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# REAL ESTATE

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## Home of the Week



SPENCER WEINER *Los Angeles Times*

## Rooted in the history of L.A.

**R**ICH in period details such as a sitting parlor, intricate woodwork and built-ins, this Queen Anne Victorian was built during the late 1800s, when the style was all the rage. The recently restored four-bedroom house has a walkout basement with a river-rock foundation. Stairs lead to the entry on the main living level, and sleeping quarters are on the top floor. There is a separate guesthouse. The Mount Washington home is listed for \$1,395,000. **Page 4**

## Home of the Week

# Its 'burb was a bastion of style

Mount Washington Victorian offers a look into a more elegant era's way of life.

By GAYLE POLLARD-TERRY  
Times Staff Writer

This angular house dates back to the residential real estate boom of the late 1800s when Mount Washington was one of the first fashionable districts of Los Angeles. Many Victorian homes, a popular style at the time, have been torn down to make room for more modern houses and apartments.

A recent restoration preserved period details such as arches, nooks, Douglas fir floors, fireplaces framed by opalescent tiles that predate Batchelder, an ornate oak mantel in the living room, brass doorknobs, an old-fashioned butler's pantry, additional built-ins and detailed rosettes adorning wooden casings on double-hung windows and doors. The chandeliers are not original to the house, which was built in 1895.

A renovated kitchen features custom cabinets, stainless steel appliances, a granite-topped center island and a full pantry, in addition to the wooden butler's pantry.

Because the house is built on a gentle slope, the main floor — actually, the second floor — tops a California walkout basement with a partially exposed river rock foundation and windows. On that level, there is a family room, bar, guest suite with three-quarter bath, carpenter's workshop and laundry room.

The third floor has a master bedroom suite with a remodeled bathroom that has double sinks, and two additional bedrooms,



Photographs by SPENCER WEINER Los Angeles Times

**NO PARALLEL:** Uniquely shaped spaces define the Queen Anne, offered at nearly \$1.4 million.



**VANTAGE POINT:** Marked by columns and curves, the front porch offers a view of the property, laden with mature trees.

one of which is used as a den.

A two-story guesthouse, which has two bedrooms, a bathroom, living room, kitchen and fireplace, is being used as a rental.

All systems — electrical, plumbing, cooling and heating — have been updated.

The house, which is located in a historical protection overlay zone, could be eligible for listing on the National Register of Historic Places and for a property tax break, under the Mills Act.

**About this house:** Mature Ca-

nary palm trees, a towering pine tree, giant cactuses, sage and lavender grow on the grounds. A pair of stone-rimmed, connecting pools suitable for fish, frogs and/or turtles are also on the quarter-acre lot.

**Asking price:** \$1,395,000

**Size:** The 4,141 square feet of living space include the attached guesthouse.

**Features:** There are four bedrooms and 2½ bathrooms, including one with an original claw-foot tub in the main house. The dining room has a bay window and looks down on old-



**TURN-OF-CENTURY:** Period hardware survives.

growth trees.

**Where:** Mount Washington

**Listing agents:** Margot Tempereau, (818) 917-6690, and Craig Terrien, (818) 312-3930, with Deasy/Penner & Partners.

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To submit a candidate for Home of the Week, send color photos with caption information on a CD and a description of the house to Ruth Ryon, Real Estate section, L.A. Times, 202 W. 1st St., L.A., CA 90012. Send questions to homeoftheweek@latimes.com.