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THE CONSERVANCY PRESENTS:

John Byers: Master Architect/Adobe Builder

Sunday, June 1, 3:30pm

LECTURE BY KEN BREISCH
Unitarian Universalist Church
\$15/\$10 for Conservancy members

Sunday, June 8, 12noon - 5pm

TOUR OF 4 BYERS-DESIGNED HOMES
& THE MILES PLAYHOUSE
\$45/\$35 for Conservancy members

Sunday, June 8, 5pm - 7pm

POST-TOUR RECEPTION OF THE
ADOBE BUILT FOR EULOGIO CARRILLO
\$125/\$100 for Conservancy members

Special Tour & Post-Tour Reception Package

\$150/\$125 for Conservancy members

PURCHASE TICKETS ONLINE BY JUNE 4 www.smconservancy.org

OR SEND CHECK, TICKET CHOICES & CONTACT INFORMATION TO:

Santa Monica Conservancy
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OR LEAVE A MESSAGE AT 310-496-3146

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THE CONSERVANCY PRESENTS:

John Byers: Master Architect/ Adobe Builder

In June, the Santa Monica Conservancy will host three events to celebrate noted architect and Santa Monica resident John Byers. A self-taught architect, John Byers was inspired by the authentic craftsmanship typical of Mexican and Latin American homes and became a leader in popularizing the Spanish Colonial Revival style. Built with adobe, handmade terra cotta roof and floor tiles, handcrafted wood and wrought iron, Byers' work spearheaded the urbanization of the Westside.

On Sunday, June 1, USC Assistant Professor Ken Breisch will give an illustrated lecture on John Byers, focusing on his adobe construction. Breisch is on the faculty of USC's Heritage



Zimmer House

PHOTO: Dwight Flowers

Conservation Program and president of the National Society of Architectural Historians. The lecture will be held at 3:30 pm at the Unitarian Universalist Church at 18th and Arizona in Santa Monica, also a Byers design.

The Conservancy's annual architectural tour will take place on Sunday, June 8, from
JOHN BYERS *continues on page 3*

John Byers Events

LECTURE:

Sunday, June 1, 3:30pm

TOUR:

Sunday, June 8, 12noon-5pm

RECEPTION:

Sunday, June 8, 5pm-7pm

The Shotgun House Returns Home to Ocean Park



The Shotgun House makes the turn at the Ocean Park Library

PHOTO: David Kaplan

Early on the morning of Saturday, March 29, Santa Monica's 1890s Shotgun House moved to its new permanent location on Second Street across from the Ocean Park Library ending more than a decade in storage.

The sight of a house rolling down Olympic, Pico and Main Street caught a few onlookers by surprise – the last time a house was moved in Santa Monica was when the Shotgun House was moved from the Santa Monica Airport to the former Fisher Lumber site in 2005. A crowd gathered at the corner of 2nd and Norman Place to watch the house being backed into place, then lifted off the flatbed trailer to be suspended on railroad ties several

feet in the air so that the foundation could be built below.

The Conservancy put together an activity guide for schoolchildren that describes the importance of the Shotgun House, the process of house-moving, and how to prolong a structure's lifespan through reuse. The guide used our "moving day" to help students think about changes in the local community, historic preservation and sustainability. It was distributed to 3rd grade teachers in Santa Monica schools and is available on our website.

Santa Monica Preservation Scores A+

The Los Angeles Conservancy periodically publishes a Preservation Report Card which "grades" the communities of Los Angeles County based on current preservation policies. Its goal is to improve preservation at the local level by publicizing successful programs and suggesting areas of improvement.

In the most recent Report Card, Santa Monica earned an A+, along with Beverly Hills, which had moved rapidly to put a program in place after Neutra's Kronish House was threatened with demolition in 2011. The report noted that Santa Monica has a strong commitment to a professionalized preservation program, and cited such features as the City's Mills Act property tax abatement program, Landmarks Commission review of proposed demolitions to older structures, and the City's option to designate landmarks without requiring

PRESERVATION *continues on page 3*

More on the Shotgun House PAGE 4

OUR MISSION

The Santa Monica Conservancy is the leading voice for preserving our historic places. The Conservancy promotes understanding of the cultural, social, economic and environmental benefits of historic preservation through education, assistance and advocacy.

THE BOARD OF DIRECTORS

Our board comes from neighborhoods throughout the city:

Carol Lemlein, *President*
Susan McCarthy, *Vice-President*
John Zinner, *Vice-President*
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Nina Fresco
Chris Gray
David Kaplan
Ruthann Lehrer
Tom Neary
Laurel Schmidt

Emeritus:

Ken Breisch
Doris Sosin

HOW TO CONTACT THE CONSERVANCY

Phone: (310) 496-3146, leave a message.

Website: www.smconservancy.org

E-mail: info@smconservancy.org

Mail: Santa Monica Conservancy
P.O.Box 653
Santa Monica, CA 90406

MEMBERSHIPS

The Santa Monica Conservancy exists because of the involvement and generosity of people like you. Please help strengthen our voice for preserving Santa Monica's architectural and cultural heritage by becoming a member.

See page 7 for membership information.

THE NEWS STAFF

Alice Allen
Barbara Kaplan
Ruthann Lehrer
Carol Lemlein
Nadine G. Messier
Nancy O'Neill
Kay Pattison
Laurel Schmidt
Barbara Whitney

Message from the President

Carol Lemlein

This is an auspicious time for historic preservation in Santa Monica. Last month, an 1890s shotgun house was moved to a new home adjacent to the Third Street Historic District, becoming part of a cluster of notable historic structures. Although designated a city landmark, and likely the last intact of many such structures from early 20th century Ocean Park, the house was slated for destruction just over a decade ago. Only the persistence of dedicated community members, working each step of the way with the City, and the generosity of individuals, businesses, and foundations have ensured that the Shotgun House survives and can be rehabilitated to enjoy a new life as the Preservation Resource Center for Santa Monica.

About the same time, the Los Angeles Conservancy also praised the City of Santa Monica for its historic preservation program, awarding us one of eight A+ grades among the 89 communities covered in its 2014 survey.

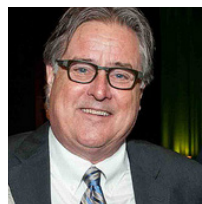
We are indeed fortunate that these policies are in place, but we cannot be complacent. Many residents have little understanding of the benefits and methods of preservation. We have the ability to form historic districts, but although more than 50 potential districts are identified in our Historic Resource Inventory, only 2 have been formed. The most recent is a small cluster of craftsman buildings at 137, 141, 145 and 147 Bay Street that was recognized as a district in 2000. Much remains to be done to ensure that the objectives of the Historic Preservation Element of the General Plan are realized, that the new Zoning Ordinance is preservation-friendly, that owners and buyers of historic properties receive incentives for their preservation and that the provisions of the State Historic Building Code are known and applied.

I encourage you to join with us as we celebrate our successes and recommit to the historic preservation principles and practices that contribute so much to the unique character of our city.



Carol

Conservancy Board Members Impact Preservation Beyond Santa Monica



Ken Breisch



Chris Gray



Tom Neary

We congratulate three present and past board members whose leadership in preservation organizations extends beyond our own community.

Emeritus Board Member (and our past president) Ken Breisch is President of the Board of the Society of Architectural Historians, which promotes the worldwide study, interpretation, and conservation of architecture, design, landscapes, and urbanism.

Board member Chris Gray is President of

the Western Chapter of the Association for Preservation Technology. The Association promotes the study, conservation and rehabilitation of cultural resources through technology.

Our newest Board Member, Tom Neary, was elected President of the Board of the California Preservation Foundation at its Annual Meeting in April. Tom had previously served as Vice President of Development and, in the more distant past, served an earlier term as president.

VOLUNTEER PROFILE

Nels Stemm: Shotgun House Puzzle Master

by Laurel Schmidt



Finally the Shotgun House has come home to Second Street. But putting it back together and transforming it into a Preservation Resource Center is like a giant jigsaw puzzle—thousands of discreet parts

and critical decisions that must come together seamlessly to bring the PRC to life.

Nels Stemm is a longtime Conservancy member who volunteered to be one of the many puzzle masters. His invaluable contribution is in managing the building materials and services that are being donated for the completion of the project. Landscaping materials, electrical supplies, plumbing fixtures, cabinetry and dozens of other items have been generously pledged by the community. But timing is everything. So Nels is functioning rather like an air traffic controller, coordinating with Mario Fonda-Bonardi, The Minardos Group and all the other principals in the actual construction to ensure that the appropriate items arrive at just the perfect moment. He is also keeping track of the impact of the donations on our construction budget, which is important

because every donation frees up funds for other goals of the capital campaign, such as the *Building a Neighborhood* curriculum.

Happily, Nels has extensive experience in coordinating complex projects. He is currently the co-founder of Fairview Partners, an investment management firm, and he leads its Los Angeles office. However, prior to that he was a development manager for Maui Land & Pine, Inc., where he managed the development of multiple residential, retail, restaurant, and office properties. He was also the lead manager for MLP, one of the largest real estate developers in the State of Hawaii - Kapalua Bay. The Conservancy is very fortunate to have such an experienced professional and dedicated volunteer putting his shoulder into the effort to make the Preservation Resource Center a reality. Thank you, Nels!

PRESERVATION *continued from page 1*

the owner's consent. The report also noted a range of other incentives to owners of historic properties, including priority plan check processing and various fee waivers.

In an interview with the *Santa Monica Daily Press*, Adrian Scott Fine, Director of Advocacy at the L.A. Conservancy, pointed to the preservation of the Annenberg Beach House as a major victory. He also mentioned such ongoing challenges as the protection of Chez Jay, the former Santa Monica post office building and the Civic Auditorium.

"Every city can improve," Fine said. "Even the cities with the highest grades." He noted that Santa Monica could use more multi-building historic districts to allow for preservation with a more unified approach. "The report card is a snapshot," Fine said. "The idea is to use it as a tool so that we will continue to track progress as change is happening."

JOHN BYERS *continued from page 1*

12noon to 5pm, and will feature four early John Byers homes and the Byers-designed Miles Playhouse at Christine Reed Park. On this self-guided tour, guests will experience the distinctive qualities of Byers' work and be able to view his handmade craftsmanship up-close. In addition to the Miles Playhouse, the tour includes two homes on La Mesa Drive, including Byers' own; one on San Vicente Boulevard and one in Santa Monica Canyon. Docents will provide detailed information at each site.

A separate post-tour reception will raise funds in support of the Conservancy's educational programs. It will take place from 5 to 7pm at a 1925 Byers adobe house originally owned by Eulogio Carrillo, an engineer and fourth-generation member of an influential California family. The home's current owner, a celebrated chef, will cater the reception.

We are grateful to deasy/penner & partners (www.homeasart.com), sponsor for "John Byers: Master Architect/Adobe Builder."

Tickets for all events can be purchased at www.smconservancy.org or by mail before June 4 at P.O. Box 653, Santa Monica, CA 90406. A limited number of tickets may be available on tour day. See page 8 for ticket prices and additional purchasing details.

Questions? Email info@smconservancy.org or leave a message at 310-496-3146.

SEE US AT THE 23rd ANNUAL SANTA MONICA FESTIVAL

Saturday, June 14
11am-6pm

Clover Park
2600 Ocean Park Blvd.

Bring a friend!

News of Our Docent Programs

Docents working at the Annenberg Community Beach House and the Downtown Walking Tours were saluted at a volunteer appreciation party held at the Beach House on April 28. Harvey Kern, Maureen Murphy and Joyce Rosenblum were thanked for working the most hours at the Beach House, and Audree Fowler was recognized for her research into Marion Davies' philanthropy for children's diseases.

A new group of docent trainees also attended the party, which featured a Marion Davies film

and good food catered by Back on the Beach. A photo retrospective of docent activities in the past year, created by docent Robin Venturelli, highlighted Happy Birthday Marion on January 12th and Julia Morgan Legacy Day on March 2.

The fifth anniversary of the opening of the Beach House was celebrated with special events the prior weekend. More than 450 guests attended the special events and were welcomed by docents, many of whom have been active since the Beach House first opened.



Libby Pachares being interviewed at the anniversary celebration

The new class of Beach House docents will be blended into the tour schedule as the busy Summer season begins. In the meantime, new Downtown Walking Tour docent Rebecca Kuzins led her first tour in April and Caron Pelletier debuted in May. PHOTO: Harvey Kern

A House on the Move

Fourteen years ago a largely unaltered 1890s shotgun house was nearly demolished and with it an important part of Santa Monica history. But due to the combined efforts of concerned residents, the former Ocean Park Community Organization (OPCO), the Church in Ocean Park, the Santa Monica Conservancy, and the City of Santa Monica, the house was saved and designated a landmark. Now, after more than a decade in storage, the house is located in a cluster of other historic buildings, including the California Heritage Museum, Merle Norman Cosmetics office, the Carnegie branch library, and the Third Street Neighborhood Historic District.

MOVING THE HOUSE



Getting the Shotgun House ready to move took several hours of preparation. The house was lifted and supported with railroad ties so the flatbed trailer could be rolled beneath it.



On Moving Day, the house was towed slowly and carefully through the streets of Santa Monica followed by the equipment trucks, all displaying yellow "oversized load" banners.



Maneuvering the house into a tiny lot off a narrow street was a challenge! Once it was exactly right, the trailer was removed as carefully as it had been inserted.



The house was supported on a set of steel beams and railroad ties to give the workers room to build the foundation under the house.



Moving day ended with celebration as Carol Lemlein accepted champagne from longtime shotgun house advocate Sherrill Kushner.

The transformation of the Shotgun House into a Preservation Resource Center is supported by a \$1.6 million fundraising campaign that includes hiring the Conservancy's first executive director and expanding programming and community education. The Resource Center will be a clearinghouse for practical, user-friendly information about historic resources in Santa Monica and the methods and benefits of preserving older buildings while serving as a model for how older structures can serve contemporary needs.

BUILDING THE FOUNDATION



The trenches for the foundation were dug by hand. Trenches were also dug for the foundation of the porch and the addition that will be built on the back of the house.



Wood forms were built to form the concrete.



May 1, the cement truck rolled in and the crew poured the first sections of the foundation. Once the concrete set, the wood forms were removed, and they moved on to the porch foundation.

WITH ANY CONSTRUCTION, THERE ARE ALWAYS SURPRISES...

When non-historic materials were removed, decorative window casings with rosettes were discovered. This kind of casing is typical of turn-of-the-century construction, even in very simple dwellings.



While digging the foundation trenches, the workers uncovered this pit which may have been associated with the fire station that pre-dated the parking lot. It was documented, a sample was saved and a portion left in place where it would not interfere with the new foundation.



Here is the house with the forms in place for the front porch foundation. By publication of this newsletter, the Shotgun House will have been lowered into place on its new foundation.



Meanwhile, the Interiors Committee visited the site to get a firsthand look at the house.

Left to right: Laurel Schmidt, Nina Fresco, Hilda Weiss, Mario Fonda-Bonardi, Suzanne Shellaby, and Jody Labb.

Photo were contributed by:
 Nina Fresco
 Dave Kaplan
 Carol Lemlein
 Minardos Group
 Kathleen Murphy

by Barbara Kaplan

These past months have been busy ones for the Landmarks Commission.

At the April 3 Special Meeting, the Commission filed an application to designate the 1925 John Byers-designed residence at 1602 Georgina Avenue as a City Landmark. The owner was extremely enthusiastic about the nomination of her home which, according to the latest Historic Resources Inventory (HRI), appears eligible for individual listing in the National Register. The Commission agreed to re-hear the long-awaited designation of the Junipher (Gap) Building at 301 Santa Monica Boulevard which took place on March 10. Its owner, who had not received notification, asked to begin the process again with his involvement and support.

In March, the Commission designated the former US Post Office Building at 1248



The Junipher (Gap) Building at 301 Santa Monica Blvd

USC's Summer Course in Heritage Conservation

The USC School of Architecture has announced its 22nd annual summer program devoted to the conservation of the historic built environment. The intensive three-week program, offered from July 22 to August 9, introduces the principles and practice of historic preservation/heritage conservation.

This course has been designed for students, design professionals, community leaders, preservationists, planners, and developers seeking a greater understanding of heritage conservation concepts in a contemporary context.

For more information or to enroll, access <http://arch.usc.edu/programs/summer/hc> or email Holly Kane at hkane@usc.edu.



The Elks Building at 3001 Main Street

5th Street a City Landmark. The Statement of Official Action approved in April recognizes the protective covenant imposed by the Postal Service as a condition of sale and adopted by the city. The Commission also filed an application to designate the Elks Building at 3001 Main Street as a City Landmark. This is the first building on the Commission's Main Street priority list. Finally in response to a demolition application, the commission has nominated an HRI-listed turn-of-the-century bungalow at 123 Ocean Park Boulevard as a Structure of Merit.

The Landmarks Commission congratulates the Santa Monica Conservancy and all involved with the protection and restoration of the Landmark Shotgun House. After 16 years and an exciting March 29 moving day event relocating it to 2nd Street across from the Landmark Ocean Park Library, our smallest Santa Monica landmark building is well underway to becoming the Conservancy's Preservation Resource Center.

Los Angeles Heritage Day



The Conservancy joined the L.A. Heritage Alliance and over 200 other organizations at the annual L.A. Heritage Day in Pico House at El Pueblo Historical Monument in April. Mario Fonda-Bonardi, Chris Gray (pictured), Sabra Hitchcock, David Kaplan, Carol Lemlein and Eric Natwig represented us.

NEW MEMBERS

Helen and Alan Bookin
Diane Citron
Anne Bomeisler Farrell and John Farrell
Louise Fonte
Lesley Holden
Jan Jackson
Susan Judd
Francine Lyness
Ruth Moss
Don Rockwell
Kathy Shepard
Randy Ziglar and Cris Gutierrez

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2014 SUMMER PRESERVATION EVENTS

LECTURE & WALKING TOUR

John Parkinson's Iconic Vision

SATURDAY / JUNE 14 / 1:30PM

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Southern California Chapter

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www.sahscc.org

WORKSHOPS

Context Statements & Historic Resource Surveys; Historic Register Designation and Documentation

TUESDAY JULY 22 & WEDNESDAY 23

California Preservation Foundation

(415) 495-0349

www.californiapreservation.org/calendar-of-educational-events.html

EXHIBIT

No Further West:
Los Angeles Union Station

CONTINUING THROUGH AUGUST 10

Los Angeles Public Library, Central Library

(213) 228-7500

www.lapl.org

WALKING TOUR

Downtown at Sunset

EVERY WEDNESDAY IN AUGUST / 5PM

Los Angeles Conservancy

(213) 623-2489

www.laconservancy.org



Charmont Apartments, 1929
2012 Stewardship Award
Susan Connolly

YES! I WILL HELP PROTECT SANTA MONICA'S HISTORIC PLACES.

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- This is an annual pledge for ___(1, 2 or 3) years
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- I would like to volunteer for the Conservancy
- I've enclosed my contribution of \$ _____

Will your employer match your gift? Matching gifts can double or triple the value of your membership donation. Please request the relevant forms from your employer and send them to us.

Thank you!

Please make your contribution to
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Take A Walk Through History!

10 AM every Saturday. • \$10 (\$5 for members)
• Meets at Hostelling International, 1436 2nd Street

• Reservations suggested
• Call: 310-496-3146
• email: dwt@smconservancy.org.

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