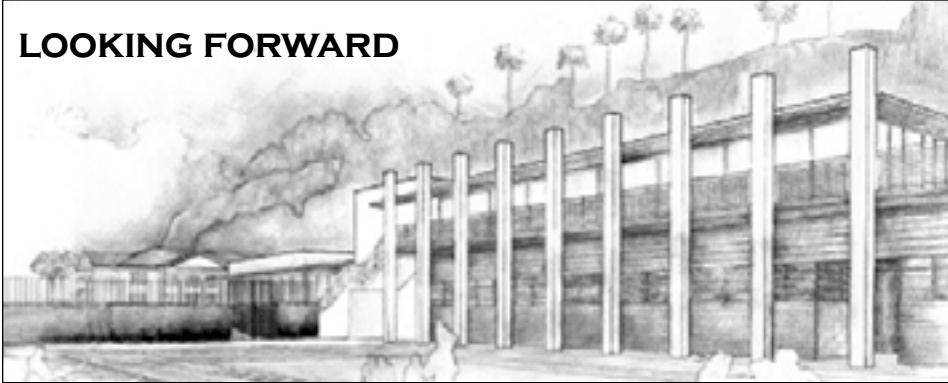




## SUPPORT FOR ENDANGERED BEACH CLUB SURGES

### LOOKING FORWARD



Proposed redevelopment of 415 PCH

#### Public Beach Club at Historic Site Threatened by Objections of a Few

This one-of-a-kind public beach club and historic renovation proposed for the site of the former Marion Davies Estate is in jeopardy, threatened by a handful of nearby beachfront property owners.

The Annenberg Foundation has given Santa Monica almost \$30 million to build a public recreational facility on a piece of beachfront property valued at \$45 million and contributed to the project by the State of California.

The Conservancy has recently created Friends of 415 ([www.friendsof415.org](http://www.friendsof415.org)), a committee including a broad coalition of community groups and residents interested in building awareness of the proposed beach club.

Amenities in the design include: complete restoration of the North House, the restored historic swimming pool, a kids' pool, a beach playground with a water feature, volleyball courts, paddle tennis courts, an events room, community meeting rooms, a snack bar, on-site and shuttle parking, and the list goes on and on.

As part of the public process, some aspects have been modified in order to minimize any potential negative impacts on residents living nearby.—including cutting in half the capacity of the events room to 100 people, full-time security staffing, 10 pm weekday and 11 pm weekend curfews on even indoor events, and many others, including a commitment to lobby Caltrans for a much-needed traffic signal for the facility.

But while this liberal package of restrictions on the proposed beach club has addressed the concerns of most PCH neighbors, a handful still want to further limit public use, and have hired a phalanx of high-priced L.A. lawyers to do so. They are threatening to block this public beach club unless they are granted still further concessions that are either impossible, impractical or unreasonable for the city and community.

CONTINUED ON PAGE 2

### LOOKING BACKWARD



M. Davies Estate in its heyday. Photo: M. Wanamaker

#### A Remembrance of Hollywood Royalty

Just yards away from the Conservancy's meeting at Back on the Beach Café on Pacific Coast Highway, Marion Davies, Randolph Hearst and a coterie of Hollywood's iconic movie stars, lived and played on the sands of Santa Monica Bay. Hollywood Historian Marc Wanamaker addressed a capacity crowd in the back room of the café with slides of actual rare photographs from the era. Of particular interest were the photos of the Davies Estate interior,

CONTINUED ON PAGE 6

#### USC Students Present a Free Lecture May 11 at the Library

### ANATOMY OF OUR SHOTGUN HOUSE



Measuring the shotgun house. Photo: Ken Breisch

A lecture by graduate students of USC's historic preservation class regarding the historical significance of one of our last remaining, intact shotgun houses will be held Thursday, May 11, 2006 at 7:00 pm in the Main Library. SMC Board President Ken Breisch used this endangered house as a case study in historical research for the historic preservation class he teaches at USC.

The research conducted by the students will aid the Conservancy in its efforts to rehabilitate the house, relocate it to a permanent site and establish a new creative public use for it.

Around the turn of the century, more than 200 such cottages inhabited the area closer to the beach, marking a time in our city's history when laborers lived in them and tourists used them as temporary housing.

The lecture is free to the public and will be in the multipurpose room of the new Main Library at 6th and Santa Monica Blvd. on the 2nd floor. Parking is \$1/ hour in the library garage. For more information, call the Conservancy phone at 310-485-0399 or visit our website at [www.smconservancy.org](http://www.smconservancy.org).

**THE CONSERVANCY BOARD**

Ken Breisch	President
John Zinner	Vice-President
Tom Cleys	Treasurer
Marcello Vavala	Secretary
Joel Brand	Past-President

**BOARD MEMBERS:**

Bruce Cameron	Mike Deasy
Nina Fresco	Arlene Hopkins
David Kaplan	Ruthann Lehrer
Doris Sosin	Anne Troutman

**MEMBERSHIP DUES**

Individual Membership	\$35
Household Membership	\$45
Low Income Membership	\$15
Sustaining Membership	\$100
Conservancy Supporter	\$250

Those interested in supporting the Conservancy at the highest Patron or Circle levels can learn more by calling our president, Ken Breisch at (310) 458-5984.



**DOCENTS NEEDED FOR WALKING TOUR**

Do you like to meet new people? Would you like to learn about Santa Monica's cultural and architectural heritage? If so, volunteer to become a docent for the SMC's upcoming downtown walking tour, planned for an October launch date. Docent training will be provided. To sign up or for more information...

Call Carol Lemlein at 450-3741

**THE NEWS STAFF**

Sherrill Kushner	Dick Orton
Susan Zinner	Ruthann Lehrer
Nina Fresco	

**LET US HEAR FROM YOU**

PO Box 653, Santa Monica, CA 90406-0653  
310-485-0399 • info@smconservancy.org

**HOTEL CASA DEL MAR ANNUAL MEETING: ELECTIONS AND HOTEL HISTORY**



Arriving at the Casa Del Mar, photo by Dick Orton

Nearly 100 members turned out for the Santa Monica Conservancy's third annual meeting on January 29th at the beautiful Hotel Casa del Mar, which featured a presentation by historic consultant Christy MacAvoy on the renovation of this historic building and Board of Directors election.

Renewed for another three-year term are: Ken Breisch, Director of the Graduate Program in Historic Preservation at the University of Southern California; Bruce Cameron, who also serves on the board of the Santa Monica Convention and Visitors Bureau; Tom Cleys, a real estate developer and current treasurer of the Conservancy; and John Zinner, a sustainable building consultant. First-time board member, Mar-

cello Vavala, is also active with the Los Angeles Conservancy's ModCom (Modern Committee) and leads downtown L.A. walking tours. (See profile on page 7.)

Members also approved a bylaw amendment which calls for the automatic resignation of a board member who fails to attend five regular Board meetings during any calendar year.

Thanks to those who organized the meeting—especially Ruthann Lehrer, Bruce Cameron, Tom Cleys, Ursula Kress, Judy Parsons, Thomasine Rogas, Elizabeth Terry, John Zinner—and to Hotel Casa del Mar for generously providing us with a meeting room and refreshments, and to the hotel's staff for its outstanding service for this event.

Congratulations to the new officers, elected by board members for one-year terms.



Frank Gruber comments at the Conservancy's open forum discussion at the Annual Meeting, photo by Dick Orton

CONTINUED FROM PAGE 1

**YOUR PUBLIC BEACH CLUB THREATENED**

It is worth noting that within a proverbial stone's throw of 415 PCH, there are two private beach clubs that have operated for decades without significant impacts on the neighbors and with few if any of the restrictions now being demanded by the remaining holdout property owners. In fact, the 415 PCH site was once home to the Sand and Sea Beach Club and operated as a good neighbor without anywhere near the kind of restrictions being demanded today.

But perhaps most critically, the threatened lawsuit, if pursued, could delay the project long enough to miss both Annenberg Foundation and State of California deadlines and create cost overruns and other complications, that together could kill this once-in-a-lifetime opportunity for Santa Monica. Such a blow would end nearly 20 years of efforts to renovate the historic property and open it to public use.

If that happens the property, which is owned by the State of California, will almost certainly revert to state control. The state is reported

to have considered selling the land as surplus property, valued at nearly \$45 million as parcels for condominiums.

By contrast, the proposed beach club is an almost unprecedented development partnership between a community and a private foundation. Success at 415 PCH would send a strong message to the foundation community that Santa Monica is fertile ground for such visionary partnerships.

Despite widespread community support to transform the neglected site, residents have not been aware of the danger posed to the project, and hence have not been vocal about their support as the project heads into the City's approval process.

It is time for Santa Monica's residents to speak up and let the City Council and the Annenberg Foundation know just what we think of opening a beach club for the public along our coast.

Please visit [www.friendsof415.org](http://www.friendsof415.org) for more information on how you can support this project.

## THE MAYFAIR MUSIC HALL HAS REVITALIZATION PLANS

You've gone by this boarded-up, forlorn-looking building dozens of times near Santa Monica Boulevard and 2nd Street. The once beautiful Mayfair Music Hall has been vacant since 1994—a victim of the Northridge earthquake. Interior walls and parts of the brick superstructure were damaged, but fortunately the ornate façade was unharmed.

It's hard to believe that this was once a thriving theater where a comedy troupe and vaudeville actors entertained. The theater's original name was the Majestic when it opened on December 23, 1911,

seating 602 people. Santa Monica business leaders Charles Tegner and J. Euclid Miles (for whom Miles Memorial Playhouse is named) built the theater at a reported cost of \$30,000. Tegner's real estate office opened in downtown Santa Monica in 1902, and remarkably, is still in operation today near the theater.

The building was designed by New York architect Henry C. Hollwedel who moved to California for health reasons. Hollwedel designed the now demolished Henshey's Department Store and the Santa Monica



Photo from Santa Monica Public Library Image Archives

## THE HOTEL NEVER BUILT IN SANTA MONICA



This postcard depicts a proposed hotel that would have been an addition to the fashionable Gable Beach Club seen in the foreground. With ramparts rising to the top of the cliff and jutting out many levels above Palisades Park, a bridge over the coast highway would have linked it to the beach club. An elegant entrance would have welcomed guests from Ocean Avenue.



Amboise Chateau in the Loire Valley of France, architectural inspiration for the hotel never built

Construction began in the late 1920s but stopped when money ran out early in the Depression. The massive foundations deeply embedded in the cliff are all that was built of this incredible homage to French Medieval Fortress architecture, reminiscent of the Chateau at Amboise. The foundation remains because the cliff's stability would be compromised if it were removed.



Foundation still embedded in the cliff at the 800 block of PCH, photo by Dick Orton

Bay Woman's Club (still standing on 4th Street), and he worked on the Santa Monica Pier.

When the theater was remodeled and reopened in 1929, it became the Mayfair Theater/Music Hall. It was remodeled again in 1973 and in 1988. Opera boxes, interesting plasterwork, and a proscenium salvaged from a theater in Los Angeles graced the interior. The maple wood stage was brought from Hollywood High School. The carved oak beams were saved from mansions in L.A.'s West Adams Boulevard area, now a historic district.

After the earthquake, the owners, descendants of the original Mayfair owner, appeared before the Landmarks Commission and requested permission to demolish the building. Residents and the Santa Monica Historical Society, also voiced their concern about the possible loss of this historic building that had played a vital role in the growth of Santa Monica. The City Council designated the building as a historic landmark in 1994.

In 2004, the City Council reached a settlement agreement with the owner to preserve the 1929 façade as part of the building's new use. The proposed project would convert the building into 38 apartment units over one level of retail space while incorporating the Mayfair's existing façade. Code-required parking is proposed in a two-level subterranean garage. Plans have been submitted for review by various agencies for consistency with zoning requirements. There is currently no timeframe for construction.

## A VARIETY OF PRESERVATION EVENTS THROUGHOUT L



### UNION STATION WALKING TOUR

**Dates:** 3rd Saturday every month  
(4/15 5/20/ 6/17) 10:00 am  
800 North Alameda Street, Los Angeles  
Los Angeles Conservancy

Call: 213-623-CITY

L.A.'s 1939 Union Station is a marvelous combination of Art Deco and Spanish Colonial Revival styles. The tour covers the architectural, social, and cultural history of the station, and the art and architecture of the 1996 Transit Plaza.

Pre-payment required.  
\$10 general public  
\$5 LA Conservancy members.

[www.laconservancy.org](http://www.laconservancy.org)



### BANNING RESIDENCE

**Date:** Sun., April 23, 11 am– 4:00 pm  
401 East M Street, Wilmington, CA

Call: 310-548-7777

Banning Heritage Day features events and activities reminiscent of life in the 1800s. Tour the historic 1864 residence, learn a Victorian dance step, play hoops and tug-o-war. Live music from the era on the front porch. Craft demonstrations and a free trolley ride from the Residence to the Drum Barracks Civil War Museum. Free admission.

Lunch available for purchase.

[www.banningmuseum.org](http://www.banningmuseum.org)



### RODNEY WALKING TOUR: CASE STUDY HOUSE

**Date:** Sun., June 11  
Society of Architectural Historians, So. Cal. Chapter

Call: 800-972-4722

A day-long tour of Walker's 1950s Case Study Houses in the hills above Los Angeles. Walker created innovative living spaces that experimented with low-cost materials, technologies, and techniques. Explore Walker's early residential designs and how they fulfilled the promise of the post-war modern movement. Potential site visits include Walker's home, a small development of homes in Beverly Glen, and a number of private residences that have been restored. Space is limited. Reserve early.  
[www.sahscc.org](http://www.sahscc.org)

## A VISIT WITH DON BACHARDY: A SANTA MONICA



Don Bachardy on his deck overlooking Santa Monica Canyon, photo by Elizabeth Terry

Walking into artist Don Bachardy's secluded Spanish style home in Santa Monica Canyon is like walking into a gallery where every art piece tells a story. Colorful paintings and intriguing portraits fill every space on the white plaster walls from the living room to the bedrooms. A cardboard cake sculpture by pop artist Billy Al Bengston sits casually on the coffee table in the living room. One corridor is called "Hockney Hall" as it's covered with paintings by artist and friend David Hockney. Even in the small blue-tiled kitchen there hangs a 1954 self-portrait by Tennessee Williams, the only one in existence,

a gift from the writer.

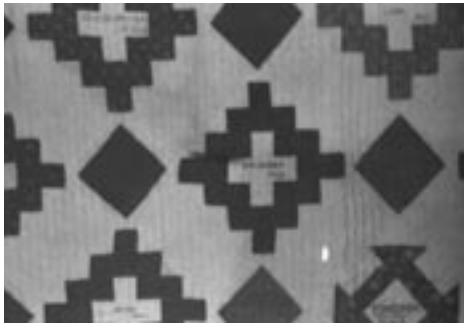
Bachardy bought the hill-hugging house, just below Adelaide Drive, in 1959 with his late partner, the English novelist Christopher Isherwood whom he had met at Will Rogers State beach in 1953. "As soon as we walked in the door," recalls Bachardy, "I knew this was the house for us." They paid \$35,000 for a house that had good bones but was in desperate need of a face-lift. "At first, Chris wasn't at all impressed with its shabbiness," says Bachardy, "But it eventually became his favorite house of all time." It took five months for Bachardy to

whitewash all the walls (originally two shades of hospital green) and re-do the floors, bringing light and luster back to the interiors.

The red-tiled house with white walls was built in 1925 by Frank Bundy (an early Santa Monica real estate developer) when Adelaide Drive was two lanes and a sweet residential complex called "Moon Manor" occupied the spot where two high-rise apartment buildings now dominate the landscape. The three-bedroom house was designed to take advantage of the gorgeous views overlooking Santa Monica Canyon and beyond to the ocean. Large floor-to-ceiling windows embrace the vista and the house soon became a sanctuary where both men co-existed in perfect harmony. While Isherwood's writing career was flourishing, Bachardy's life as an aspiring artist was just beginning. There was a 30-year age gap between them and Bachardy calls Isherwood the "perfect role model for teaching one how important it is to make a daily effort and give it your best."

Bachardy began painting portraits in the tiny garage that he remembers as "snug." Their daily routine was perfection: "We would each do our work in the morning," recalls Bachardy. "Then at mid-day, we'd run down Mayberry

# LOS ANGELES AND CALIFORNIA



## PATTERNS THROUGH TIME: CALIFORNIA QUILTS

Dates: April 28 – August 27, 2006

California Heritage Museum  
2612 Main Street, Santa Monica

Call: 310-392-8537

The show is in two parts of roughly 2 months duration, to show a varied number of quilts, some antique, some contemporary, all made in California. There will be a number of events, including a day-long quilt sale on the front lawn, demonstrations and hands-on classes.

[www.californiaheritagemuseum.org](http://www.californiaheritagemuseum.org)



## SIXTH ANNUAL ANTIQUE CONTEMPORARY TILE SALE

Date: Sat., June 10 (Rain Date: Sat., June 17)

9:00 am – 4:00 pm

California Heritage Museum  
2612 Main Street, Santa Monica

Call: 310-392-8537

More than 40 antique and contemporary tile dealers, collectors, and artists from California and out of state will sell decorative art tiles on the Museum's grounds. Rare Malibu, Catalina, Calco, and Batchelder tiles; old tile tables and murals; art pottery and Monterey furniture. An iron studio and pottery/china restorer will be present.

"Early Bird" tickets \$10 for 9:00 am admission

General admission \$5. 10 am - 4 pm

Tickets on sale the day of the event.

[www.californiaheritagemuseum.org](http://www.californiaheritagemuseum.org)



## 31ST ANNUAL CALIFORNIA PRESERVATION CONFERENCE

Dates: April 20-22

Sheraton Grand Hotel, Sacramento

Sponsors: Cal. Preservation Foundation,  
Cal. State Parks Office of Historic Preservation, City of  
Sacramento, Sacramento Preservation Roundtable

Call: (415) 495-0349

Educational sessions ("Heritage Tourism: Opportunities, Impacts and Implications" "Built to Last? Historic Buildings, Materials and Innovative Technology," "Preservationists Can't Do It Alone—Advocacy and New Partnerships"), mobile workshops, tours of local landmarks, special events. \$235 for CPF members; \$280 for non-members + hotel fees

[www.californiapreservation.org](http://www.californiapreservation.org)

## TREASURE BY ELIZABETH TERRY

to the beach and have a swim, come back to the house for a snack and then continue working through the afternoon." Eventually, they added a second floor to the garage which became Bachardy's light-filled studio where he still paints today, using live models, producing hundreds of portraits a year.

When not working on their crafts, the couple entertained friends and celebrated guests (Igor Stravinsky was one of the first) with lively dinner parties. "We did all our cooking," says Bachardy, proudly. "Chris would barbecue on the deck, while I would be in the kitchen. We kept out of each other's way." Their circle of friends (many of whom also lived in the canyon) included Ed Moses, Fred Zinneman, Aldous Huxley, Berthold Brecht, Marlene Dietrich, Charles Laughton and W. H. Auden.

While the house is not a historical landmark yet, it will eventually be left to the Isherwood Foundation and serve as a writers' retreat, to be inspired by the legendary talent that lived there. (Isherwood died in January 1986). Isherwood's books, papers and diaries are at the Huntington Library as are some of Bachardy's paintings and sketches. It is an impressive body of work that includes movie legends (Bette



Don Bachardy's life is surrounded with art.  
Photo by Elizabeth Terry

Davis, Laurence Olivier), writers (Iris Murdoch), artists (Julian Schnabel), photographer (Helmut Newton), contemporary film stars (Jack Nicholson) as well as close friends and casual acquaintances. "I have never found anything more fascinating than doing portraits," says Bachardy.

And it seems his charming home and fond memories of Isherwood bring Bachardy continued happiness: "I will never leave this house," says Bachardy. "I can't imagine living anywhere else. I feel Chris's presence every day and he's a great support to me still. It's as though I've incorporated him into myself."

## WELCOME TO NEW SMC MEMBERS

Margaret Bach  
Susan Bech  
Howard Bilow  
Pauline Bohannon  
June E. Carpenter  
Joe Clark  
Karin Cordry  
Bethel and Ruth Dahl  
Elisa Graham  
Adam Gritelfeld  
Patti Hall  
Patricia Halloran  
Glen Howell  
Doris Jones  
Kara Litzelfelner  
Janet McKeithen  
David Misch  
Reverend James Raymond, Jr.  
Sheri Porath & Marshall Rockwell  
Louis and Mai Scaduto  
Dana Slawson  
Tom Tatum  
Jai Taylor  
Joanne Todd  
Susan Wagner  
Susan Weinberg  
Jean Zinner

## SMC HOSTS ILLUSTRATED TALK AT PHILLIPS CHAPEL

Sunshine lit up the brightly colored stained glass windows of Phillips Chapel as Alison Jefferson discussed the history of the Chapel and the African-American community in Santa Monica. Jefferson, a historic preservation Masters Degree candidate at USC, spoke about how the church's charter members began by meeting in a house in 1905. The congregation eventually bought and remodeled a fire-damaged school that had been built in 1890.

Ms. Jefferson's research interest had been sparked by curiosity about "Ink Well Beach," the segregated beach south of what is now Hotel Casa del Mar. Her investigation into the people and events integral to the history of Phillips Chapel brought to light old photographs, oral histories, and personal networks that had created this significant place in our community. The Chapel is thought to be one of the oldest, continuously used buildings in Santa Monica.



Photo by Nina Fresco

The original wood clapboard Colonial Revival structure was moved from Ashland and 4th Streets to its current site at 4th and Bay Streets in October, 1908. Later the building's exterior was stuccoed, the pulpit and choir area expanded, and a basement was added underneath the

building to accommodate a kitchen, bathrooms, and storage.

Jefferson's research and this program illuminated an important chapter in the cultural history of Santa Monica that had previously been ignored and overlooked. The Santa Monica Conservancy hopes that this event marks the beginning of a new relationship with the African-American community here.

Thanks to Jill Riseborough, with assistance from Ken Breisch, for organizing this event; to Alison Jefferson for her interesting and informative talk and photos; to Reverend James Raymond, Jr. for allowing the use of the Chapel and for requesting, with Alison Jefferson's assistance, designation of the church as a historic landmark; to the church choir members who enriched the program with their music; to our program volunteers Ruthann Lehrer, Carol Lemlein, Janice Wright, and for publicity help from Sherrill Kushner, Dick Orton and Susan Zinner.



Photo by Nina Fresco

## SMC PARTICIPATES IN NONPROFIT FESTIVAL

This past February, the Santa Monica Conservancy participated in the Santa Monica Chamber of Commerce's First Annual Nonprofit Festival to let residents learn more about the good works that local nonprofits are doing in the community. Representatives of nonprofit organizations in Santa Monica sat at tables lining a block of the Third Street Promenade. The Conservancy set up a table with free handouts about our upcoming lectures and information about the organization's work while encouraging people to join. Thanks to Ken Breisch, Nina Fresco, David Kaplan, Sherrill Kushner, Ruthann Lehrer, Marcello Vavala, and Janice Wright for setting up and staffing our table.

CONTINUED FROM PAGE 1

## MARION DAVIES ESTATE: LOOKING BACKWARD

decorated with ornate ceilings, rich wall paneling, and antique furniture.

Wanamaker also showed photographs of the Lasky and Talmadge homes and other Hollywood celebrity beach houses built at the same time. The link between the Santa Monica beach and Hollywood went back to the birth of the industry, with beach sites used as film locations.

Thanks to Marc Wanamaker for his wonderful illustrated talk, and to Fred Deni, owner of the café, who provided the room, delicious snacks and drinks without charge.

Thanks to Dick Orton who did a masterful job of organizing the event and to the members of the Events Committee who assisted: Kitty Bartholomew, Dwight Flowers, Ursula Kress, Sherrill Kushner, Ruthann Lehrer, Carol Lemlein, Gail Myers, Judy Parsons, and Ruth Shari.



After the lecture, speaker Marc Wanamaker had a look at Marion Davies' old swimming pool. Photo by Dick Orton

## PLEASE PATRONIZE OUR FRIENDS...

Fred Deni's

**BACK ON THE BEACH**

**A Bistro on the Sand** **445 PCH Breakfast & Lunch**

**CASA DEL MAR**  
HOTEL BY THE SEA

1910 OCEAN WAY  
SANTA MONICA, CA 90405

# USC STUDENTS ASSIST WITH SHOTGUN HOUSE RESEARCH AND MEASURING

BY KEN BREISCH



Graduate students in USC’s Historic Preservation Program in the School of Architecture document the Santa Monica shotgun house, photo by David Kaplan

As a first step towards the development of an Historic Structure’s Report on Santa Monica’s Shotgun House, graduate students in the Historic Preservation Program in the School of Architecture at the University of Southern California have been spending this spring semester carefully documenting and measuring the building and investigating its history, as well as the broader history of related structures in Southern California and elsewhere in the country.

Local architect and SMC member, Mario Fonda-Bonardi, will use this research to prepare accurate, measured drawings and plans

in preparation for the house’s eventual rehabilitation. Peyton Hall, FAIA, of the Historic Resources Group, will further investigate the condition of the structure and develop recommendations on possible new uses for the house after it has been moved from its current, temporary location at the former Fisher Lumber site on Colorado Avenue to a new permanent site. The students’ evaluation of the Shotgun House’s historic context will help determine what changes could be undertaken during its rehabilitation without diminishing its architectural and cultural significance.

The USC students, Holly Kane, George Credle, Michel Gibson, Filippo Beltrami-Gadola, and Samuel Bridgeman are participating in a seminar on documentation techniques and technologies for historic preservation, led by SMC member, Dr. Ken Breisch, director of USC’s Historic Preservation program. This project will culminate in early May with a small exhibition and presentation of the students’ research to be held in Santa Monica.



Recording measurements of the Shotgun House, stored at Fisher Lumber, photo by David Kaplan



Photo by Nina Fresco

## MARCELLO VAVALA THE CONSERVANCY BOARD’S NEWEST MEMBER

A native of Warren, Pennsylvania, Marcello moved to Los Angeles in 2004 to become involved in the preservation community and to continue his education in that field. In the past two years, he completed internships at the Glessner House Museum in Chicago and the Los Angeles Conservancy. These experiences confirmed and strengthened his growing interest in architecture and historic preservation—an interest that developed before receiving a Bachelors degree in music/flute performance from Mercyhurst College in Pennsylvania.

By day, Marcello works in the furniture industry at The Sheridan Group, a dealer of Herman Miller products. In his “spare” time, Marcello devotes much of his energy toward projects and activities with a number of historical and preservation-related organizations. He gives downtown L.A. walking tours for Las Angelitas del Pueblo, has provided research and writing for the Brentwood Historical Society and Los Angeles Conservancy, and is an active member of the L.A. Conservancy’s Modern Committee (Modcom), having recently accepted the position of Residential Council Chair. Past projects with Modcom include nominating the former Los Feliz Brown Derby Restaurant for landmark status as well as spearheading efforts to ensure that the Zucky’s building in Santa Monica is rehabilitated in a manner sensitive to its characteristic features. It was through his advocacy for Zucky’s that Marcello first became acquainted with the Santa Monica Conservancy. Since then both he and the Conservancy have enjoyed his continued involvement with the organization.

**THANK YOU TO**  
 Laura Burkett of  
 Sotheby’s International Realty and  
 Matt Grainger of  
 Equity Title Company  
 who conducted a chain of title search on the  
 shotgun house and aided us in our research.



Nonprofit Org  
U.S. Postage  
PAID  
Santa Monica, CA  
Permit No. 36

## LOOK WHAT'S INSIDE!

415 PCH, the Marion Davies Estate: Page 1  
Looking Forward & Looking Backward  
USC Students Lecture: Shotgun House

Annual Meeting at Casa Del Mar Page 2

The Santa Monica Hotel Never Built Page 3  
Mayfair Music Hall To Be Revitalized

Upcoming Preservation Events Page 4-5  
A Visit with Don Bachardy

Phillips Chapel Lecture Page 6  
SMC in the Nonprofit Festival

USC Students Help with Shotgun House Page 7  
Marcello Vavala, New to SMC Board

Will Rogers House Restored & Reopened Page 8  
Attend a Polo Match

P.O. BOX 653 SANTA MONICA, CA 90406-0653

## WILL ROGERS RANCH HOUSE RESTORED AND REOPENED!



After three years of work, the California State Parks has just completed a \$2 million restoration of the 31-room house built by the world famous actor and humorist Will Rogers at his ranch, the centerpiece of the Will Rogers State Historic Park. An additional \$3 million was spent to restore the landscape and other ranch structures to their original 1930s appearance. House tours will be available. For information, call (310) 454-8212 x 103.

**FREE POLO MATCHES AT WILL ROGERS POLO CLUB**  
Starting April 22, the public is invited to watch free polo matches every Saturday from 2-5 pm and every Sunday from 10am - 1pm at the Will Rogers Polo Club, 501 Will Rogers State Rd., Pacific Palisades.

In the 1930s, L.A. had more than 25 polo fields. Now only this one remains. The field was actually built before the house where Rogers and his family lived between 1928 and 1935. Rogers played polo with



Photo courtesy of The Will Rogers Polo Club

pros, power brokers, presidents and Hollywood illuminaries. After his death, Rogers' wife gifted the estate to the State of California on the condition that the equestrian activities be continued there.

## THANKS



Outgoing SMC President, Joel Brand.  
Photo by Dick Orton

We all owe Joel Brand a debt of gratitude for serving as SMC President these past two years. His patience, his foresight, and his organizational and leadership skills have moved our organization forward. Thanks to last year's officers: David Kaplan, Vice President; Tom Cleys, Treasurer; and Anne Troutman, Secretary for the hard work and untold hours they devoted to helping the Conservancy make an impact in historic preservation in Santa Monica. We are also grateful to the other Board members who continue to serve. Their contributions are equally important.

It is on the strong shoulders of these people that we will be able to continue building the Conservancy into a potent force in the community.