



Annual Meeting

The Conservancy's 2013 Annual Meeting and Preservation Awards took place at the historic Associated Telephone Building on the afternoon of February 24. Approximately 125 members and friends attended.

As always, the Preservation Awards were a highlight of the program. Details of the awards are in the insert between pages 4 and 5.

The Board of Directors Election resulted in the addition of Kaitlin Drisko and Laurel Schmidt to the Board (see profiles on p.3) and the re-election of Michael Folonis, FAIA; Mario Fonda-Bonardi, AIA; Nina Fresco, Ruthann Lehrer and Susan McCarthy.



Bill and Lenore Lambert receive the President's Award.

President Carol Lemlein gave a brief overview of 2012 and a preview of 2013. An update on the fundraising campaign for the Preservation Resource Center was provided by Susan McCarthy, Mario Fonda-Bonardi who described Shotgun House status, and Nina Fresco who introduced the "Building a Neighborhood" curriculum for elementary school students.

The program concluded with a presentation by Jenna Snow of Chattel Inc., historic preservation consultants, with an overview of the building's history and current renovation plans.

Many people contributed to the success of
MEETING continues on page 5

2013 Preservation Awards inside!



"Charlie Chaplin" hams it up with the Annenberg Docents and Nan Friedman, Beach House Manager.

Happy Birthday Marion!

by Kay Pattison

Can time fly backwards? It happened on January 6 when the present faded away and everyone at the Annenberg Community Beach House was magically transported back to the golden days when the Davies' estate was alive with music and the tapping of dancing feet. Guests decked out in their finest vintage fashions swung and lindy hopped across the dance floor. Over 300 visitors came to enjoy the second annual celebration

of Marion Davies' birthday (January 3, 1897), presented by the Santa Monica Conservancy in partnership with the City of Santa Monica.

Featured speakers were visitors from the past who shared their memories of Marion. Mama Rose, Marion's mother, recalled the childhood of her high-spirited daughter. Charlie Chaplin, Joan Crawford and Hedda Hopper shared anecdotes of their cherished

MARION continues on page 4

UPDATE

Fifth Street Post Office

by Carol Lemlein

The US Postal Service recently notified the Conservancy and other interested parties under the Federal protection for historic buildings known as Section 106, that the sale of the 5th Street Post Office would have no adverse effect upon Santa Monica because a protective preservation covenant would be placed on the building.

Some progress has been made toward putting a covenant in place. Two consultants studies of the building's character-defining features have been completed, one for the Postal Service and one for the City. The Postal Service is reviewing the municipal code regarding Landmark designation and protection to determine if it offers adequate protection for the building.

After discussions with other consulting parties, including the California Preservation

Foundation, we responded that we could not agree to the finding of no adverse effect until the following protections were in place:

- 1) Completion of the City's designation process - or an equivalent public process involving the consulting parties - to define and protect the character-defining features of the building, and either:
- 2) an agreement between the USPS and the City that the municipal code provides sufficient protection to meet the requirements of the Section 106 process; or
- 3) the identification of a qualified entity to hold the required covenant, preferably the City of Santa Monica.

As this newsletter goes to press, we have not received a response.

THE SANTA MONICA CONSERVANCY BOARD OF DIRECTORS

Our board comes from neighborhoods throughout the city and includes:

Carol Lemlein, President
John Zinner, Vice-President
Tom Cleys, Treasurer
Susan McCarthy, Secretary
Bruce Cameron
Mike Deasy
Kaitlin Drisko
Michael W. Folonis, FAIA
Mario Fonda-Bonardi
Nina Fresco
Chris Gray
David Kaplan
Sherrill Kushner
Ruthann Lehrer
Laurel Schmidt

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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

MEMBERSHIP DUES

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

To support the Conservancy at higher levels, or with a business membership, please visit our website, www.smconservancy.org or call (310) 496-3146.

THE NEWS STAFF

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

Message from the President *Carol Lemlein*

Have you been watching the progress at the parking lot next to the Ocean Park Library where the Preservation Resource Center will be located? It's ready and waiting for the Shotgun House to arrive – and so are we.

Thanks to your year-end contributions, we are now less than \$50,000 away from having the funds in place to begin construction! Each gift takes us a step closer. We hope that you will help us reach this milestone, whether it is by your own contribution or by asking for the support of a friend who may not yet know about our work and the difference the Preservation Resource Center will make in our community.

“What will be different?” you might ask. With the rehabilitation of the Shotgun House, we'll provide a living model of adaptive reuse – repurposing a historic structure to meet contemporary needs. The Conservancy will also have, at last, a physical headquarters after 10 years of operating out of our Board members' homes. The Preservation Resource Center will provide a place where we can give members of the community practical, user-friendly information about historic resources in Santa Monica and the methods and benefits of preserving older buildings.

This is, of course, only the first milestone of our capital campaign. We plan to expand the Conservancy's educational programs with an innovative school curriculum, “Building a Neighborhood”, using the Third Street Historic District as a learning laboratory for youth. We will also hire our first executive director to help this all-volunteer organization reach new levels of effectiveness, and strengthen our educational, outreach and advocacy programs.

Finally, the New Year is often a time of transitions. With this issue we welcome a new graphic designer to our Newsletter staff – Nadine Messier – and thank Dick Orton for his 8 years' service in that role. Dick will continue to volunteer in other capacities – you may not know that he originated the 2010 Adventures Tour that both members and friends are still talking about. In addition, I'd like to thank outgoing Board members Cristyne Lawson, Barbara Whitney and Sarah Barnard for their contributions, and our two new Board members (see opposite page) for agreeing to join those who continue to serve (see list to the left). Your Board members, most of whom have active professional careers as well, put countless hours into the leadership of this organization, managing our programs and the efforts of our 100+ volunteers.

Carol

REMEMBERING

Huell Howser 1945-2013

The passing of television personality Huell Howser generated an outpouring of tributes. Howser was remembered for traveling the state with an open heart, and an open mind and microphone and camera to uncover a treasure trove of California stories.

In addition to his television programs, Huell Howser was also a frequent speaker to civic and student groups and was active in numerous charitable, civic and social groups throughout the state. A strong supporter of preservation, Howser served as honorary chair of the Conservancy's fundraising campaign.

Board member Mike Deasy, a personal



Huell visting the original Hot Dog On A Stick in Santa Monica.

friend, noted, “As a non-TV watcher, I had no idea how popular and well-liked he was until we'd meet at some random coffee house in the middle of the desert where everyone dining would stop and offer or ask for advice as if he were everyone's avuncular brother.”

VOLUNTEER PROFILE



Kaitlin Drisko: Making Preservation a Way of Life

Kaitlin is a native Californian who grew up in San Diego and has always enjoyed beach living. When she began working as an architect in the Los Angeles area, Santa Monica was the natural choice.

But it wasn't that straightforward. First she attended Caltech, earning a bachelors degree in engineering and applied science, then went on to UC Davis for a masters degree in structural engineering. When she realized her passion was architecture she moved to the Midwest to study architecture at the University of Milwaukee.

There she discovered that Southern California was not well understood and began to appreciate the diversity and complexity of the Southern Californian built environment. She came to understand the patterns of building and living that have made the Southern California we have today.

"I think my interest in architecture was

always present. For high school I attended Bishops School in La Jolla which was designed by Irving Gill." Upon returning to California, her first architectural job found her working at Scripps College, a historic campus designed in the Mediterranean style. With that her career working within the Southern California context began.

In 2002, Kaitlin launched Drisko Studio Architects in Santa Monica emphasizing historic preservation and stewardship of historic and cultural properties. From large buildings to intimate renovations, each project has received the same commitment to stewardship and attention to detail. She brings that same care to her work with the Conservancy. "I want to continue the spirit of preservation in Santa Monica to reflect the way we live now," Kaitlin says, "as well as the dignity, enterprise, joy, and permanence of historic architecture."

VOLUNTEER PROFILE



Laurel Schmidt: Teaching the Love of Old Buildings

Laurel Schmidt fell in love with old buildings while reading Sir Banister Fletcher's *A History of Architecture* with her father, who was preparing for his architecture exams. Once she became a teacher she spent many summers in Europe, gawking at cities and ruins.

Moving to Santa Monica in 1990, she was delighted to discover the abundance of historic buildings, particularly in Ocean Park where she settled with her husband, Durnford King, who is a writer. Soon she was on the staff at SMASH and eager to explore local history with her students. In the course of their investigations, Laurel was invited to become Landmarks Commissioner and her students published *From Villages to Verandas:*

A History of Santa Monica. They also made numerous appearances at city meetings to support the landmark designation of Henshey's.

During her eight years as Landmarks Commissioner Laurel recognized the importance of capturing public interest in local history and preservation. She has written five books, four of which encourage parents and teachers to help children learn to see and appreciate their surroundings. Laurel also works with museums in Los Angeles and New York to develop interactive conversations between docents and the public. This will be Laurel's first term on the Conservancy Board where she is eager to work with the programs and education committees.

REMEMBERING

Oscar Niemeyer 1907-2012

Tributes to architect Oscar Niemeyer identify him as the most important Brazilian architect of the twentieth century. They cite his designs for the City of Brasilia, the Contemporary Art Museum outside of Rio de Janero and receipt of the 1988 Pritzker Prize. Few include the landmark Strick House in Santa Monica.

Commissioned by Joseph and Anne Strick in 1964, Niemeyer was denied a US visa because he was a communist. Undaunted, Neimeyer and the Stricks completed the project through correspondence, never meeting face to face.



The house at 1911 La Mesa Drive is part of the Niemeyer's legacy as an architectural innovator and master of creative design.

The result was a design Neimeyer described as "simple and constructive, economical and beautiful," although he never saw the house. After the children were grown, Anne Strick

put the house on the market. It came to the attention of preservationists and in 2003 passionate modernist collectors Michael and Gabrielle Boyd bought the house.

friend, remembering her warmth, vivacity and generosity. Eileen Percy talked of how she and Marion met as teenagers in a Broadway show where they shared a dressing room and became best friends for life. Special guest, Charlotte Shaw (Mrs. George Bernard Shaw), re-told the story of one thrilling day in Hollywood, where they survived a terrifying plane ride, she met Clark Gable and her husband was charmed by Marion. All of Marion's friends and family were brought to life by our amazing Beach House docents: Phyllis Bernard, Linda Black, Jeff Burt, Elaine Cohen, Phillis Dudick, Audree Fowler, Patty Godon-Tann, Kay Pattison, Morris Kushner, Ruthann Lehrer, Libby Pachares, Marlene St. Peter and Robin Venturelli.

Thanks also to Rusty Frank's Lindy By The Sea Dancers, Michael Yakaitis, Marc Wanamaker, and the Wilkins Brothers for their special contributions to making "Happy Birthday Marion" a memorable event.



"Charlie" does a mime routine for Kay Pattison.

John Fidler: My Life in Ruins

On Tuesday, November 27, the Santa Monica Conservancy, the Royal Institute of Chartered Surveyors Americas, and Ann Gray's Form Magazine hosted an event featuring Marina Del Rey resident John Fidler. Fidler, the former Conservation Director of English Heritage, London, wittily recounted career exploits from protecting historic lichens at Stonehenge to advising the British Royal Family, all the while avoiding a one-way trip to the Bloody Tower!

Special thanks go to Board member Chris Gray, event chair; to Nick Butcher and Carlos Serra at Davis Langdon (an AECOM Company) for providing the venue; to Morley Builders for sponsoring the refreshments; and to additional event partners AIA Los Angeles and the Western Chapter of the Association for Preservation Technology. Proceeds from the event benefited the Conservancy.



The Beach House docents in their Marion Davies-era finery.



Robin Venturelli with visitors to the Beach House.



Hedda Hopper as played by Marlene St. Peter, regaled visitors with juicy tales from her gossip column.



George Wilkins tells Ruthann Lehrer about his father, John, who worked for William Randolph Hearst.



Lindy by the Sea Dancers give a brief dance lesson.

2012 Holiday Party in Pictures



We thank our gracious host Neal Roberts for sharing his home.



The party was sponsored by Mary Ann and Tom Hayes, Jim Lawson, Carol Lemlein, and Eric Natwig.



Ruthann Lehrer and Marianne O'Donnell greeted guests.



Richard Quagliano and (board member) Bruce Cameron schmoozing in the garage.



Ursula Kress and Phyllis Conkle worked their magic in the kitchen.



Pianist Polly Shaffner set the mood.



The famous chili was back, as were plenty of other goodies.



The party came together thanks to the Program Committee, Board Members and Volunteers:

- | | |
|----------------------|-----------------|
| Phyllis Conkle | Thomasine Rogas |
| Sherrill Kushner | Christie Smith |
| Marianne O'Donnell | Ruth Shari |
| Libby Motika | David Kaplan |
| Nancy O'Neill | Susan McCarthy |
| Jane Wiedlea Koehler | Ruthann Lehrer |
| Ursula Kress | Alice Allen |
| Maralee Gratham | Dwight Flowers |

Food Donors

Enterprise Fish Company
Marmalade Café

Thanks go to Dick Orton and Nadine Messier for all these photos.

MEETING *continued from page 1*



Kate Whitney-Schubb, left, accepting the Stewardship Award from Margaret Bach for her fellow residents of Horatio West Court.

the Annual Meeting:

The Nominating Committee for the Board of Directors: David Kaplan, (Chair), Ken Breisch, Mike Deasy, Julia Denholm.

The Preservation Awards Committee: Michael Folonis (Chair), Margaret Bach, Mike Deasy, David Kaplan, Ruthann Lehrer, and Carol Lemlein.

Program Committee volunteers: Susan Courtright, Marianne O'Donnell, Susan Eve, Ursula Kress, and Laurel Schmidt.

Our hosts, Philip Orosco and Jeff Weiss of Pacshore Partners, as well as Jim Jacobson of Industry Partners and Barbara Whitney who helped to find a location for the meeting.

Our cookie donors: Fred Deni of Back on Broadway/Back on the Beach and Richard Johnson, manager of Bob's Market.

And our meeting sponsors: Mike Anderson of Chez Jay Restaurant and new Board member Kaitlin Drisko of Drisko Studio Architects.

PHOTOS: David Rosenfeld

NEWS FLASH!

June Tour will include Preservation Award winning Given/Dennis home at 2240 6th Street and 2011 Stewardship Award winning Hollister Court.

More homes and details coming soon.



A Moving Story in Santa Monica History

by *Nina Fresco*

An Asian-inspired variation of a Craftsman bungalow at 642 Kensington Road is the newest private residence added to the landmark rolls in Santa Monica. Nominated by owner Chris Cohoon, who lovingly restored it before filing an application, its story brings new understanding of the development of its immediate vicinity and helps explain why it is such an excellent example of its style.

From the Asian themed design of the home's elaborately carved rafter tails, to the Gothic style pattern of the divided light windows, this clapboard house still exudes its original charm, having undergone very little alteration since construction.

But research has revealed that one significant aspect of the house has changed: its location! Originally built at 1227 14th Street in 1917, the house was moved 20 years later, in 1937, to the Kensington Road site. In the late Depression Era years, no good house went to waste in Santa Monica even in the



PHOTO: Nina Fresco

face of redevelopment. Kensington Road, virtually undeveloped until the 1930s, was the lucky recipient of several houses moved from other parts of town in the name of progress.

Preservation and the Downtown Specific Plan

by *Carol Lemlein*

Historic preservation is essential for the character and identity of our entire City. As a community value, it was emphasized in multiple meetings about the Downtown Specific Plan, a document that will provide guidelines for the area that houses the City's highest concentration of historic resources. With 70 individual buildings on the Historic Resource Inventory (HRI), Downtown claims both landmarks and structures in the process of being considered. Some of these will qualify and be designated in the future while others may not reach landmark status but are still important contextual buildings in the story of the City's development.

The Downtown Specific Plan must contain a strong policy objective for the preservation of the area's identified historic resources. The 1996 Bayside District Specific Plan provides a precedent by including a priority list for landmark designation and protections for additional historic resources. We believe that buildings listed in the HRI should be listed in the Plan and that it should provide regulations and incentives to support their preservation, rehabilitation and adaptive reuse.

The heights and densities permitted Downtown pose an indirect threat to our historic resources, many of which are one to three stories tall; pressure for development encourages demolition. If we are to preserve the historic context of Downtown, we must provide not only Mills Act and State Historical Building Code support, but incentives such as a density bonus like that used to encourage affordable housing. A Transfer of Development Rights (TDR) program is used successfully in many cities to encourage survival of historic buildings.

A proactive program of landmark review and designation must be encouraged. Its cost is likely very small compared to the funding allocated to community benefits through Development Agreements. It would not only benefit the community, but also give owners and prospective developers increased certainty about the status of historic buildings on their properties.

Our historic resources can contribute to yet another goal for the Downtown Specific Plan: enhancing the pedestrian experience through the inclusion of the stories of our historic buildings.

Pacific Standard Time Presents: Modern Architecture in L.A

www.pacificstandardtimepresents.org

INTRODUCTORY EXHIBIT

Overdrive:
L.A. Constructs the Future,
1940-1990

APRIL 9 - JULY 21

J. Paul Getty Museum, Getty Center

310.440.7300

www.getty.edu

EXHIBIT

Windshield Perspective,
Beverly Blvd.

APRIL 18 - JUNE 23

A+D Architecture and Design Museum

323.932.9393

www.aplusd.org

TOUR

Curating the City:
Modern Architecture in L.A.

SUNDAY, APRIL 20 / 10am-4pm

Los Angeles Conservancy

213.623.2489

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SELF-DRIVING TOUR

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SUNDAY, MAY 19 / 9am-4pm

Pasadena Heritage

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Jim Anderson,
President of NMS Properties
and the Adaptive Reuse Award recipient,
donated the book "Quonset Hut"
to the future
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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
www.smconservancy.org or by check, payable to:
Santa Monica Conservancy
P.O. Box 653, Santa Monica, CA 90406-0653

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IN THIS ISSUE:

- p1** Annual Meeting
Happy Birthday Marion!
Update: Fifth Street Post Office

- p2** Message from the President
Remembering Huell Howser

- p3** Volunteer Profile: Kaitlin Drisko
Volunteer Profile: Laurel Schmidt
Remembering Oscar Niemeyer

- p4-5** Holiday Party in Pictures
John Fidler: My Life in Ruins

- p6** Landmarks Commission Report
Spring Preservation Events
Preservation & the Downtown Plan

- p7** New and Business Members

- p8** We'll Be There, Will You?

We'll Be There, Will You?



Join the Santa Monica Conservancy at these upcoming events!

L.A. HERITAGE DAY

SUNDAY, APRIL 14, 2013

11am - 4pm

Pico House at El Pueblo Historical Monument
Downtown Los Angeles

2013 SANTA MONICA FESTIVAL

SATURDAY, JUNE 1, 2013

11am - 6pm

Clover Park, 2600 Ocean Park Blvd.
Santa Monica

Help staff an information booth
at a festival, or volunteer for our
Spring Tour in June.

Send us a note at
info@smconservancy.org
or leave a message at
310-496-3146.

For other volunteer opportunities,
please see our website
www.santamonicaconservancy.org