there are several very basic rules that most everyone follows. Always cut to a bud eye that is facing outward. Cut out all small twiggy branches and old fragile canes. If a cane looks sick or tired, cut it back to the bud union. After you have done this, depending on the type of rose, you should still have about five strong canes left, and your rosebush will be a fairly good size.


There are almost as many opinions on how to prune roses as there are gardeners. Moreover, different kinds of roses demand different pruning methods. Know that the reasons for pruning roses are:

1. For the health of the plant.
2. To shape the plant.
3. To renew the plant.



### Repeat bush roses

Prune 2 to 4 inches of the tips back to just above a bud eye at planting time. From the second year on prune back to 12 to 18 inches to an outward facing bud eye. You can leave the canes longer if you wish. The longer the canes, the more blooms it will produce. The shorter pruned bush will produce larger but fewer blooms.



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# In the Garden

## Once blooming roses

Once blooming roses should be pruned only immediately after they have stopped blooming as they flower on old wood the next year. Thinning and cutting away dead or undesirable canes can happen at any time. The second year and thereafter you may cut the bush back a foot or two to shape it and encourage more branching. This also will keep it smaller. Every other year we prune our once bloomers to 18 inches (only immediately after blooming has finished) to rejuvenate the bush with all new growth. If you desire a larger bush these roses will thrive with no pruning. Removing old growth though will keep it healthier.

## Climbing and Rambling roses

Pruning to remove dead or undesirable canes can happen at any time but is best in the spring before new shoots have appeared. Limit ramblers to 6 - 8 canes coming from the base. After the rambler or climber is 4 years or older, cut 1 or 2 or the oldest canes at the base and remove to renew the growth of the plant. Much depends on how you have your climber or rambler trained. Don't stress out about how to do pruning. Watch your rose grow. See what it wants to do. With your pruners "negotiate" with your rose and convince it to grow the way you want it to. ●

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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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Chris Carlson, Ellen Farwell, Elyse Brynen, Emma Tung, Evan Pleger, Harold Smith, Jessica Goodkin, Martin Weil, Morgan Shapiro, Stefan Zweifler, Suzanne Henderson

### **APPETIZER HOUSE**

Angela Whiteway, Catherine Williams, Darling Herod, Earl Mendel, Fay Purde', Janel Bennett, Janet Robinson, Loretta Troupe, Michael LaChance, Minne Williams, Nancy Deaven, Bill Wolf, Caroline Miceli, Clay DeLeon, Rob Johnson, "Dad" Johnson, "Sister" Johnson, Doris Beyer, Eike Antekelian, Gena Davis, Janice Robinson, Jim Robinson, Jodi Margolin, LB Nye, Linda Cunningham, Lyn Gilson, Norma Davis, Norma Reynolds, Richard Battaglia, Robbie O'Donnell, Sherry Miceli, Susan Cockrell & friend, Susie Adler, Suzanne Lloyd-Simmons, Terry Speth, Tracey Augustine

### **SOUP HOUSE**

Art Curtis, Chris Hedberg, Christina Anderson, Elan Allison, Hunter Ochs, Jean Crupper, Kathleen Campbell, Kirk Honeycutt, Laurie McGee, Lisa Schoening, Nikki Gonzalez, Mira Advani, Pam Leven, Paula Kanike, Sarah McNeil, Susan Carrier, Chris Geltz

### **SAVORIES HOUSE**

Evangela Anderson, Alex Stautzenbach, Felicia Hunt Grace Sheehan, Isabelle Harada, J. Lee, Jane Harrington, Karen Carrere, Linda DiMarco, Nia Toomer, Rachel Totten, Suzanne Dickson, Yani Pohl

### **DINNER**

Carol Jones, CeCe Sims, Christina Abad, Glen Barnett, Ken Jones, Kennedy Ellis, Kevin McMillan, Kwesi Ankai, Pamela McCreight, Summer Martin, Susan Gerke, Tamara McCreight, Zoe Golightly, Ben Gluck, Charles Desi Griffith, Chris Rhodes, Christy Webb, Cindy Bitterman, Dennis Duckworth, Ed and Ann Dorr, Elaine Kitchell, Frederick Booker, Gemel Johnson, Ian and Debra Dye, Jory Weitz, Lionel Lebaud, Liz Cooper, Liz Morehead, Maureen Bailey, Merris Weber and Rafael Lieberman, Michelle Emard, Peter Albers, Regina Barton, Robbie O'Donnell, Roland Souza, Stan Huey, Steve Moyer, Steve Pallrand, Suzanne Gracyk, Sylvia Lacey, Todd Moyer, David Strong, Ericka Stewart, Gary Reich, Roger and Marguerite Stewart, Stacey Anthony, Ora Hernandez, Tania Russell, Nicole Brosman, Truett Wright

### **DESSERT HOUSE**

Brenda Steppes, Cameron Kelley, Carol Kubota, Cassandra Elliot, Chuck Swartwout, Jim Grace, Juanita Harris, Judy Maiman, Kim Thomas, Mallory Lloyd, Pam Boyer, Paul Neilman, Roxanne Godinez, Roy Guzman, Ryan Berlin, Scott Morris, Sue German, Victorio Orlanes, Amelia Turney, Mellie Bautista, Ilvisa Rafanan, Petter Tarback

### **WALKING TOUR SHEPHERDS**

Audrey Arlington, Brian Ide, Clay DeLeon, Greg Travis and friend, Marva Maxey

### **WALKING TOUR DOCENTS**

Frank Cooper, Adam Janeiro, Shelli Kwiat, Don Lynch, Sally Turner, Chris Carlson

### **DECORATING**

David Donley, Cassandra Elliot, Sonya Greenland, Jill Prestup, Shayanni Cermeno, Monica Velasco, Paul Durks

### **BROCHURE:** Leanna Harada

### **PUBLIC RELATIONS:** Flo Selfman

### **SECURITY:** Wilshire Explorers

## A Letter to WAHA Matters Readers

Greetings,

We are looking for good students to join the USC graduate programs in historic preservation, architecture, landscape architecture, and building science. We offer a Master of Historic Preservation degree as well as a certificate program and a summer program in historic preservation. I am hoping that you know someone who might be interested in our graduate program.

The University of Southern California is an outstanding university, and was named Time magazine's "College of the Year." The USC School of Architecture is one of the very best, and we are seeking great students to join us. Frank Gehry and Thom Mayne (Morphosis) are graduates of our school. We hope you will consider USC when you are applying for graduate school.

We are just completing our new \$9 million graduate programs building, and new students entering in 2006 will be the first to move in. We suddenly have lots of space, and we are looking to recruit more students. Our University President has asked us to strengthen our commitment to graduate education, and we expect to double our graduate enrollment for 2006. This is a great time to come to USC. We also have a doctoral program in the works, and hope to start admitting doctoral students this year.

All graduate students receive scholarships. Qualified students can receive scholarships in the \$10,000 to \$20,000 range per year. Plus there are research jobs and class assistants where students can earn while they learn.

The application deadlines are approaching, but please contact me so we can work something out to extend the deadlines.

I look forward to hearing from you. Please e-mail me with any questions you might have.

Doug Noble, FAIA, Ph.D.

School of Architecture, University of Southern California, Los Angeles, CA 90089-0291

213-740-4589

dnoble@usc.edu

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17984 Rosita St. Encino \$849,000  
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#### Just Sold

148 Hillcrest Dr. La Puente \$529,000  
(Over asking and multiple offers!)  
Represented Seller

#### 2005 Sales

750 S. Spaulding Ave, # 318 \$525,000  
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4813 N. Brayton Pl (Land) \$115,000  
Represented Buyer

432 S. Sycamore Ave \$725,000  
Represented Buyer

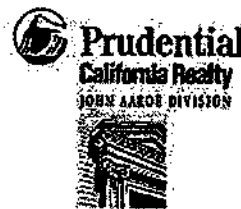
2057 S. Harvard Bl \$(Undisclosed)  
Represented Seller

6413 Oakdale Ave \$610,000  
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**Become a member (or renew)!**

Membership through April 2007

Name(s) \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Membership classification (check one)

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

Please make check payable to WAHA.

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.com

## BOARD OF DIRECTORS

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

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## Committee Chairs 2005-2006

Publications	Jean Frost
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Programs	Clayton de Leon
Zoning & Planning	Eric Bronson
Preservation	Jean Frost
Community Relations	Clayton de Leon
Membership	Candy Wynne
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Bylaws	Jean Cade
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## ADVERTISE HERE!

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

### FOR DISPLAY ADS

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

**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 property. \$2500/month; pet OK with deposit. Call Roberta at 310-213-4884 or 323-737-2297

**White Chambers Range**, 3 burners and Thermowell. Was in good working condition when put in storage Dec. 2004. Asking \$1,000.00. Contact Vivian Hodges, 323-737-5100

**Jacqueline's Kids Child Care/After School Care** – Licensed child care in Historic West Adams. 7 a.m. – 5:30 p.m. Monday through Friday (Evening care available). Ages 6 mos to 12 years. Safe, clean environment, hot meals, field trips. Please call Jacqueline 323-766-8842.

**Kittens, kittens, kittens** - I'm up to my knees in a batch of rescued 6-mo-old kittens! Four girls — two tortoise shells, one calico and one black. All cute as buttons. I'm holding out for indoor-only placements, if possible. They have their shots, and have passed their "tests," but not yet spayed/neutered. Call Laura, 323-737-6146.

**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.

*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** 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 2 in this newsletter)

Saturday, June 10 — Community Unity Day

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

**September/October** Angelus Rosedale Cemetery Tour

**October** Sunday, October 29 — Frightful Halloween Festival

### December

Saturday and Sunday, Dec 2 and 3 — Holiday Tour

Sunday, December 10 — WAHA Holiday Party

# Calendar ✓

## WAHA February Calendar

**Tuesday, February 7, 6 p.m.**  
Community Meeting to discuss the reuse of Historic Fire Engine No. 18, FAME Media center, 1968 West Adams Blvd.

**Wednesday, February 8, 6 p.m.**  
LAUSD Community meeting for new high school site in our area, Pio Pico School, Arlington and Pico

**WAHA Board Meeting, Thursday, February 23:** Please contact Jefferson Davis for time and location



## Celebrate Black History Month Sunday, February 12 2-5 p.m.

February is Black History Month, and you are invited to help celebrate African American contributions to the arts and culture at WAHA's Sunday afternoon potluck, graciously hosted by Jenifer and Kim Watson.



Avery Clayton, the executive director of the Mayme A. Clayton Library and the Western States Black Research and Educational Center (the largest and most substantial collection rare books, manuscripts, documents, films, music, photographs, and memorabilia on African American culture and history in the Western United States), will give a fun presentation on this community asset. And, we'll enjoy listening to some 19th century and early 20th century recordings of spirituals, jazz and other examples of African American music.



**2233 West 21st Street  
Western Heights  
(Enter on Gramercy Place from Washington or Adams)**

**Potluck - Please Bring A Dish to Share**

*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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ADDRESS CORRECTION REQUESTED

