

# Cheviot Hills

*The greatest neighborhood in the world*

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# Let's Go Dodgers!



By Ben Lee

The month of May. There's something bright and sunshiny about this month. Maybe it's because the winter doldrums are officially behind us and the excitement of summer vacation is dangling right in front of our noses. It always feels as if the end of the school year brings a certain degree of chaos (not to mention moving into a new house which we recently had the pleasure of doing) so there's an element of peace that comes with the month of May, at least for me, that is like a proverbial exhale and mental respite before the mania (aka kids home from school) of summer sets in.

So, how do I find ways to relax despite all the craziness that seems to follow me throughout my workday and continues at home? Indulging in

Sunday (pre-Open House!) massages have really helped. Nothing fancy- just a quiet hour all to myself and a way magically to erase the pent up knots and aches from the previous work week. I've also tried to increase my workouts over at the Griffin Club. Now that the weather is so warm and nice, it's the perfect outdoor setting to swim some laps and not focus on anything too stressful for an hour or so.

Another outlet for relaxation I've recently rediscovered is to attend Dodger games with my family. It's pretty hard to be a Los Angeles native and not have some kind of emotional attachment to the Dodgers. I will be the first to admit that even though I was born and raised here, I didn't go to many games growing up. My dad preferred taking me surfing more than going to the ball games. I didn't collect baseball cards or follow the stats of the players. My grandfather would often listen to the games on the radio so I would hear Vin Scully's voice more often than witnessing the players in action.

It wasn't until I had sons of my own that my interest in the Dodgers became more than just a passive recognition. I'd say when your children show a real passion for a subject, it's hard not to get swept up in their enthusiasm. Maybe not for all things, come to think of it. I still will never understand the youngest one's brief obsession with Pokemon or when the oldest wanted to play nothing but Monopoly for hours and hours on end (although, I respect the nod to real estate with that one). Enjoying going to Dodger games, though, is an obsession I can get behind.

Right off the bat (pun intended), I have great respect for the architectural

and engineering triumph that is Dodger Stadium. Creating an enormous venue nestled within the landscape of Chavez Ravine is something that impresses me every time I go. Sometimes we purposefully arrive early in order to hang out on the lowest possible level and try to catch balls players may toss to the crowd during warm ups. Other times we just feel a little lazy and sit in our seats waiting for the game to start, watching pre-game videos on the Jumb-o-Tron. What's particularly unique about our seats is they are shared with an old family friend who inherited them from her grandfather. He was an architect and chose these exact seats based on the blueprints for Dodger Stadium back before it was actually built. So, these seats are just one row into where the overhang of the level above them provides perfect shelter from sun or (in rare occasions) rain. Given that these seats have been in her family for generations means she's had the option over the years of moving lower and closer to the field but opted instead to stay put because everyone can agree it's better to be idyllically shielded from the harsh, often blazing sun that beats down upon those fans closer to the action.

Once the game gets underway, it's time for food. There are a wide variety of options but we are purists and can't see a ballgame at this world famous venue without enjoying the humble Dodger Dog. We each prefer them dressed in specific ways and are steadfast in our dedication for being right. Obviously the only real way to enjoy a DD is with ketchup, mustard and a whole lot of onions but I allow my boys to feel like their dog of choice

is OK, too, even if it's really not. Food is spread out over many innings because, sort of like an airplane flight across country, it helps pass the time by looking forward to different courses. We always start with the dogs but then a few innings in, make our way through the garlic fries before moving along a few innings later toward desserts (which, in my opinion, aren't terribly strong. They've introduced lobster rolls and fried chicken & waffles to the menu, would it hurt to add a root beer float or cherry pie?).

After the 7th inning stretch, if we're being totally honest, I'm ready to come home. I enjoy being at the games but at a certain point, I realize how crowded the parking lot is and what a nightmare the traffic coming home will be and I just as soon hightail it out of there even if the game isn't over yet. I happen to be in the minority here and this often becomes a bone of contention with the other members of my family who rather stay to see the outcome than be the first car whizzing out of the lot.

In the end, though, even if we are the very last fans shuffling out like cattle towards the cars, there's something very magical about hearing Randy Newman's anthem, 'I Love L.A.' blasting out from all the stadium's speakers, signaling a win for our boys in blue.

If you have the opportunity to take in a game or two this season, I highly recommend you do so. Even if you didn't think you cared about the Dodgers too much before, you can't beat spending a lovely, breezy day in the sunshine (or shade as the case may be!) with the ones you love, cheering on your hometown team.





# My featured listings

BEN LEE PROPERTIES

## Cheviot Hills - ACTIVE!

5 Bed / 6.5 Bath



**2715 Forrester Dr – \$5,299,000** Great new price!

A luxurious Hamptons retreat on the most coveted street in Cheviot Hills, impeccably designed and newly constructed estate by Diamond West Distinctive Homes. Artfully detailed wainscoting and intricate custom built-ins. Greeted by a formal living room with fireplace and bay window, pass the formal dining room with butler's pantry to enter the gorgeous gourmet kitchen. This dazzling property, unmatched in location is truly an opportunity that cannot be missed.

## Cheviot Hills - ACTIVE!

5 Bed / 5 Bath 3,842 Sq. Ft., 7,444 Sq. Ft. Lot



**2742 Forrester Dr – \$2,995,000** Great new price!

A once-in-a-generation chance to own this authentic gorgeous, Spanish-style, 5 bedroom/5 bath hacienda. It's a remarkable true beauty with a palatial entry hall and museum-style 2 story wood-beam living room. Virtually all details are original from its inception in 1929: intricately designed stained glass windows, crystal doorknobs, exposed wooden beams, coved ceilings and doorways, wrought iron banisters alongside the sweeping, dramatic staircase. Located in the award-winning Castle Heights Elementary School district.

## Brentwood - ACTIVE!

5 Bed / 6 Bath 10,668 Sq. Ft. Lot



**224 N Kenter Ave – \$3,399,000**

A vast property that incorporates elements of traditional and colonial styles, this 5 bedroom/6 bath estate in Brentwood has a multitude of features to please any potential buyer. Inside you'll find a formal living room with an abundance of light, hardwood floors, intricate crowned moldings and fireplace. There's a formal dining room that connects to the kitchen and also opens to a private, exterior courtyard. Upstairs you'll find the generously sized bedrooms, bathrooms and walk-in closets. In addition, there is a downstairs finished basement with access to the two-car garage. In the coveted Kenter Canyon Charter Elementary School district, this home is a definite must see!

## Cheviot Hills - IN ESCROW

4 Bed / 3 Bath 2,300 Sq. Ft., 6,505 Sq. Ft. Lot



**10552 Cheviot Dr – \$1,499,000**

Presenting a storybook Tudor located on a large corner lot in the Overland Avenue School District, this 4 bedroom / 3 bath much-loved family home is on the market for the first time in generations. Built in 1929 and perched high above the neighborhood, this home has a downstairs private suite, perfect for guests, in-laws or to be used as a den. The main floor of the house offers hardwood floors, crowned moldings, a romantic fireplace in the living room and very pretty views of the nearby homes and treetops. There is a formal dining room adorned with picturesque leaded glass windows and the kitchen and breakfast nook overlook the quaint upper-level courtyard.

## Beverlywood - IN ESCROW

4 Bed / 3 Bath



**2700 Castle Heights Ave – \$1,595,000**

Cool, smart and teaming with style, this recently remodeled 4 bed/3 bath home in Beverlywood has a unique sophistication all its own. Originally built in 1949 but brought into the modern age through meticulous and tasteful remodeling, this 1878 square foot home has retained its original charm while tapping into what today's active family needs. A brand new kitchen with stainless appliances, plenty of storage space and bounty of light. All hardwood floors and bay windows in the living and dining rooms. Located in the award winning Castle Heights Elementary School district.

## Cheviot Hills - IN ESCROW

4 Bed / 4.5 Bath 3,075 Sq. Ft.



**2826 Medill Place – \$2,999,000** Great new price!

This is a rare opportunity to inhabit an authentic yet updated mid-century modern dream home with arguably one of the most breathtaking views in all of Cheviot Hills. Perfect for the connoisseur who appreciates the beauty and style of 1950's architecture yet with a modern-day sensibility. High ceilings and open dining and living spaces punctuated by floor to ceiling glass doors allows for light to pour in from every angle. Located in the award winning Castle Heights School district, this once-in-a-lifetime chance to call such a special property 'home' should not be missed.

## Pacific Palisades - IN ESCROW

5 Bed / 4 Bath 4,100 Sq. Ft., 8,276 Sq. Ft. Lot



**515 Muskingum Ave – \$3,195,000** Great new price!

Newer Mediterranean set on a quiet loop street with unobstructed ocean, canyon & mountain views. Bright & dramatic entry leads to wide open living & family rooms with bar/lounge area. Step down to the spacious dining off center-island kitchen – all opening up to huge entertaining deck & views. Five large bedrooms, 4 baths + several balconies, view decks & covered patios. Lower level storage area, etc. (additional 1,200 sq. ft.) with 12-ft. ceiling opens to patio & view.

## Beverlywood - SOLD

3 Bed / 3 Bath 2,245 Sq. Ft.



**2407 Bagley Ave – \$1,875,000**

Warm and inviting, this traditional style is as charming as it is efficient. Perched above one of the most family friendly streets in the neighborhood. Oversized windows in every room allows for natural light to stream in from every corner. Hardwood floors, wainscoting and crowned moldings shape the personality of the formal dining room and living room. The kitchen offers attractive granite counters, stainless refrigerator and glass cabinetry. Located in the award winning Castle Heights Elementary school district, this winsome home is sure to bring comfort and happiness to whoever inhabits it next.



# Cheviot Hills happenings

## Steps that Care



By Ben Lee

May 12 marks the 4th annual Steps that Care 5K walk that raises money for cancer research. Under the leadership of Castle Heights Elementary 3rd grade teacher Mrs. Annie Casady, students, neighbors, parents and anyone else who is interested in participating will meet at Castle Heights Elementary School at 9:00 a.m. and walk up to the Cheviot Hills Recreational Center and back.

Last year the organization raised \$5,000 dollars primarily through T-shirt sales and this year the goal is to raise \$8,000 dollars. Not only does the money help a much needed cause, but by participating in the event, students have the chance to be part of something that can really make a difference. If you would like to join the walk or make a donation, please visit the Steps that Care website: <https://www.castleheightselementary.org/steps-that-care>

## Raffle and a Festival

**DOUGH & JOE**  
**PIZZERIA | ESPRESSO BAR**

By Ben Lee

Thank you to all those who entered the raffle for a \$50 gift certificate to Landmark Theaters. It was a very popular raffle and we had hundreds of participants, however there can only be one winner and this month, that lucky lady is: Rancho Park resident Michelle Emanuel Helmer. Congratulations, Michelle! We hope you enjoy all the movies and popcorn \$50 has to offer. To all those who entered but didn't win this time, don't be sad! There's always another raffle around the corner. This month we're giving away a \$50 gift card to DOUGH & JOE, the new pizza and espresso bar on Robertson. To enter, simply send an email to: [ben@benleeproperties.com](mailto:ben@benleeproperties.com) and write

'DOUGH AND JOE' in the subject line. That's it! We'll pick a winner at random at the end of the month.

And, speaking of excitement on Robertson, don't forget to attend the annual SORO Festival on June 3rd from 11 a.m. to 6 pm. Always a fun and inspiring community event, there will be so many family friendly activities to enjoy... specifically (but not limited to): music/dance performances, rides, delicious food, giveaways, games and booths featuring local services and businesses. A great excuse to meet your neighbors and experience a bit of the South Robertson renaissance! Free admission, open to the public and ample free parking at Hamilton High School. Hope to see you there!

If there is a community event with which you are involved and would like a notification about it in this newsletter, please feel free to let me know. We need the information about a month in advance so if

something is happening in June that you would like mentioned in this publication, feel free to reach out:

[ben@benleeproperties.com](mailto:ben@benleeproperties.com) or (310) 858-5489. Thank you!

## Westside Places

By Michael Harris

Clifton's Cafeteria is another throw-back to old Los Angeles which is still operating at 648 S. Broadway. The original chain was begun in 1931 by Clifford Clinton who combined his names for the title of his restaurants. Although at one time there were eight Clifton's cafeterias around town the sole operating survivor now is the one downtown. It was extensively renovated in 2015 and reopened to a facility which scrupulously preserved all the original

treasures: the interior trees, the waterfalls and downstairs the excavated dinosaur eggs and old-time movie memorabilia. The food is still sold cafeteria style and the menu features old fashioned comfort cuisine. The original founder of Clifton's was a true benefactor who often provided food for the needy, did not charge for patrons who could not afford his reasonably priced fare, and founded the successful food based charity Meals For Millions. The movie Gangster Squad was shot there in 2013 as have others through the years.



If you enjoy reading these vignettes each month, you may want to check out my father-in-law's book, *Westside Stories*. It's a memoir/history of growing up on the Westside of Los Angeles in the 1940s and 1950s with great photos, anecdotes and stories. Perfect for the history buff/enthusiast in your family! It's available for purchase on Amazon, search *Westside Stories* by Michael Harris.