

LET'S GET REAL

A column by real estate and architecture professionals

By Marcella Tyler Ketelhut and Kurt Krueger

Marcella



Marcella has fallen in love with Toluca Lake over the past five years, and she wants to share her passion for the architecture and history of our neighborhood with us all.

Kurt



Kurt's work across the city has made him one of Los Angeles's most sought-after architects. He recently brought two projects to Toluca Lake, and his expertise will provide great insight.

Welcome to "Let's Get Real: Real Estate & Architecture" – your go-to source for practical insights, tips, fun facts, history, and guidance in navigating the dynamic world of real estate & architecture. Whether you're a seasoned investor, a first-time homebuyer, an architecture & design buff, or simply curious about the intricacies of the property market, this column is designed to provide you with straightforward advice to help you make informed decisions as well as just

fun information about the design and architecture of our community.

In the fast-paced realm of Los Angeles real estate, it's easy to get lost in jargon, trends, and flashy promises. However, our aim here is to cut through the noise and provide you with real talk – no frills, no fluff, just actionable information you can trust.

We are Marcella Tyler Ketelhut, a 35-year attorney and real estate broker with Sotheby's International, and a resident of Toluca Lake, and Kurt Krueger, principal of

Krueger Architects, Inc., a Los Angeles design-to-build architectural firm with two recent projects in Toluca Lake. Our passion is empowering clients with knowledge and the understanding of how they can make their homes not only their greatest assets but how to also make their home a sanctuary. We work as a team on historic purchases, restorations, new builds, and partner with local builders to help foster and create community.

From understanding market trends and assessing property values to negotiating deals and maximizing your investments, we'll cover a wide range of topics to empower you in your real estate journey. Whether you're looking to buy, sell, rent, or invest, our column will arm you with the knowledge and confidence to succeed. We will also profile architecturally significant homes and buildings that have created the charm and contributed to the strong heritage and traditions of Toluca Lake.

Moreover, we'll delve into architectural trends and the allure of histor-

ic homes, particularly in charming locales like Toluca Lake and beyond. Exploring the timeless elegance and unique character of historic properties can offer a glimpse into the past while providing a solid investment opportunity. We'll discuss the significance of preserving architectural heritage, the practicalities of owning a historic home, and the trends shaping the market for such properties. Additionally, we'll delve into the lore and history of some of Toluca Lake's (and beyond) most interesting, celebrated, quirky, and fascinating homes.

So, let's dive in together and get real about real estate. Stay tuned for practical advice, expert insights, and valuable tips to help you navigate the ever-changing landscape of property ownership and investment – including the fascinating world of architectural design of new and historic homes.

As a nod to one of the oldest homes in our storied city, we celebrate The Toluca Adobe, also known as the Lankershim-Toluca Adobe, built in 1847 by Ignacio Coronel, a California ranchero, as part of the ex-Mission San Fernando land grant.

The adobe changed hands several times over the years, eventually coming under the ownership of the Lankershim family. And where does this gem sit? In 1920, it was incorporated into the grounds of the Lakeside Golf Club as its clubhouse, and like its celebrated counterpart, the Campo de Cahuenga, near the historic Cahuenga Pass, it too was torn down. What is particularly significant is the year the Lankershim-Adobe was built—1947—the very year the Treaty of Cahuen-

ga was signed between Lieutenant Colonel John C. Frémont and General Andrés Pico in 1847, ending hostilities in California between Mexico and the United States. This paved the way for the Treaty of Guadalupe Hidalgo in 1848, where Mexico ceded the area including California to the United States, leading to California's becoming the 31st state in record time, only two years later in 1850. So Toluca Lake was right in the epicenter of all this change, and minutes from the official U.S. birthplace of California.

Toluca Lake and its environs have so many storied homes, so many remarkable architectural styles and architects represented, and so many untold stories. We want to share the old AND the new with you, and help you navigate the world of LA real estate and the hidden in plain sight gems!

One note about our inclusion in the Tolucan Times; we feel that the Times, by revitalizing a local newspaper, is doing its part in creating community and fostering a sense of belonging and togetherness for all members of this distinct and ever-so-special community. While other newspapers have eliminated their architecture columns, we seek to celebrate the architecture and history that make Toluca Lake a unique part of greater Los Angeles, and perhaps, even offer the rest of LA a glimpse into how important it is to know your neighbors, to patronize your local businesses, and support initiatives that benefit all. Now, we invite you to this journey into all things real estate and architecture!

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