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Published Architectural Home  
in the Heart of West Adams

Live/Work/Loft



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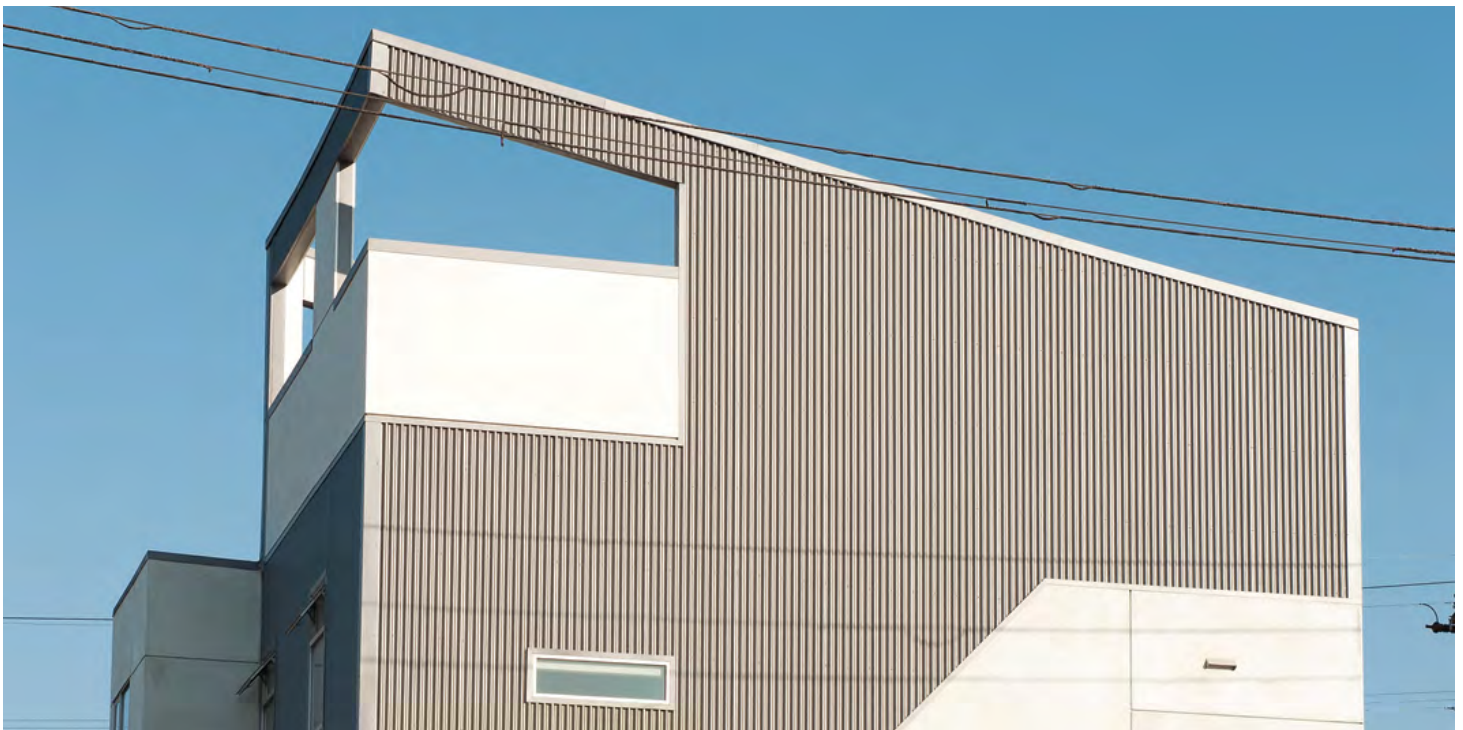
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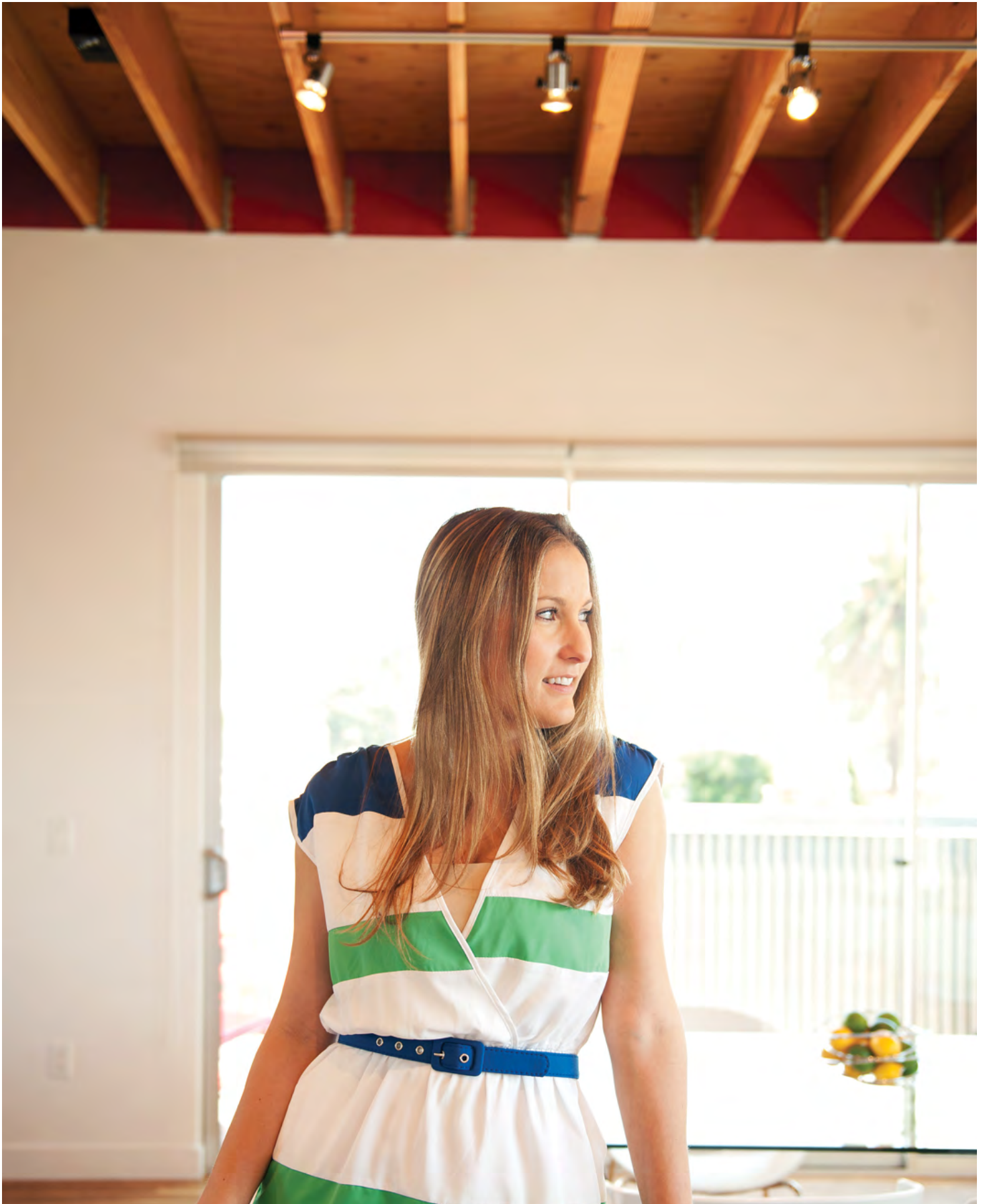
# 131-Day House

By Aaron Britt / Published by Dwell – July 11, 2012

RECOMMENDED BY ROBBY GENOCHIO +1 OTHER



Architect Jayna Cooper had never designed a house before, much less played general contractor, when she broke ground on her new home in the middle of Los Angeles in 2009. After a grueling four months of hands-on hard work—managing subcontractors, sourcing materials, driving the front loader—she moved in. Here, she walks us through her completed home and reveals what it took to make this \$200-per-square-foot abode a reality.







Architect Jayna Cooper designed and built her new home in L.A.







Though Cooper kept the fixtures rather humble, she did run a splashy red motif throughout. The pillars make a statement with Painter’s Choice Gloss Apple Red.





**In the kitchen, she splurged on a Karbon faucet from Kohler.**

To afford property in Los Angeles, I was going to have to buy something cheap. I had been monitoring the MLS [Multiple Listing Service] almost daily for a year or so, and when I saw this property come up for sale, I pounced. Although the lot wasn't in the best neighborhood, it was geographically central and just a couple of blocks away from a future light-rail station [now open] which I found appealing. The asking price—\$225,000—was also low for 2007.

As I was designing my house I kept in mind standard lumber and plywood sizes so that there would be minimal waste. When choosing materials, I did basic research on cost per square foot and picked out some of the least expensive materials in the building industry. Basic, inexpensive stuff like corrugated sheet metal, stucco, and drywall can look really great if it's incorporated into the design in a modern and well-thought-out way. And although I didn't want my house to look like it was full of Ikea products, there are certain times and places where Ikea can be appropriate—such as my medicine cabinets. I also had my splurges: I love my high-quality quartz countertops in the kitchen and my Kohler Karbon sink faucet.

While collecting all the materials, products, fixtures, and furniture I'd need, I

constantly inquired whether vendors and shops would give me a deal—designer discounts, seasonal, multiple items, referral, clearance, friendly neighbor discounts, anything to save a few bucks. For example, when picking out my plumbing fixtures I found the ones I wanted online using discount plumbing websites, then I called the manufacturer and spoke to a sales rep and just asked, "If I buy this, that, and the other from you, would you consider giving me a discount?" People almost always said yes.

In addition to using standard-size kitchen cabinets, which are less expensive than custom cabinets, I asked for a designer discount, and then on top of that I got another discount for actually designing the cabinetry layout myself (thus saving the company's in-house team time). The point is, everything is negotiable, and if you're nice and can give someone a good excuse to give you a deal, they usually will.

Another huge way to save money is to be your own general contractor. Though I'd never done it before, I have the personality type to run a really tight, efficient job site. Before I started construction, I interviewed between six and 12 subcontractors for each trade. I got recommendations from people in the industry, used Super- pages, the Internet, and the phone book, which meant I had to spend money upfront on printing and mailing out drawing sets to over one hundred subs. For weeks, I was buying out the entire stock of mailing tubes at Staples and Office Depot and standing in line at the post office like a crazy person with an armful of them.

Then came the interviews. During the process I would pick up on something from one company that I would realize that I needed to ask another. Everybody I talked to seemed to notice different things about the project, and I caught a lot of my own mistakes and had a chance to correct them before construction commenced. Once I'd narrowed it down to the competent subs, I called references and looked at previous work, which helped me find the truly qualified. The next factor was the cost, and of course the lowest bidder looked the most appealing. But I'd often call the sub that I was

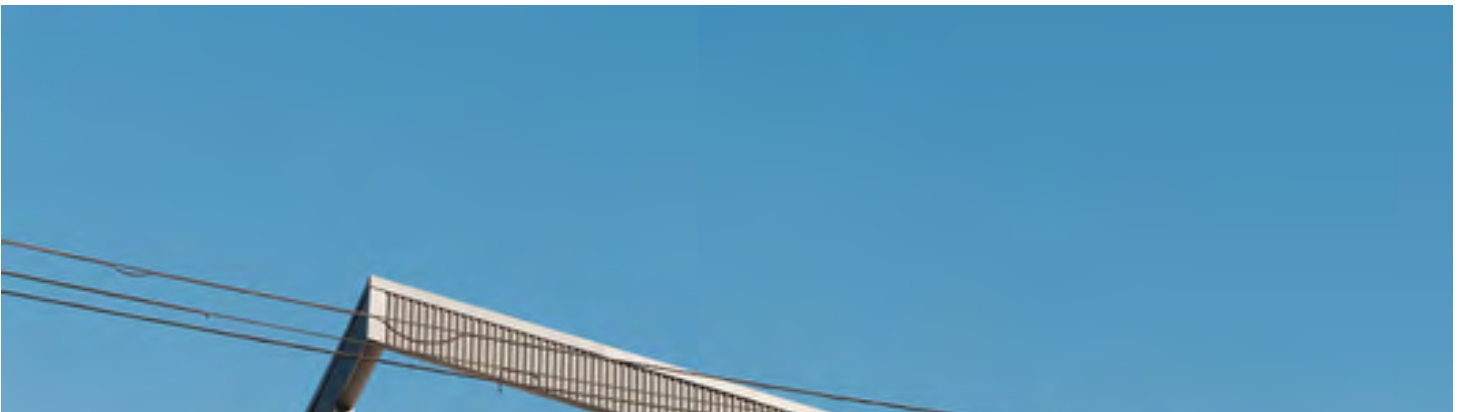


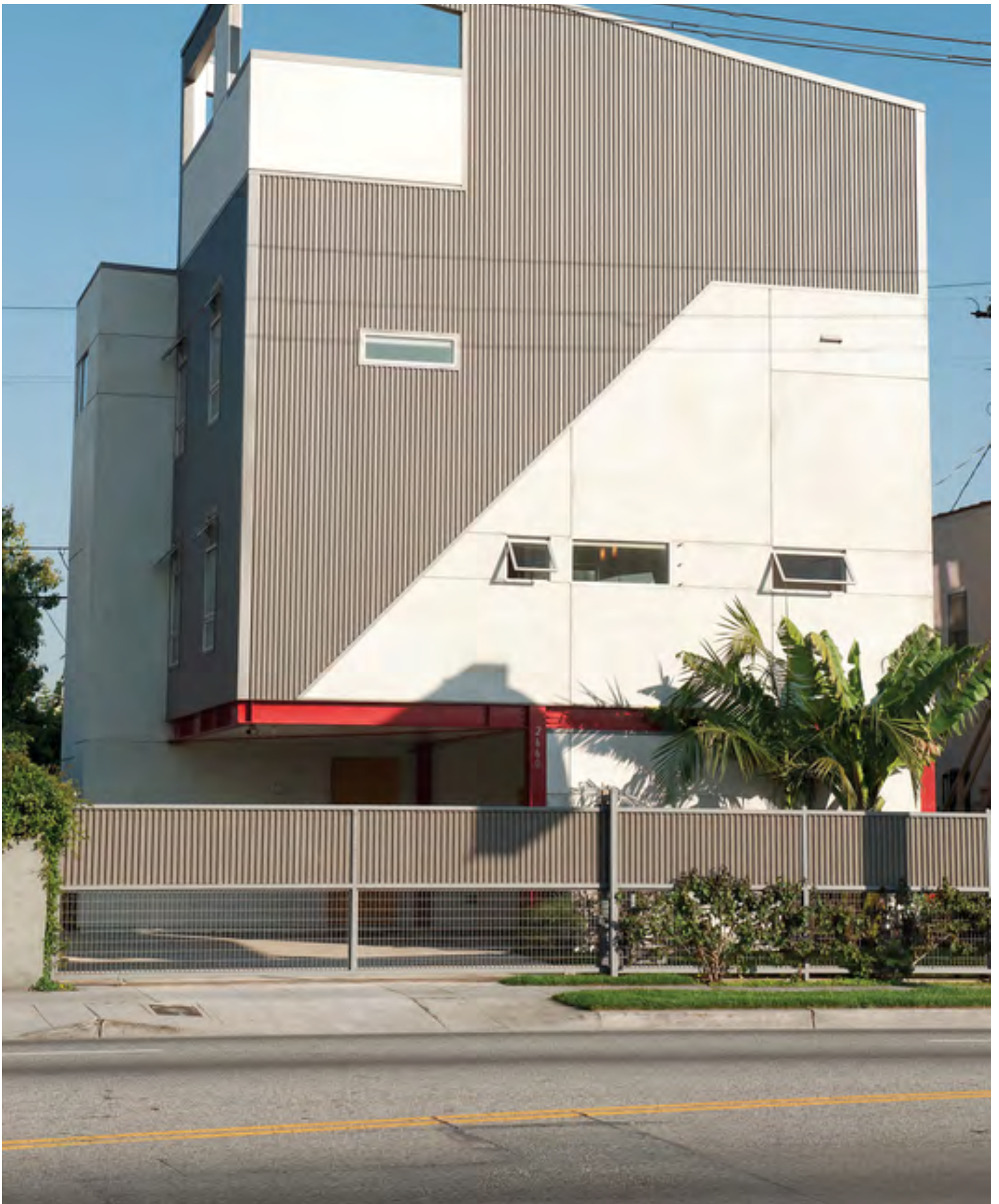
the most comfortable and excited about working with, and offer them the project at the low-bidder's price. In almost every case, they accepted.

At the end of each workday, I would make a friendly call to each sub to remind them of the next few days' schedule, to confirm that they would show up when expected, and that they would bring everything needed for the work to be done. I tried to be friendly, always asking rather than demanding, and as a result the subs were accommodating and worked within the tight schedule.

I was so excited when I finally moved in. In fact, I did it a couple weeks before I should have. I was living in construction debris out of sheer eagerness to be out of my rental apartment, which I never liked much. To keep you from moving in before the final inspection, the city will turn on either the gas or the electricity, but not both. So I had light, but I was showering at the gym.

The best advice I got on this project, and advice I give now, came from a wise friend and seasoned architect. He told me: "Don't try to do everything in one house, especially your first house." Just keeping in mind that this would be one of many houses I'd design in my lifetime took a lot of the pressure off to cram in everything that I'd ever dreamed of.





Architect Jayna Cooper had never designed a house before, much less played general contractor, when she broke ground on her new home in the middle of Los Angeles in 2009. After a grueling

four months of hands-on work—managing subcontractors, sourcing materials, driving the front loader—she moved in. With a façade made of corrugated sheet metal, Cooper walks us through her completed home and reveals what it took to make this \$200-per-square-foot abode a reality.







Her Lasalle patio set is from Target and her Engineer dining table and Orbit armchairs are from CB2.





The Alien pendant light with red cord is by Constantin Wortmann for Next Design.





The house is quite vertical, but Cooper, with boyfriend Tonu Mets, designed it with an eye toward



outdoor spaces like carport shown here and the fire pit out back.



The outdoor fire pit.





## Get Fired

Cooper's yard is small, but she wanted a spot for barbecues and socializing. The fire pit she devised was actually made of construction castoffs—she used leftover ends of framing two-by-fours for forms and poured the small concrete fire pit at the same time as

the driveway slab—which means that it was very cheap but still offers a hot spot to relax with guests.









## Mount Up

Keeping a house clean can be a challenge for anyone, but Cooper made things just a tick easier by getting her furniture up off the floor. "I chose to wall mount lots of the furniture so that I could easily sweep or let my Roomba run underneath without crashing into the legs." She used knotty pine for cabinets and a chest of drawers of her own design and suggests installing wood blocking behind the drywall for extra support.

[irobot.com](http://irobot.com)





## Playing Defense

Cooper was faced with a conundrum when designing her property gate. She didn't want passersby to be able to see in, but neither did she want a totally solid barrier keeping street life out. Using spare sheet metal, she fashioned a gate that's solid on top and porous steel wire on the bottom. With a tube steel structure for support and a DoorKing 9100 motor to open and close the heavy fence, she was set.

[doorking.com](http://doorking.com)



### Traffic Gem

To mitigate the noisy bustle of South La Brea Avenue, Cooper designed the interior of her house so that less-used spaces would face the street. "I located the bathrooms, a bank of cabinets, and the closet between the street and the bedrooms," she reports, creating an aural buffer zone that helps her sleep at night.

### Up from the Bottom

For the large windows in the living room and bedrooms, Cooper chose bottom-up roller shades to allow for both plenty of privacy and cascades of natural light. The translucent fabric of the Window Vogue shades means that even when the shades are rolled up to head height, a bit of California sun still shines through.





### Cooper Residence Floor Plans

- A Roof Deck
- B Balcony
- C Living/Dining Area
- D Kitchen
- E Bedroom
- F Bathroom
- G Patio
- H Entry
- I Carport



Roof Deck



Third Floor



Second Floor





The floor plan.



Tweet

## Details

Project: Cooper Residence

*DWELL ON DESIGN 2011*

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## *Jayna Cooper: Building Her Own Experiment in Livability*

*by Michelle  
Chin  
Jun 30, 2011*

*After buying a tiny lot on a busy street, in a dicey neighborhood, Jayna Cooper set to design her first home. By taking on the roles of Architect, General Contractor and Owner, Jayna not only had ultimate control over every aspect of the project, but is also learning first hand about the success and shortcomings of the home by living in her own design.*

*At Dwell on Design's Sustainability Stage, Ms. Cooper did a wonderful presentation about her adventure of designing and building her first home.*

*One thing that became very apparent when she described her process of getting multiple (up to a dozen) bids for a single specialty (plumbing, for example) was that she is an amazing project manager. From demolition of the existing building to move-in, it was only 141 days! Particularly amazing if you consider that the remodel of a kitchen can stretch to 9 months, if the schedule gets out of control. She attributed some of the efficiency to a downturn in the construction market, which meant that sub contractors were less likely to be on multiple jobs at once.*

*A unique aspect of this project is that Jayna is living in her design and gets to see what ultimately worked as planned and what didn't quite meet her expectations.*



*One thing she described is that the street noise isn't as buffered as she had hoped, especially in the bedrooms. This is something she wouldn't have gotten to see first hand otherwise and can inform her future projects.*

*Working as her own contractor meant that she was on-site every day and could adjust plans as needed, once she saw how things were progressing. Using this method, she was able to adjust the building on the fly to maximize one of the greatest aspects of her home: the views.*

*Jayna's site* has a comprehensive look at the entire process.

(Images: *Jayna Cooper*)

LIFE

# A dream house of stucco and sheet metal

By Tess Vigeland

August 10, 2012 | 10:42 PM



Architect Jayna Cooper built her home on La Brea Avenue, south of the 10 Freeway. She was able to build her ideal home while on a limited budget. - Courtesy of Dwell Magazine

Despite the gauntlet you have to run to get a mortgage these days, when it comes to home ownership, where there's a will, there's often a way.

Jayna Cooper took the path to owning a house that's often reserved for people with time and money to burn. She built her own just south of the 10 Freeway here in the heart of L.A. Dwell magazine featured her home in their August issue. It's three stories, with a roof deck, a modern minimalist façade -- and she did it on a budget and with a deadline. She also just happens to be an architect.

Limiting herself to a slim \$200-per-square-foot budget, Cooper combined humble materials like corrugated sheet metal and stucco to build her sleek dream house.

"I looked at the budget constraints as just another challenge along the way of the project," she said. "My concept was basically to take ordinary, standard materials and use them in a way that's compelling and interesting."

Take a listen to Cooper's interview above to learn how to build your own dream house.

# ink lemonade

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Tuesday, September 21, 2010

## [jayna cooper + no more procrastinating](#)

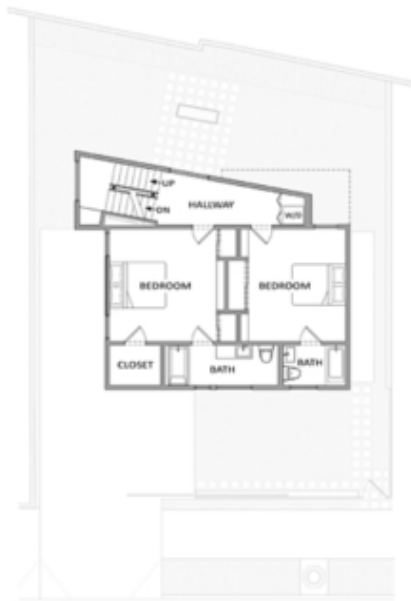
She's 27, a licensed architect, and featured in last month's issue of [Architectural Record](#) for designing her very own La Brea Avenue home. And I designed a blog. So there. Reading about fabulous, accomplished women like [Jayna Cooper](#) always puts my seemingly important accomplishments into perspective and gets my procrastination in check.



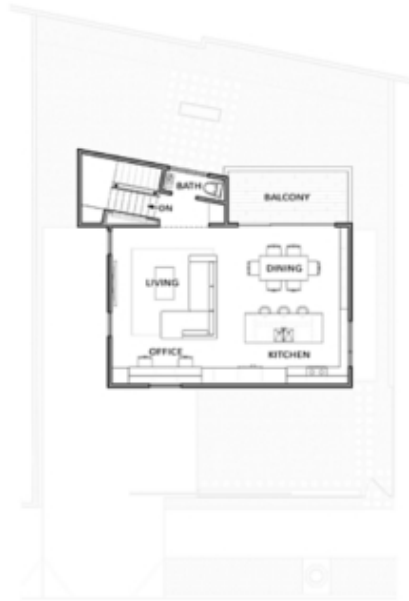
With a small lot right on a main high-traffic street, zoning and site laws posed numerous challenges. The whole bottom floor dedicated to car turnaround space, Jayna maximized the limited space and built 3 more floors up in cube form, with the third floor providing 360° views of Los Angeles, opening up to a balcony, and then a roof top deck spanning the entire



fourth floor.



SECOND FLOOR PLAN



THIRD FLOOR PLAN



There's even a backyard with a firepit. Love it!



“The amazing views were unanticipated. The flaws—I own them.”



Read the full article [here](#).

posted by christine in [Architecture + Interior Design](#) and have [Comment \(1\)](#).

## One Response To jayna cooper + no more procrastinating

1. [Diana](#) says:  
[September 21, 2010 at 5:18 pm](#)

ahhhh!!!! YOU are a woman after my own heart! Love it!!!

## 'Upside Down Townhouse' Designer Demands Sustainability, Space-Saving features in Heat Pump System

### The Challenge:

Jayna Cooper wanted to maximize her living space but the heating and cooling equipment would require setting aside scarce space to accommodate bulky HVAC ductwork.

### Daikin's Solution:

With Daikin's 4-Port Multi-Split ductless system, Cooper regained use of valuable space and kept her commitment to sustainability with a system rated SEER 17.2 and HSPF 9.3.

### Application:

Residential

### Location:

Los Angeles, CA

When Los Angeles architect Jayna Cooper made the tough decision to take on complete responsibility for designing and building her new home on La Brea Avenue, she was faced with hundreds, if not thousands of product choices to be made throughout the process. Whether it was lighting, plumbing, windows, or doors, products were chosen with one guiding principle in mind: sustainability. But when it came to choosing a heating and cooling

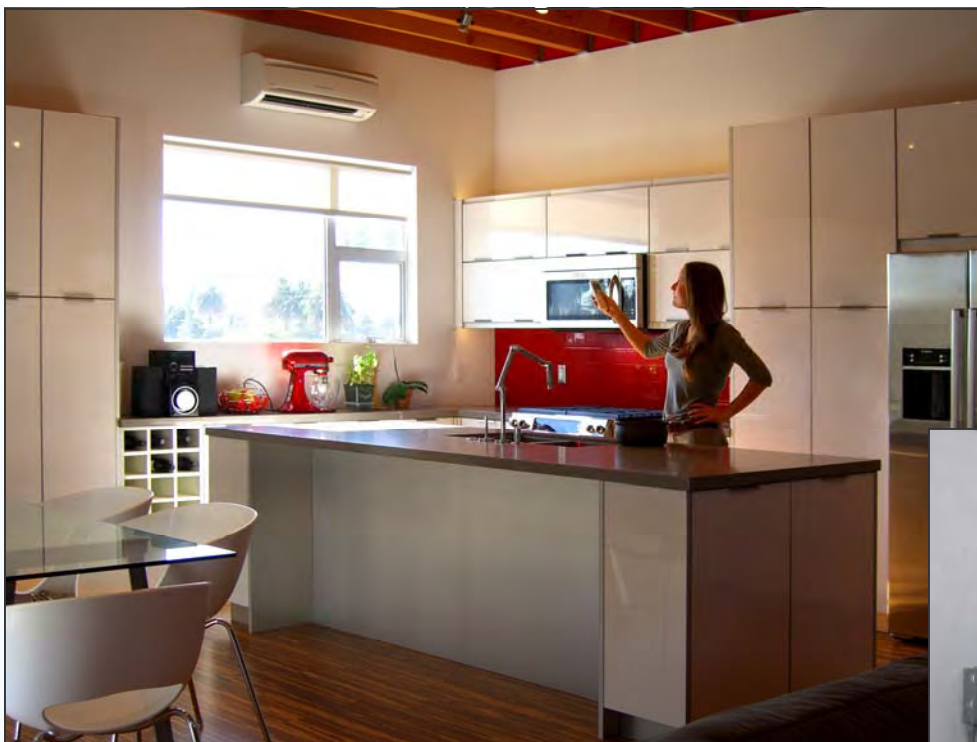
system, another requirement was essential to the vision: design flexibility.

Her 1,600-sq.-ft. "upside down urban townhouse" would be a model of efficiency, where the use of space would be optimized and her living areas comfortable. The question facing her was how much of the precious space would be used to accommodate HVAC ductwork? If a conventional unitary ducted system were chosen, she would have to design a space



*The 1,600-sq.-ft. home in Los Angeles designed and built by architect Jayna Cooper is a model of sustainability. It includes an energy-efficient, duct-free Daikin AC® 4-port Multi-Split system for heating and cooling.*





Cooper's home has an open-loft design on the third floor, which includes the living, dining, kitchen and office areas. Two wall-mounted units service the space, including one in the kitchen area, operated by individual wireless remote controllers.

"Jayna liked the system's quiet operation and the fact that the indoor wall units fit the sleek look of her interior décor,"

Gary Alleman,  
Geary Pacific Supply

The compact 32,000-Btu/h outdoor unit sits in the corner of the home's top-floor roof deck. It has a SEER rating of 17.2, one of the highest in the industry. The system features inverter technology, which delivers exactly the amount of heating or cooling needed to each zone of the home.



with space for ductwork throughout the stacked house, winding through the kitchen cabinets and closet space. After doing her research, she found the solution to her dilemma. A duct-free Daikin 4-port Multi-Split system that eliminated the need for ductwork, noisy outdoor compressors, or bulky window units was specified. "It turned out to be the perfect system for the type of place I have," Cooper said.

Cooper's home was recently featured in the prestigious

magazine *Architectural Record*, recognized for its innovative design, which includes a third floor open loft with living, dining, kitchen, and office; a second floor for two bedrooms; a first floor dedicated to the driveway and carport; and fourth floor roof deck. The Daikin system that serves the residence includes two unobtrusive CTXS12 wall-mounted indoor units located on opposite walls of the loft area and one CTXS09 indoor unit in each of the bedrooms. The compact 4MXS32 outdoor unit sits in the corner of

the roof deck. The 32,000-Btu/h system has a SEER rating of 17.2, one of the highest in the industry, and an HSPF rating of 9.3.

### "STILL AMAZED"

With several manufacturers of duct-free heat pumps to choose from, Cooper made the decision to go with the Daikin system based on its inverter variable speed compressor technology, which operates at required capacity, delivering exactly the cooling or heating needed to maintain the

desired comfort condition while reducing energy consumption to one-third compared to normal on/off units. The system avoids short start/stop cycling operation of the compressor, reducing costly current peaks, and minimizes temperature fluctuations. The promise of energy efficiency and comfort are two of the factors that led Cooper to her choice. "When I design, I always do it with energy efficiency in mind; sustainability is a given for me," she said. "And now that I've used the system for many months, I'm still amazed at how instantaneous the heating and cooling is, even after I've turned off the system while I'm gone. Using the wireless remote controllers that come with each wall unit, I'm able to return the spaces to a desired temperature usually in less than two minutes."

During the design process, Cooper worked with the team of Gary Alleman, an expert with HVAC equipment distributor Geary Pacific Supply based in Orange, CA, and Delvis Jimenez, owner of Energy Plus, an installing contractor in Costa Mesa, CA. Together the team worked with Cooper through every design question and challenge. "Jayna had researched Daikin's reputation as the largest manufacturers of duct-free heat pumps in the world, which is what brought her to us,"

said Alleman. "And since dependability was so important to her, she also based her decision on the seven-year compressor warranty, which is two years longer than competitive products."

Alleman recalls other factors that impressed Cooper at the time.

"The system's quiet operation and the fact that the indoor wall units fit the sleek look of her interior décor," he said.

"It's really amazing how small and quiet the wall units are," Cooper noted. "You don't even know they're on." Because the third floor is a high-ceiling, open-loft design, she especially likes the ability of the wall units to vary air flow and direction through an oscillation feature on the remote controller. "No matter where I sit in my home, I can feel air movement and am completely comfortable."

## SAVING ON LABOR

When Alleman at Geary Pacific and Jimenez at Energy Plus teamed up to work with the Los Angeles architect on the remarkable home, they were confident that the Daikin duct-free system would be the perfect fit, fulfilling all of Cooper's specifications. They both are advocates of inverter technology and have been recommending the technology to their residential and commercial

## "Quotable"

Installing contractor, **Delvis Jimenez** of **Energy Plus** and distributor **Gary Alleman** of **Geary Pacific** both had positive things to say about Daikin AC and the highly efficient system selected for Cooper's home.

*"Those companies which are willing to break old habits and embrace the newer technology are finding that these systems are among the most dependable and energy efficient on the market,"*

**Gary Alleman**

*"I can work so much more quickly than I could when installing unitary systems as long as I carefully follow the procedures recommended by the manufacturer involving flare connections, wiring, system sizing, and the use of the proper equipment."*

**Delvis Jimenez**

*Using the training that Daikin gave me, I have had no callbacks on my installations."*

**Delvis Jimenez**

*"As a contractor, all you really have to sell is your skilled labor. I've seen contractors' profit margins go up 60% by saving on labor when installing these ductless systems."*

**Gary Alleman**

*"Jayna was surprised at the high level of performance of the equipment," Jimenez noted. "Cooper said she would recommend the technology to anyone now that it is in use in her home."*

**Delvis Jimenez**

customers. "Some of the companies that have worked solely with unitary systems are a little resistant to trying something new," Alleman said. "But those companies which are willing to break old habits and embrace the newer technology are finding that these systems are among the most dependable and energy efficient on the market," he said.

From the perspective of HVAC professionals, both men pointed to

on my installations." Alleman, a trainer for Geary Pacific, thinks this point cannot be over-emphasized. "As a contractor, all you really have to sell is your skilled labor. I've seen contractors' profit margins go up 60% by saving on labor when installing these duct-free systems."

No callbacks naturally mean delivering a level of customer

satisfaction that frankly surprises and delights customers. "Jayna was surprised at the high level of performance of the equipment," Jimenez noted. "Cooper said she would recommend the technology to anyone now that it is in use in her home." Today an independent licensed architect, a LEED Accredited Professional, Jayna Cooper continues her focus of

incorporating sustainability in everything she does. "Whether it's designing a home or choosing the products and systems in it, green building practices are paramount," she said.

"And now that I've used the system for many months, I'm still amazed at how instantaneous the heating and cooling is, even after I've turned off the system while I'm gone. Using the wireless remote controllers that come with each wall unit, I'm able to return the spaces to a desired temperature usually in less than two minutes."

*Jayna Cooper*

"It's really amazing how small and quiet the wall units are," Cooper noted. "You don't even know they're on... No matter where I sit in my home, I can feel air movement and am completely comfortable."

*Jayna Cooper*

the relatively quick installation process for the Daikin system as one of the biggest advantages to contractors. "I can work so much more quickly than I could when installing unitary systems as long as I carefully follow the procedures recommended by the manufacturer involving flare connections, wiring, system sizing, and the use of the proper equipment," Jimenez pointed out. "Using the training that Daikin gave me, I have had no callbacks



*Independent licensed architect and LEED Accredited Professional Jayna Cooper – along with Lucky – says that sustainability is a given in all of her designs. The new Daikin system she specified is "the perfect system for the type of place" she has.*



## Additional Information

### Location

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Los Angeles, CA 90016  
[www.jaynacooper.com](http://www.jaynacooper.com)

### Contacts

**Manufacturer**

Daikin AC  
1645 Wallace Drive  
Carrollton, TX 75006  
972-245-1510  
[www.daikinac.com](http://www.daikinac.com)

**Distributor**

Gary Alleman  
Geary Pacific Supply  
1908 North Enterprise  
Street  
Orange, CA 92865  
800-444-3279  
[www.gearypacific.com](http://www.gearypacific.com)

**Contractor**

Delvis Jimenez  
Energy Plus  
1599 Corlander Drive  
Unit B  
Costa Mesa, CA 92526  
714-717-9606  
[www.plushvac.com](http://www.plushvac.com)

### Daikin Equipment

(1)	4MXS32GVJU	32,000 Btu Outdoor Heat Pump Unit
(2)	CTXS12GVJU	Wall-mounted Indoor Fan Coil Unit
(2)	CTXS09GVJU	Wall-mounted Indoor Fan Coil Unit
(4)	ARC433B53	Wireless Remote Control

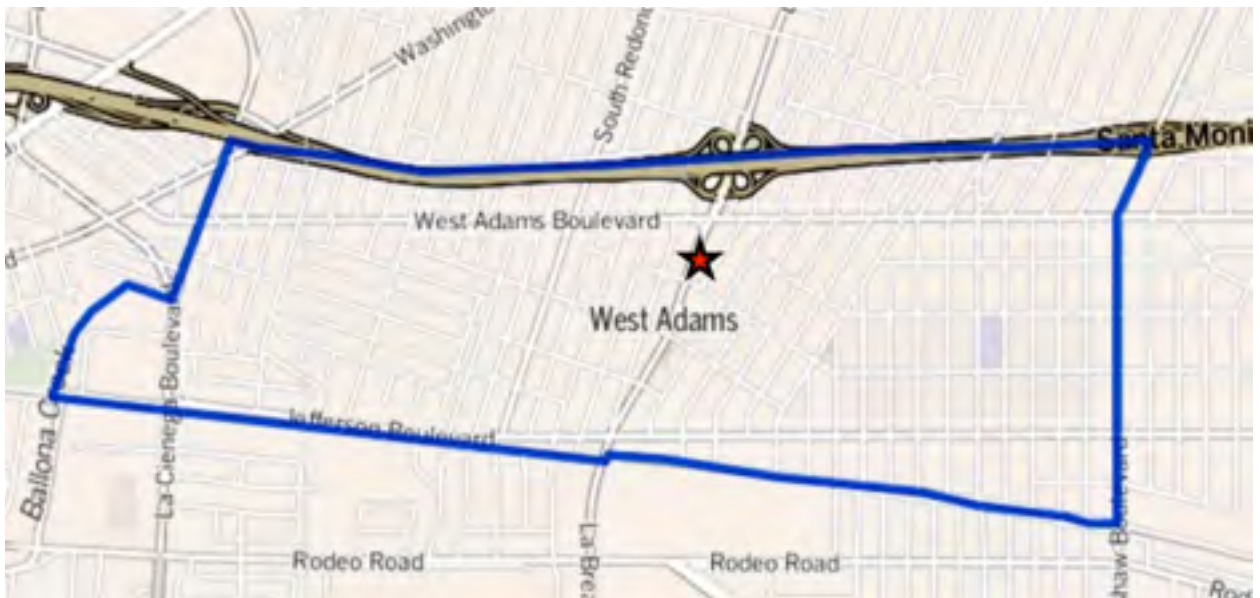
### About Daikin AC

Daikin AC offers North America intelligent heating and cooling solutions with superior energy performance and sophisticated design. These advanced systems fall under the Daikin Altherma™, Quaternity™, VRV®, VRV-S and SkyAir product names. The company located in Carrollton, Texas, is owned by the Japanese-based *Daikin Industries, Ltd.* For more information, call 866-4DAIKIN or visit [www.daikinac.com](http://www.daikinac.com).





# Neighborhood



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10 HOURS IN...

# West Adams

THE 1.48-SQUARE-MILE enclave of West Adams, just west of Leimert Park, is known for Craftsman homes. But there's more to it than nice real estate. According to Badir McCleary and Erez Safar, cofounders of **GALLERY 38**, the nabe's tight-knit community is what makes it a standout. Here they share their go-to haunts, from a pizza joint to an unconventional music spot. > JULIA HERBST

## 1 p.m. START OFF WITH RIBS AT JNJ BAR-B-QUE AND BURGERS

» McCleary: "It's a family business. [Owner] Big Jay was a friend of the neighborhood who recently passed. He was a huge force. I usually get the lunch special with beef ribs and baked beans with no bread. It's off the chain."

## 2:30 p.m. VISIT THE ACADEMY OF STRENGTH AND SPORT

» McCleary: "The owner, Danny Henry, is amazing. He came back to the neighborhood because he wanted to help it grow, just like we did. His message has been 'A healthy community makes a better community,' and I'm totally with that."

## 4 p.m. GRAB A SMOOTHIE AT VEES CAFÉ

» McCleary: "They have some of the



best smoothies in the world. It's become a destination because Adams Boulevard is a direct line from Culver City to downtown. Folks driving through are able to stop at Vees and check out a mural or check out the gallery."

## 4:30 p.m. POP INTO GALLERY 38

» McCleary: "We have an open-door policy in the gallery. One of our buddies named Sam walks

by with his grandmother and little sisters. He's one of our new young resident artists. He came by as an eight-year-old, when we were just setting up. We gave him a print to get his collection started; recently he stopped in, and he had a whole book of art he did. It was the coolest thing. We gave him money to get canvases, and this summer we're putting him in an exhibition for emerging artists."



**EXPLORE MORE**  
Clockwise from top: Delicious Pizza, Vees Café, the Academy of Strength and Sport, Gallery 38

## 6 p.m. EAT A SLICE AT DELICIOUS PIZZA

» Safar: "The Delicious Vinyl folks opened Delicious Pizza, which is themed in the style

of the label, across the street from the gallery. As a hip-hop producer, seeing all the historic photographs and records is especially dope."

## 9:30 p.m. HIT UP THE MID CITY YACHT CLUB

» Safar: "It's incredible because it feels out of place in L.A. It's like walking into someone's living room—mismatched furniture, low ceilings, random objects. Most nights you'll stumble on musicians jamming: one on piano, another on upright, and a third on saxophone. It's an underground spot with a Facebook and Yelp page."



05.17

# Do

NEIGHBORHOOD GUIDE

## Wild West Adams

( PAGE 62 )

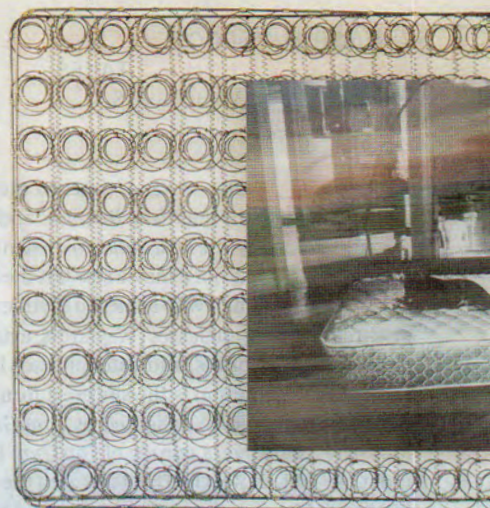


» PLUS:

JEFFREY  
TAMBOR GETS  
TRANSPARENT

KEEPIN' IT  
CLEAN AT THE  
CRAFT & FOLK  
ART MUSEUM

TOM CRUISE  
IS ON A  
HIGHWAY TO  
THE DANGER  
ZONE



**ART  
ATTACK**  
Gallery  
38, which  
opened in  
March 2015







# West Adams is one of the most competitive homebuying markets in the U.S. <sup>11</sup>

*Ranked ninth in the nation and the only LA neighborhood on the list*

BY **BIANCA BARRAGAN** | JAN 6, 2017, 8:01AM PST



Michael Locke/Curbed LA flickr pool

We knew West Adams is a great neighborhood, but we didn't know that buying a house there was such a battle. Now we do: Redfin put West Adams on its list of [2016's most competitive markets](#) in the nation. West Adams took ninth place, and shared the top 10 spots with neighborhoods in San Francisco and Seattle metro areas.

What makes West Adams, which sits south of the 10 Freeway between Jefferson Park and Culver City, so competitive? Taylor Marr, a data scientist at Redfin who conducted analysis for the report, says West Adams saw a bigger drop in inventory than most of LA over the last 18 months, most likely because when houses sell fast, inventory declines quickly.

Rank	Neighborhood (City)	Metro	Median Sale Price	2016 Home Price Growth	Avg Sale- to-List Price	% Sold Above Asking	Median Days on Market	% All Cash
1	<a href="#">Factoria (Bellevue)</a>	Seattle, WA	\$352,500	25.9%	104.9%	62.1%	7	46.3%
2	<a href="#">University District (Seattle)</a>	Seattle, WA	\$559,000	22.2%	105.1%	66.1%	7	34.8%
3	<a href="#">Washington Square (Brookline)</a>	Boston, MA	\$945,000	30.0%	102.1%	55.9%	7	42.7%
4	<a href="#">Prospect Hill (Somerville)</a>	Boston, MA	\$635,000	30.9%	102.6%	56.9%	8	41.2%
5	<a href="#">Inner Richmond (San Francisco)</a>	San Francisco, CA	\$1,900,000	26.0%	111.5%	83.0%	13	33.8%
6	<a href="#">Dolores Heights (San Francisco)</a>	San Francisco, CA	\$1,895,000	30.7%	108.3%	68.0%	14	36.2%
7	<a href="#">Woodridge (Bellevue)</a>	Seattle, WA	\$708,500	12.5%	107.0%	74.3%	7	36.8%
8	<a href="#">Lakeside (Wheat Ridge)</a>	Denver, CO	\$370,000	27.6%	102.1%	58.4%	6	32.3%
9	<a href="#">West Adams (Los Angeles)</a>	Los Angeles, CA	\$550,688	22.5%	103.7%	68.6%	12	37.9%



In November, the median time that homes in the LA metro area lingered on the market was 42 days. In West Adams, it was 25 days, says Marr.

West Adams had sustained median price growth in the period covered by in the report (January 1 to December 5, 2016), with the median sale price rising 22.5 percent in 2016. The year's median sale price in West Adams was \$550,688, according to Redfin data.

That price tag is also key to West Adams's high desirability. Jeffery Marino, a Redfin spokesperson, says West Adams is in what Redfin real estate agents call "the sweet spot"—it's in demand but the median price is under \$600,000, which is still seen as "affordable."

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It's not surprising that people are clamoring to buy in West Adams. It's been hot for a little while now. In December of last year, West Adams's median sale price was \$525,000—up 27 percent over the median from December 2014. At that time, the average buyer was paying 2 percent over average to lock down a home in the neighborhood.

West Adams was the only neighborhood in the LA metro to make the cut, and that's surprising.

Marr says one reason might be that cities such as Seattle have fewer places where people are fighting to buy a home, there are “pockets of concentrated wealth” that are highly desirable, but in LA there are many, many places where people want to buy. LA is highly competitive, Marr says, but all that competition is spread out. Seattle, for example, has 123 neighborhoods. Los Angeles has 235.

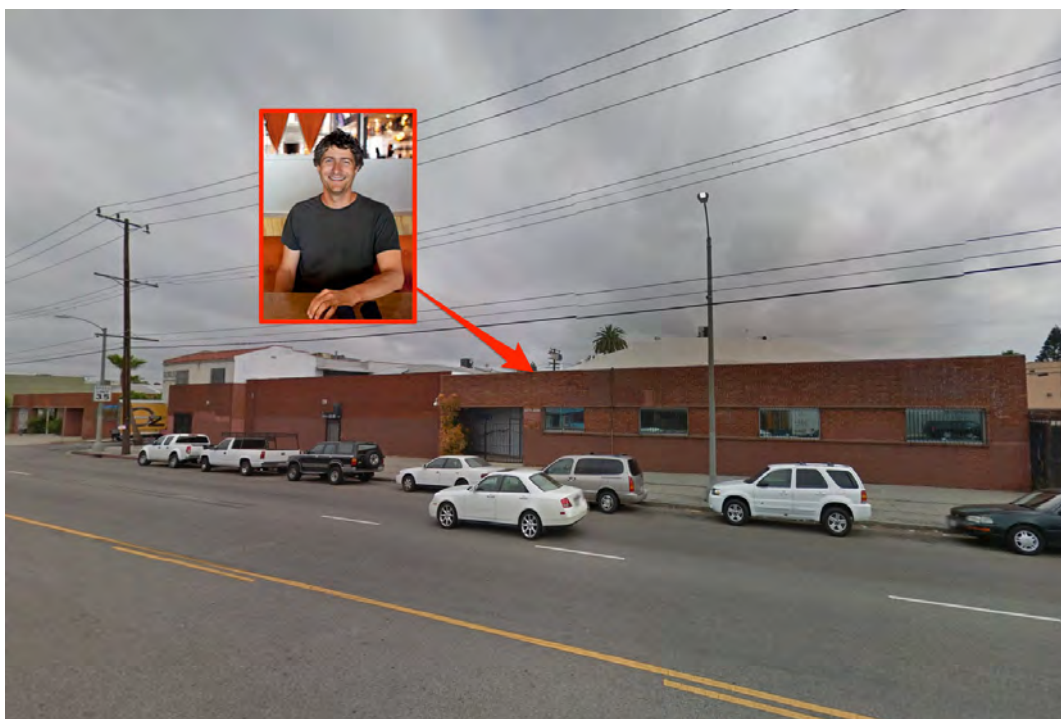
Two LA-area neighborhoods that just missed the cutoff for the top 30 most competitive in the nation were Inglewood and Mar Vista.

COMING ATTRACTIONS

# Big New Craft Beer Restaurant Comes to White-Hot West Adams <sup>7,</sup>

The unnamed project could mark a turning point for the neighborhood

by [Farley Elliott](#) | Jan 17, 2017, 10:45am PST



An unnamed project from Tony Yanow and co. | Google Maps

Everyone's talking about West Adams these days, as the historic neighborhood just south of the 10 Freeway continues to thrive with new development amidst an exploding real estate market there. One new name to pop up at a big property along Adams Boulevard: **Tony Yanow**, the Mohawk Bend/Tony's Darts Away owner and all-around craft beer guru.



Yanow has been on the move of late, with his name attached to a few different high-profile projects across Los Angeles. Among them is [a new Valley brewpub](#) concept slated to land in the long-running Señor Fred space on Ventura Boulevard in Sherman Oaks, where Yanow is focusing most of his energies at the moment. There's also the Westwood restaurant and craft beer stop, which lands in [the former Yamato space](#) as part of the so-called Artisanal Brewers Collective that's been snatching up all this real estate lately.

In fact, they're the same collective behind this new West Adams departure. It's a giant one-story brick building at 5645 W. Adams Blvd. and comes with lots of on-site parking, clocking in at around 17,000 square feet total (though Yanow's project will reportedly only be about 6,900 square feet, including a 1,000 square foot patio). That's all according to real estate site [LoopNet](#), which also mentions loading docks, office space, and some original bow truss ceilings for the building, which will continue to house two other unnamed tenants.

Yanow and team remain mum on what's to come of the address except to say that the place will in part function as a beer-focused restaurant, but with that much room to operate it's easy to expect something big, bold, and beautiful. At its most ambitious, the project could end up [looking similar](#) to the ultimate indoor-outdoor, multi-functional idea that Downtown's Iron Triangle Brewing has been throwing around for a while. More on this one as it comes.

- [22 Delicious Dining Destinations in South LA](#) [ELA]



## THE LATEST



### LASA Nails the Filipino Family Vibe in Chinatown

by [Farley Elliott](#)



Realtor Natalie Neith, a 30-year resident of West Adams, stands in front of one home in the neighborhood. Leo Duran/KPCC

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To understand how hot L.A.'s housing market is, turn to West Adams.

The neighborhood straddles the 10 freeway as you drive between USC and Culver City, and it's the only place in Los Angeles that's among America's top 10 competitive markets [according to real estate site Redfin](#).

"I think we've been discovered and forgotten over the years," says realtor Natalie Neith who's lived in the neighborhood since 1986.

But there's something different at work nowadays if bidding wars are erupting over bungalows.

"Those would have been, five years ago, \$300,000," she says. "Now, they're at least \$650,000."





A home in the West Adams neighborhood of L.A. Competition over houses there have made it one of the hottest real estate markets in the country according to RedFin. Leo Duran/KPCC

Neith pins the recent changes in West Adams to one booming sector of L.A.'s economy: the tech industry in Silicon Beach.

"The people that work there can't afford to live there," she says, pointing out the extremely tight housing market on the Westside. "To get a tiny little house there is going to cost you over a million. Here, you can get so much more of your money here and you're not that far away."

And it's more centrally located than another burgeoning L.A. neighborhood, Highland Park.

"If you work on the Westside, or even if you're not that far on the west, that's a long way away to go," says Neith.

The creation and expansion of Metro's Expo Line train has something to do with the market, too, she thinks.

"It's a great boon for people who maybe work in Culver City or they work on the westside," she says. "They have great transportation to get across town."





Homes in LA's West Adams neighborhood typically have about 4 bedrooms, according to realtor Natalie Neith. But this home is so big that it's being divided into 8 condos. Leo Duran/KPCC

West Adams' housing stock is solid and pretty diverse, as well.

The kinds of homes Neith deals in vary between one-story bungalows to five-bedroom Craftsmans.

The people of West Adams are as equally varied.

"We are a mix of everything, just like Los Angeles is and just like the United States is," she says.

That's partly derived from history: in the late 1940s, the U.S. Supreme Court struck down racial covenant laws.

That allowed minorities like African-Americans and Japanese-Americans to buy homes in neighborhoods where they were once banned by local laws, and West Adams was one of those places.

But there's probably no bigger sign of change to the neighborhood than one particular store that's moving in.

"Well, you know the holy grail is Trader Joe's. Everybody wants Trader Joe's," she says, "and West Adams is going to get a Trader Joe's!"

It's obviously good business for a realtor like herself, but Neith is excited about what's in store for her neighborhood and future neighbors.

"The entire center of the city is being discovered by people, just like you who never knew it was here," she says, "and that's only a good thing."

**Do you live in West Adams, too, and have a different take on the housing market? Let us know in the comments.**

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# Architect



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## About You

You're bright and energetic, with a bustling life full of activities, obligations, and adventures. At the end of a long day, you *can't wait* to return home and settle in. You value your home as your cave, your safe haven from all else, an extension of yourself, in the most pleasurable and relaxed state. Your home is your recharging station, your operational hub, and your venue for entertaining.

You really do appreciate your home... although it doesn't *quite* live up to that dreamhouse you've always envisioned. And since you understand *just how important* your home environment is to your **quality of life** and *emotional well-being*, you're ready to do something about it. It's time for a place that's juuuuuust right, uniquely yours, and *spectacularly customized* to support you as the best version of yourself.

Whether your heart is set on building a new home, or renovating your current home, it's time to make that long-awaited and much-anticipated project a reality. You're excited, yet there's still that nagging sense of discomfort, apprehension, and outright reluctance..... Not only does your life already feel way too busy to take on such a complicated endeavor, but the road ahead seems daunting, full of obstacles and challenges, and worst of all: the *unknown*.







TELL US ABOUT YOUR PROJECT

## About TrèSpace Studio

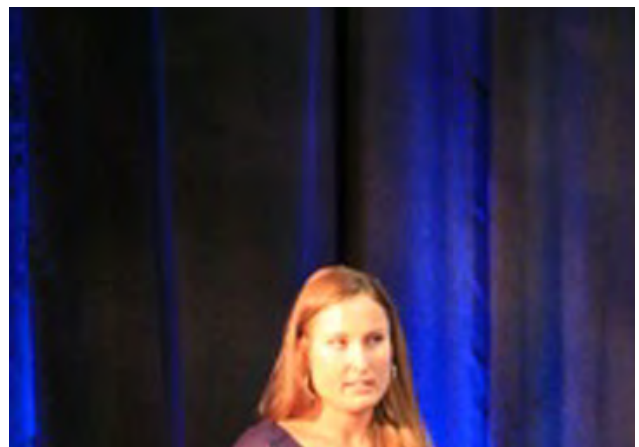
As your Tour Guide and Trusted Advisor, our mission is to help you take this next step in creating your dreamhome. We've been where you are, know the ropes, and have the tools and experience to provide you with a direct path to your dreamhome. We can make an otherwise overwhelming, stressful, and time-consuming process an enjoyable, exciting, and life-changing experience for you instead.

The process is simple and can begin *instantly*. **Call or Email us now**, and we'll take it from there. We'll gather information from you until we have a complete understanding of your goals and project parameters. Then we'll tap into our creative design prowess and reach deep into our sea of resources to elevate your vision to the next level, openly communicating and collaborating with you all the while. We'll kickstart your project into full gear, guide you through the dark unknown, and before you know it, you'll be nestling down in, throwing parties at, and operating your world out of your dreamhome instead of just dreaming about it.

## About TrèSpace's Founder

TrèSpace Studio's Founder and Principal, Jayna Cooper, is a Licensed Architect and LEED Accredited Professional.

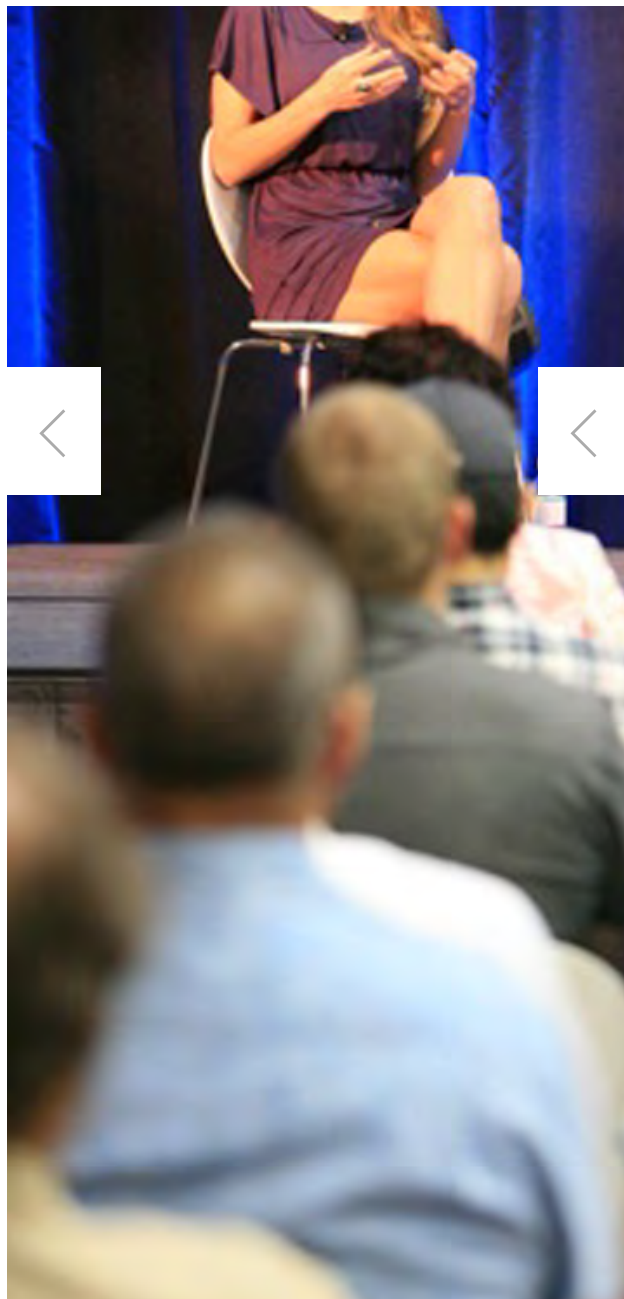
Jayna designed and built her own home which was featured in Dwell magazine and awarded Architectural Record's House of



the Month. She's appeared several times as a guest speaker at the annual Dwell on Design Conference at the Los Angeles Convention Center, and has also been interviewed about her work on NPR.

Prior to founding TrèSpace Studio, Jayna practiced Forensic Architecture, accumulating a wealth of knowledge about the technical ins and outs of building design and construction. She also designed high-end modern homes and luxury lofts as an Architect for the award-winning firm, David Gray Architects, in addition to her experience through a series of domestic and international architecture and construction internships.

Jayna's Master of Architecture degree is from USC, where she also earned a Certificate in Historic Preservation while living in a National Historic Landmark through the Gamble House Scholar-in-Residence program.





## Jayna Cooper

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A licensed Architect and LEED Accredited Professional, Jayna earned a Master of Architecture degree from the Univeristy of Southern California, graduating first in her class, after completing her undergraduate education in Architecture at Georgia Tech. Her portfolio of experience includes design of new custom homes, residential renovations, adaptive reuse, historic preservation, commercial office, mixed-use. and high-rise projects; furniture design and fabrication; landscape design; and consulting. Her work experience alsp includes construction project management, most recently taking on the role of General Contractor for the construction of her own home.



### Stories







## 131-Day House

Architect Jayna Cooper had never designed a house before, much less played general contractor, when she broke ground on her new...

By Dwell and Aaron Britt

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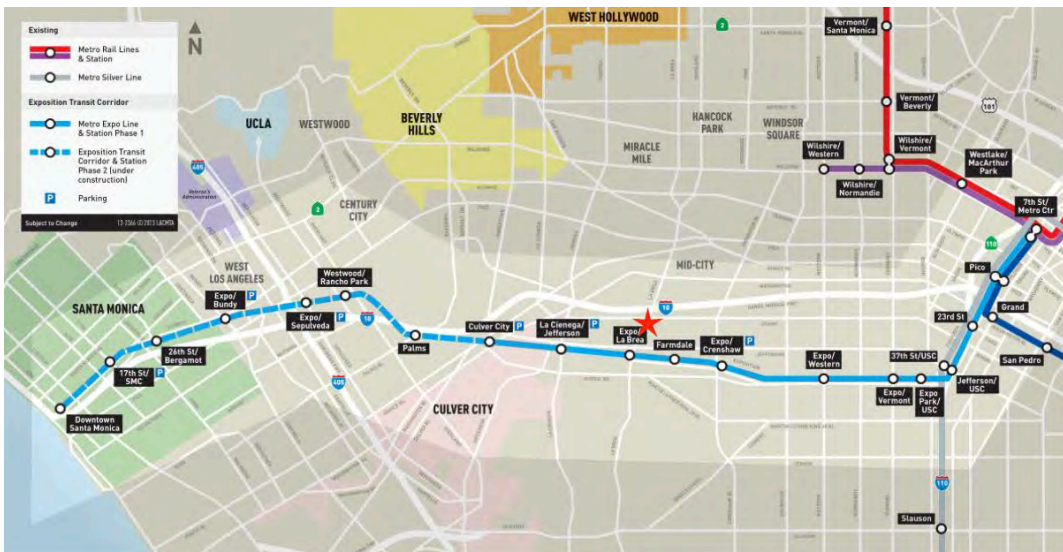
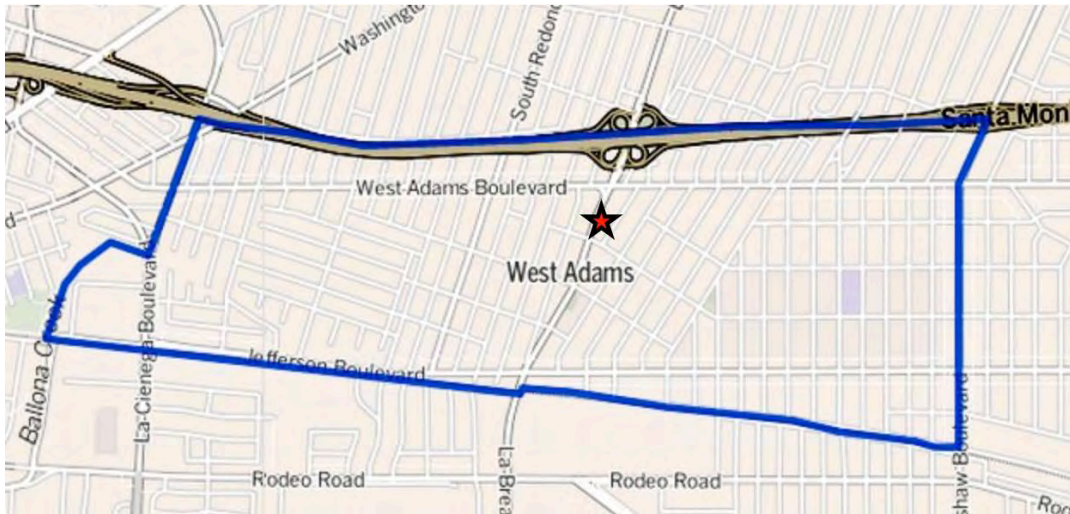


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### Map of West Adams & Expo Line



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