



# Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE  
WESTDALE HOMEOWNERS ASSOCIATION  
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FALL 2017 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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## PRESIDENT'S MESSAGE

### FALL IS IN THE AIR

•Jerry Hornof



Being a Los Angeles sports fan, professional football, basketball, and hockey along with collegiate football and basketball signals that fall has returned to Southern California and 2017 is nearing an end. This year Los Angeles returns to a two professional football team city with the Rams and the Chargers. Many of us can remember when Los Angeles had the Rams and the Raiders. In two short years we've gone from no professional football teams to two.

As I am writing this article, word has come from the Los Angeles City Council that the proposed development for a mixed-use housing project at 12444 Venice Boulevard in Mar Vista has been denied. The Planning Department had issued a Letter of Determination for the project, granting its support despite serious objections from Council member Bonin and nearby neighbors. The proposal was quite controversial because the proposed seven story height was viewed as out of character with the surrounding commercial development on Venice Blvd. Council member Bonin is on record of supporting the building of more affordable housing, especially along transit corridors, but felt this proposal was not consistent with the neighborhood. There are neighbors in the Mar Vista Community who are in support of the project because of the concern for more housing availability. Westdale residents are encouraged to continue to monitor this project because, in spite of the City Council action, State law preempts local authority and limits how much discretionary oversight the City of Los Angeles has in limiting a project that meets State requirements. It is quite possible the developer will challenge the City Council's decision.

On a sad note, it is with disappointment that this year's Mar Vista Community Fall Festival & Silent Auction has been canceled. It had been planned for Oct 21. Due to recent concerns that have arisen regarding organizational and liability issues for the Festival, the Planning Committee and the Mar Vista Community Council (MVCC) have decided it is best to cancel the Festival for the 2017 year.

✦ WESTDALE HOMEOWNERS ASSOCIATION ✦

Thru the trees comes Autumn with her serenade,  
Melodies the sweetest music ever played...

John Coltrane — 1963

✦ WESTDALE HOMEOWNERS ASSOCIATION ✦



The Festival organizers are confident that these issues will be resolved over the next few months and are looking forward to the 2018 event. In the interim, the MVCC, in partnership with the Mar Vista Farmers' Market, will be hosting a Celebration of Mar Vista's 90th Birthday at the Mar Vista Farmers' Market. If you'd like to contribute to Mar Vista's 90th please feel free to reach out to Rob Kadota at 310.628.4095, or email to: [info@marvista.org](mailto:info@marvista.org). The exact date for the celebration is still being determined.

At last year's Westdale Homeowner's Association (WHOA) annual meeting, I mentioned the need for volunteers to help with this year's block party. There has been limited response from neighbors and I, unfortunately, sustained a hockey injury that required surgery and am not able to take a coordinating role for the next few months. My hope is that this outreach for volunteers together with my recovery will allow the WHOA to plan and have a block party in the spring of 2018. Please contact me ([jerryhornof@gmail.com](mailto:jerryhornof@gmail.com)) if you are interested in helping to plan the block party.

In closing I wanted to remind everyone to visit the Westdale Homeowners Association website ([westdale-hoa.org](http://westdale-hoa.org)). As families start back to school and fall is upon us I hope everyone continues to have a wonderful year.



CRIME AND SAFETY REPORT

•Leah Oye/Liaison to Pacific Police Division

A resident was a recent victim of a “Pigeon Drop Theft” Scam. Fortunately, she realized that it was a scam, so she did not follow through or lose any money. The resident was approached by a “nicely dressed” woman in the Ralph’s parking lot (National/Sawtelle). The woman asked directions to the nearest post office. She then told the resident that a package was found in the parking lot and that it appeared to be full of money. The woman (scammer) then said that she has a friend or lawyer who can help them deal with the money. The resident declined to go further. Some victims are talked into giving bank information “to split the money if not claimed or for deposit of a reward”. Some victims have given money to the scammer for lawyer fees. Don’t fall victim to these “Crimes of Persuasion”. For more

information about Pigeon Drop Theft, go to: [www.da.co.la.ca.us/community/fraud-alerts/pigeon-drop-scam](http://www.da.co.la.ca.us/community/fraud-alerts/pigeon-drop-scam)

Police Commission President, Matthew Johnson, spoke at the recent Pacific Division block captain meeting. He stated that Pacific Division officers will be getting body cameras in October. The Police Commission is a voluntary civilian panel that acts as a board of directors for LAPD. Chief Beck reports to the Board. Members are appointed by the mayor. The Police Commission has open meetings every Tuesday at 9:30am at downtown police headquarters.

Property crimes continue. Most are due to open doors, windows or side gates. Please be sure to secure your house, vehicle, and side yards when you leave home. To avoid a ‘hot prowler’ situation, answer your door bell or knock, preferably through the closed door. If you don’t answer, burglars may assume that the house is empty. There has been an increase in burglaries north of National. There has also been an increase in stolen motorcycles, mostly in Venice, Playa Vista and Playa del Rey.

Did you know that Los Angeles City has a Victim Assistance Program? Victims of crime may experience many issues including emotional trauma, medical care, lost wages or need information on how to navigate the legal system. Contact the LAPD Pacific Division, 310 482-6383, for information.

There are also “Good Neighbor” laws which cover garage sales, inoperable vehicles, and construction days and times. You can find a list of those regulations and much more at: [www.arletanc.org/los-angeles-city-attorneys-good-neighbor-laws](http://www.arletanc.org/los-angeles-city-attorneys-good-neighbor-laws).

The LAPD uses crime statistics to deploy officers to higher crime areas. That’s why Venice Beach usually adds 25-30 officers during the summer months. Police reports are the only way to keep statistics, so please report crimes. Posting on Nextdoor is not an alternative. Usually police reports are made at the police station. However, there are some cases where on line reports can be made: harassing phone calls (not the robocalls), lost property, vandalism, or illegal dumping. You can go through the Pacific Division Website: [www.lapdonline.org/pacific\\_community\\_police\\_station/content\\_basic\\_view/23698#](http://www.lapdonline.org/pacific_community_police_station/content_basic_view/23698#)

Please contact LAPD at 1-877-ASK-LAPD if you notice any suspicious activity or persons. Call 911 only for emergencies. I realize that many residents have called the non-emergency number only to be put on hold. Unfortunately, there has been a shortage of communication division workers due to retire-

ments or a past city hiring freeze. Police service representatives are civilian employees of LAPD. They analyze phone calls, dispatch cars, and handle 911 calls. If you are interested in this position, you must type 32words/minute and have a high school diploma/GED. The starting salary is \$50,000, contact: [www.governmentjobs.com/careers/lacity](http://www.governmentjobs.com/careers/lacity).

If you have any non-emergency questions, please contact our Senior Lead Officer:

Adrian D. Acosta, #37285 • Police Officer III+1  
Pacific Area Senior Lead Officer • L.A. P. D.  
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DK Properties, your neighborhood realty brokerage firm, is excited to welcome its newest member, Mary E. Jones. Mary brings a wealth of real estate experience and over 25 years of hands-on expertise. Mary can be reached at 310-398-0439.



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Graduate of the Anderson School @ UCLA  
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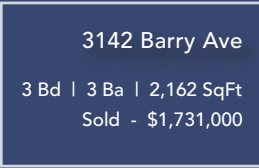
LAST 6 MONTHS

ADDRESS	BD	BA	SQFT	LISTED	SOLD	\$/SQFT
3116 Coolidge Ave	4	3	2,435	\$1,749,000	\$2,100,000	\$718
3154 Barry Ave	5	5	4,073	\$3,000,000	\$3,000,000	\$737
3105 Colby Ave	3	2	1,539	\$1,500,000	\$1,500,000	\$975
3157 Colby Ave	4	3	2,500	\$1,645,000	\$1,753,000	\$658
11430 Clover Ave	3	4	2,346	\$2,095,000	\$2,225,000	\$893
3388 McLaughlin Ave	4	2	1,682	\$1,695,000	\$1,660,000	\$1,008
3350 McLaughlin Ave	4	4	2,469	\$1,999,000	\$1,910,000	\$810
11401 Rose Ave	3	2	1,655	\$1,349,000	\$1,475,000	\$815
3300 McLaughlin Ave	3	2	1,349	\$1,275,000	\$1,320,000	\$945
3136 Barry Ave	4	6	3,500	\$2,475,000	\$2,475,000	\$707
3142 Barry Ave	3	3	2,162	\$1,585,000	\$1,703,000	\$733

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3388 McLaughlin Ave  
4 Bd | 2 Ba | 1,682 SqFt  
Sold - \$1,660,000



3142 Barry Ave  
3 Bd | 3 Ba | 2,162 SqFt  
Sold - \$1,731,000



11306 Rose Ave  
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Listed - \$1,450,000

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WE HAVE SOME AMAZING NEIGHBORS NESTLED IN OUR QUIET WESTDALE NEIGHBORHOOD. THE VILLAGER PERIODICALLY FEATURE STORIES TO ACQUAINT US WITH SOME OF THEM. IF YOU WOULD LIKE TO SUGGEST NEIGHBORS TO BE FEATURED IN A FUTURE "GETTING TO KNOW OUR NEIGHBORS" ARTICLE, SEND AN EMAIL TO MPT@RWTIA.COM

## WESTDALE SON: CHRIS TEMPLETON

•Marjorie Templeton



What happens when you raise a child in the flight path of the Santa Monica Airport? He falls in love with airplanes. Our house on Federal provides a great view of planes from Santa Monica and also planes at 6,000 feet heading to LAX. My son, Chris, remembers looking up at the planes when he was a baby and deciding that he needed to fly. When he was old enough to ride his bicycle to the airport, he went often to the old Douglas Museum that was on Airport Drive and to the observation deck. The summer that he was 11 and his brother, Edward, was 10, I hired Dan Gradwohl, a teenager who lived on Barry, to watch the boys in the summer. Almost every day, they took the bus to LAX to watch planes. Now Dan is a pilot for Delta and Chris, at age 47, is a pilot for Helicopter Express.

Chris attended Mar Vista and Windward. He went to the University of Puget Sound for college because it was the only liberal arts college with Air Force ROTC. However, the Air Force cancelled the program so he finished with a degree in political science. He never dreamed that all those term papers would help his flying career. He took helicopter lessons at John Wayne Airport with further training in Concord,

CA. His first job was at Van Nuys Airport teaching. Who knew that junior pilots build hours by teaching! When his first company closed, he was hired by another company at Van Nuys because of his ability to write FAA manuals and to maintain the flight computer system. The FAA requires a manual for each company that is specific for the aircraft and the type of flying. Chris did the manual for two companies and was asked to do more, but he wants to fly.

Our family took camping trips to Sequoia National Park every summer, and Chris really wanted to fly in the parks and forests, so he joined Helicopter Express which has contracts with the Forest Service and Park Service. He spent many summers in the Sawtooth Mountains of Idaho and bought a house in Hailey, Idaho where he lives when not on assignment somewhere. He has also worked in Sequoia, King's Canyon, Mt. Rainier, North Cascade, and Grand Tetons National Parks. In the winter he works for Sun Valley Heliski. In the fall he may be sent to fires around the country.

Chris recently told me, "I had the best flying day of my life on the day of the eclipse". He was hired by Vertical Magazine to take a reporter and photographer up to photograph the eclipse from 14,000 feet. They could see the shadows move along the ground. Mars, Mercury and Venus came out and the International Space Station went by. This picture shows the shadows moving over the ground and the sun moved across the sky.



Chris meets a variety of people in his line of work. The heli-ski customers are often the "rich and famous". However last November while working to quell fires in North Carolina, he met many people from Appalachia whom he called the "salt of the earth." On Thanksgiving, the local people put on a big dinner for the fire fighters, and the local school children drew thank you cards to give to them.

The worst day of his life occurred at the Esperanza fire in Banning, CA in October, 2006. He was working with a crew when they received an SOS from another crew. He gathered his crew and flew to assist, but the fire had overrun the fire fighters and five of them died.

Working in Sequoia NP is his favorite assignment. There is some fire work, but the only fires that are extinguished in the park are those that threaten structures or major trails. Almost every day, he is called for a rescue. Rescues are free, but only the seriously injured are flown out. The paramedic ranger may put on a bandage and tell the person "You got yourself in, you can get yourself out!". Sequoia is the perfect elevation for marijuana, so fighting the growers is a constant effort. Growers divert streams, start fires, and threaten back country hikers. In the free moments, he may be tasked to deliver groceries to the back country rangers.

I never would have expected that I would be the Mother of a helicopter pilot, but I'm delighted that he can work at what he loves.



## BLAST FROM THE PAST...

by Philipp Gollner - Times Staff Writer

# Los Angeles Times

## Tiny Community of Westdale Marks 40 Years as Oasis of Small-Town Life - November 22, 1987

Westdale, a neighborhood of single-family homes tucked away behind some of the Westside's busiest thoroughfares, is celebrating 40 years of block parties, grass-roots activism and small-town values that have helped keep out some of the woes attendant to the development boom affecting nearby communities. The neighborhood was founded in 1947 with the construction of about 450 single-story tract homes by developer Paul W. Trousdale, who also founded the luxurious Trousdale Estates neighborhood in Beverly Hills. Since then, two additional tracts have been added, bringing the number of homes to more than 900.

Neighborhood leaders pride themselves on maintaining the area's small-town atmosphere and keeping out development that has brought congestion to other Westside communities. "It's like a little oasis in the middle of West L. A.," said long-time resident Gene Manusov. The most significant change in the neighborhood over the last two decades, according to residents, has been the addition of second stories to many of the area's single-family homes. About 1,500 people live in the neighborhood, bounded by National, Inglewood, Sawtelle and Palms boulevards. Most of the homes were built between 1946 and 1950 on tracts that were typical of suburban neighborhoods sprouting up in Southern California at the time. Like most suburban tract homes built in Los Angeles shortly after World War II, the homes are variants and mixes of styles such as ranch, Colonial, Monterey and Regency. Although stable and comfortable, the homes are by no means architectural gems. "Basically, you're talking about the stucco box with applied trim," said Merry Ovnick, a lecturer in cultural history at California State University, Northridge, who is writing a book on architectural styles as reflections of social history in Los Angeles during the 1940s. "There is no particular style," she said in describing typical post-World War II architecture in Southern California. "Anything that looked traditional was OK. Anything that looked old and American was great."

Many of Westdale's original residents were men who had been recently discharged from the armed services after World War II and were looking for a place to settle down to raise families. They were part of a migration by hundreds of thousands of Americans who had fallen in love with California during wartime service in the San Francisco, San Diego and Los Angeles areas, the three main naval ports in the Pacific Theater. The lure of sunshine, prosperity and affordable living caused the population of Los Angeles to jump 31% between 1940 and 1950, from 1,504,277 to 1,970,358, according to census data. The county's population jumped 49% during the same period, from 2,785,643 to 4,151,687. Ed Schwartz, who moved to Westdale in 1951, was one of the thousands who left behind the cold weather of the Northeast for a new life on the West Coast. The Butler Avenue resident said he fell in love with the climate while visiting his parents in 1939 and decided to move from his home on Long Island to Los Angeles following the war. "The neighborhood was locked in and it was like a little pocket," he said. "It was very neighborly. I loved it."

The neighborly feeling in Westdale is reflected in the community spirit and grass-roots activism of many of the residents. Members of the board of directors of the Westdale Homeowners' Assn. meet every three months to decide matters affecting the neighborhood. The organization puts out a quarterly newsletter, the Westdale Villager. In addition, neighbors meet several times a year in informal gatherings and are active in groups such as the PTA and the local League of Women Voters.



WINDWARD SCHOOL: A SOURCE FOR SANTA MONICA WATER

•By Margie Templeton

Have you wondered about the big concrete building along Westminster on the east side of Windward’s sports field? The part of Windward’s campus on the south side of the creek channel is within the City of Los Angeles, but it is owned by the City of Santa Monica Water Division. In 1924, Santa Monica acquired the Charnock Field which has a groundwater aquifer in order to supply water for the city. This field supplied about half of the water used in Santa Monica. The groundwater aquifer is replenished by rainfall from the Santa Monica Mountains and surrounding area.

In 1982, Windward bought the former headquarters building of the Los Angeles Boy Scouts. The school had outgrown their original building in Santa Monica. The property for the original school was all north of the channel. My sons, Chris and Edward, were in the first classes at the new campus. Across the



channel, was a large empty field that would be ideal as a sports field. Unfortunately, this property was owned by the Santa Monica Water District. Since the City was only interested in the underground water supply the land was not landscaped and was full of weeds.



THE CHANNEL WITH THE LOS ANGELES BUILDINGS ON THE RIGHT SIDE AND THE SANTA MONICA BUILDINGS ON THE LEFT SIDE.

Windward entered into a long term lease with the City to use the property for sports. The School promised to create their athletic fields in a manner that would not interfere with the work of the City Water Division. To avoid any potential contamination of the water table, no fertilizer could be used. There were several pumps around the field, including one in the middle of the baseball field. Tom Gilder, Windward’s Head of School, remembers that it counted as a ground rule double when a ball was lost in the bushes that surrounded the pump. Since then, the School has been able to upgrade their athletic fields by moving the well out of centerfield.

As the school expanded, they wanted to build a gym on the property. Initially, the City did not want the school to add plumbing to this new facility. Once the School pointed out that there was already plumbing and a sewer line running through the property, the plumbing restriction was lifted. In addition, the gym would require a wide bridge over the channel which is owned by the County of Los Angeles and controlled by the Army Corps of Engineers. To build the new bridge, the School was required to purchase the "air rights" from the County and satisfy the structural requirements of the Army Corps of Engineers. They have since added

additional buildings to support their academic program. In 1996, leaking tanks from a gas station at Palms and Sepulveda, plus some others, sent gasoline into the Charnock groundwater sub-basin. This required the water pumping to shut down for 14 years. Santa Monica was able to get a settlement from the oil companies to build a facility to cleanse the water. The Santa Monica Water Treatment Plant implements a water treatment system to remove groundwater contamination and restore this resource as a water supply for the City. The treatment system uses filtration with granular activated carbon to treat water from the three contaminated wells at the Charnock Well Field. The wells and new facilities at the Santa Monica Water Treatment Plant began producing potable water again for the City of Santa Monica in 2010. The water is then pumped to a treatment plant on Bundy. The Charnock Well Field now supplies about 2/3 of the water used in Santa Monica.



WESTDALE MEMORIES

•Margie Templeton

Jean Cohen gave me an old brochure from the “Westdale Business Owner’s Association”. It has no date, but the phone numbers have no area codes, so it is at least before 1995. The message sounds like Leah’s advice today!



Fifty businesses in the area developed a network to discuss “various problems and the crime situation in our neighborhood”. They offer tear gas training and have installed inter-business alarms. They offer tips such as “know your neighbor”, “lock your windows”, and “install burglar alarms”. Burglar alarms could be installed for \$100! Not much has changed except for the price level! The list of advertisers is a trip down memory lane. Most of them are long gone, but Marie Callendar’s and Union 76 are still in the same location. Apothecary Pharmacy has changed owners and moved, but it still with us.





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## MAR VISTA ON THE UPSWING

•Colin Wellman

This Silicon Beach adjacent neighborhood continues to gain value.

It's no secret that the Westside communities surrounding Santa Monica and Venice continue to drive interest. Mar Vista, Palms, Playa Vista and even Playa del Rey are all at the focal point of big transportation and retail changes afoot in Los Angeles. Some of the changes have had a little push back from longtime residents, but these neighborhoods retain their charm as they adjust to change.

Recent real estate trend reports show an overall increase in median home prices in the Westside area, up from last year. According to Curbed LA, median home prices went up by a whopping 46% in Playa del Rey, (since the second quarter of 2016), and while Marina del Rey went up by more than 20%, and Playa Vista by 14%, the Palms/Mar Vista neighborhoods gained over last year only 12%.

A big change came this year came as a part of Mar Vista's Venice Boulevard Great Streets Project. Construction started in February to improve street safety and slow down traffic. Parking protected bike lanes were added, as well as four new pedestrian crossings to make traversing the road safer. Upgrading existing crosswalks is a part of the continuing plan. However, Mar Vista residents have voiced their concerns over the "road diet" part of the project (lane reduction.) After some debate, the Mar Vista Community Council ultimately decided against and restored lanes that had been reduced.

Mar Vista and Palms, relatively the most affordable

out of these highly coveted neighborhoods, has been receiving a lot of attention as of late. Twice this past spring, contemporary Mar Vista homes have been featured as a Los Angeles Times "Home of the Week". Just last year the Times ran a profile on Mar Vista, highlighting its midcentury homes, especially the tract of fifty-two homes designed by architect Gregory Ain, where every single original home still stands.

Ain was influenced by Modernist designers like Rudolph Schindler and Richard Neutra, both modernist pioneers. The tract, marketed as "Modernique Homes" back in 1948, went far in promoting the Modernist aesthetic. Over 1,000 feet, exclusive of a double garage, Ain created flexibility through adaptable interior space and originality by switching up the orientation of the garage and alternating floor-plan direction. Now, these homes are prized not only for their history but for their timeless aesthetic.

Mar Vista was originally farmland (lima beans!), and it's small town atmosphere is a draw to new business. Fresh ventures like Small Batch, an artisan ice cream shop by Top Chef Winner Brooke Williamson, are going up right alongside neighborhood fixtures like Beethoven Market, a family owned and operated grocery market since 1949.

While Venice has become swankier and Santa Monica more condensed, pushback from longtime residents of the surrounding communities are keeping growth in check.

We're hoping these neighborhoods continue to hang onto their history while evolving towards the future. We can agree that the contrast between the forward-thinking and the quirky, the casual and the cosmopolitan, is what makes Silicon Beach and Mar Vista neighborhoods so desirable.

## Vintage Westdale Village advertisements

OPEN LETTER TO:  
THE PROSPECTIVE HOME OWNER

Many of you have waited long for an opportunity to live in Westdale Village and such faithful endorsement speaks well for the quality of our homes. To meet your demands, we enlarged our building program and are now happy to announce: Our new second addition is open and ready to welcome you to that wonderful home of your own.

We are exceptionally proud of Westdale Village, for in the creation of these two bathroom, three-bedroom homes, we have incorporated you a true.

Every home in Westdale Village, Pasadena, is the original when he buys.

You may have the privilege, and planned convenience, of interior decoration, your home, future happiness.

Our residents receive the best in your new.

*Outdoor Living*  
THE DESIGN THEME IN  
WESTDALE VILLAGE

Floor plans are arranged so that the picturesque seclusion and nostalgic charm of a colorful garden vista or patio adjoining the living room can be obtained. This is but one of the prominent features of Westdale Village.

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## Villager Bulletin Board

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