



**SANTA MONICA
CONSERVANCY**
Celebrating Our Architectural Heritage

NEWS

September 2011 • Vol 9 No 3



The pergola is one of Palisades Park's best-known features and is used in the logo of the Conservancy. Photo by Dick Orton

Palisades Park Tour returns September 18

Launched last year, the Conservancy's Palisades Park tour weaves together the history and unique character of Santa Monica with insights into the park's design and development. Join us on Sunday, September 18th for an exploration of the secrets and stories of a familiar and beloved landscape.

Originally, the City's founders set aside a strip of barren land on top of the cliffs overlooking the coastline for public enjoyment of its spectacular ocean views. Over time it evolved into a designed landscape that is a virtual outdoor museum of the City's history, aspirations, and evolution. This tour will give

participants a new appreciation of the complex cultural landscape that was designated as a City Landmark in 2007.

The tour begins at the Visitor Center at 1400 Ocean Avenue near Santa Monica Boulevard. Shuttle buses departing at 1:30, 2:00, 2:30, 3:00 and 3:30 pm will take tour-goers to the north end of the park for a one-way walk and talk that covers a little more than a mile in about two hours. Docents will lead the tours, enriched by historical photos and little-known information. The tour concludes with a visit to the Camera Obscura.

See pages 4 for more details

Conservancy Awarded National Trust Grant

by Carol Lemlein

Plans for the Preservation Resource Center moved a step closer in August when the National Trust for Historic Preservation announced the award of a \$7,500 grant from its Los Angeles County Preservation Fund. The Conservancy grant is designated for rehabilitation work on the Shotgun House.

According to board member and project architect Mario Fonda-Bonardi, "these costs include removal of non-historical elements, protection and rehabilitation of appropriate interior surfaces, rehabilitation of the porch including replacement of the lost corbels, and new double-hung windows compatible with the one remaining original window."

continued on page 6



Shotgun House arriving at its temporary home at the Santa Monica Airport in 2002. Photo by Rick Laudati.

Neutra's Kronish House Threatened with Demolition *by Carol Lemlein*



© J. Paul Getty Trust. Used with permission. Julius Shulman Photography Archive, Research Library at the Getty Research Institute (2004.R.10)

The 1954 Kronish House, the last remaining of three homes designed by Richard Neutra in Beverly Hills, is threatened with demolition. The house was sold at foreclosure in January to Soda Partners, a limited partnership, for \$5.8 million and is now listed at nearly \$14 million. Soda Partners has applied for a demolition permit to allow the nearly two-acre property on Sunset Boulevard to be sold without the home.

The Santa Monica Conservancy joined the

Los Angeles Conservancy, the Los Angeles Chapter of the American Institute of Architects, the National Trust for Historic Preservation and others in asking the Mayor and City Council of Beverly Hills to find a way to prevent the demolition of the house, or at least to delay it while alternatives could be explored.

In addition, the group asked that Beverly Hills take more wide-ranging action to *continued on page 4*

The 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
Sarah Bernard
Bruce Cameron
Mike Deasy
Michael W. Folonis, FAIA
Mario Fonda-Bonardi
Nina Fresco
David Kaplan
Sherrill Kushner
Christyne Lawson
Ruthann Lehrer
Barbara Whitney

Emeritus:
Ken Breisch
Doris Sosin

How to Contact The Santa Monica 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, visit our website www.smconservancy.org or call (310) 496-3146.

The News Staff

Alice Allen	Margaret Bach
Carol Lemlein	Ruthann Lehrer
Nancy O'Neill	Dick Orton
Kay Pattison	Barbara Whitney

Message from the President *Carol Lemlein*

We are delighted with the grant from the National Trust for Historic Preservation for the rehabilitation of the Shotgun House as a Preservation Resource Center. It's not a large sum of money, but a huge vote of confidence in the Conservancy's plans and our ability to execute them.

Why the Shotgun House? To some, it's just an old shack. But that simple structure speaks for a very early stage in Santa Monica's development, when many simple cottages like the Shotgun House were built for visitors and would-be residents attracted by the City's beaches and coastal climate. Placing it on 2nd street, only two blocks from its original site, further reinforces the message used by the National Trust -- "This Place Matters".

In addition, the rehabilitation and adaptive reuse of the house as the Preservation Resource Center speaks to one of our core values -- that even the simplest structure can be re-purposed to fill present-day needs, minimizing the impact of demolition and new construction on landfills and our environment.

Very soon we will move forward with a fundraising campaign to make this a reality. If you would like to help in any capacity -- as a volunteer, providing in-kind services and materials, or as an early financial contributor, please get in touch with us by sending email to info@smconservancy.org or calling **310-496-3146**.



You may have been surprised to learn that the Conservancy took a position on the demolition of Neutra's Kronish House in Beverly Hills. We do not often take positions on preservation issues outside Santa Monica or nearby areas directly associated with our history.

Our Conservancy Board felt strongly that this issue called for our support. The house itself is an important work by an architect whose name is synonymous with Mid-century Modern in Los Angeles. Equally important was the opportunity to focus public attention on Beverly Hills' failure to enact policies for historic preservation.

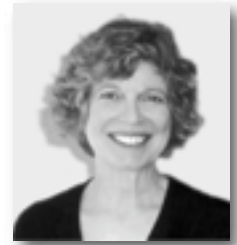
Demolition review is by no means a silver bullet -- all too often, it comes too late in the process, when property owners are financially and emotionally committed to new construction. But it is an important aspect of any preservation ordinance because it provides a process for determining which structures constitute important aspects of a city's architectural and cultural history and, at the very least, for delaying demolition so that alternatives can be explored.

We thank the Los Angeles Conservancy for taking the lead on this issue, and we thank our members and friends in Beverly Hills who made their support of preservation clear to their City Council last month.



Finally, as the end of 2011 approaches, our attention turns to the 2012 Board of Directors and Preservation Award nominations. If you would like to offer suggestions for either board member nominations or preservation awards please contact us at the email or phone number above before September 30.

Carol





Nick and Joyce Steers, photo by Harvey Kern

Volunteer Profile:

Nick Steers *by Kay Pattison and Nick Steers*

California from Holland, settling in Santa Monica. While attending Santa Monica College, Nick joined the water polo team. His coach suggested that Nick consider becoming a lifeguard.

It was an appealing idea and Nick worked as a part time lifeguard during his college years. After graduating from CSUN, Nick became a full time lifeguard. For the next 28 years he was stationed on Santa Monica beaches until he was promoted to Captain and transferred to

the shores of Malibu.

A lifeguard needs to be strong, swift, cool headed and ever present. During his 40 years on the beaches he probably saved more than a thousand people. One day alone he pulled more than 20 people from the waves.

In 2005 Nick climbed down from his lifeguard perch and retired to a drier lifestyle.

Nick served on the Parks and Recreation Commission (1983-1994), and developed an interest in the fate of the Marion Davies beach property. That is where you will find him today, walking people through the site and telling story of this historic place. Nick recently received an award for his outstanding work as a Beach House docent.

Nick and Joyce, his wife of 37, years, enjoy their family time together with their children, Benjamin and Julianne.

Docent Council Updates *by Libby Pachares*



Audree Fowler, left, arranged the Aquarium Tour assisted by Kay Pattison. Photo by Libby Pachares.

It has been a busy summer for the Conservancy's docents. We have offered Beach House tours six days a week and Downtown Walking Tours weekly. To enrich the docent experience, the docent council continues to plan fun and educational programs for all Conservancy docents.

In July, we visited the Adamson House in Malibu, where Conservancy docent Judy Castle and Adamson House docent Bob Johnson each led an informative and enjoyable tour of the house and grounds. Judy and Bob shared with us their vast knowledge of the Rindge/Adamson families, and we were happy to learn that, thanks to the efforts of preservationists, the house was saved from demolition. After the tours, many of the group enjoyed lunch across the way at Tony's Taverna. For those who couldn't attend in July, a second tour is being planned for October.

In August, docent Audree Fowler, who also

volunteers at the Santa Monica Bay Aquarium, arranged a special Aquarium tour for the group. Many docents met on the pier to enjoy Happy Hour at Rusty's before touring the popular aquarium, which features more than one hundred marine animals and plants found in the Santa Monica Bay.

The council has also begun planning an overnight excursion by chartered bus to Hearst Castle in early November. Stay tuned for the next round of educational adventures!

Meet Margi Falk



Photo by Nick Steers.

Meet Margi Falk, a happy addition to our Downtown Walking Tour docents. Margi is waiting to take you on a journey into a past that will be enlivened by her vivid memories of a lifetime lived in Santa Monica. As she puts it, "Santa Monica is my hometown and I love to show it off to others." Margi is generous of spirit and quick to laugh so you will definitely have a good time.

Preserving Old Havana Lecture Packs the House

On Sunday, July 24, Dr. Ken Breisch of USC's Graduate Programs in Historic Preservation (and Conservancy Emeritus Board Member), presented an illustrated discussion of Cuba's historic architecture and conservation programs using images from his 2010 visit to Cuba. He described the "Old Havana" district, named a World Heritage Site by UNESCO, and its later development in Art Deco and modernist styles.

Much of Havana's architectural heritage has survived and has now become the focus of a government-initiated conservation program, linked to other social programs including job training. "All this forms a very interesting experiment in the employment of cultural tourism to help revitalize the country's economy and urban neighborhoods," said Dr. Breisch, "while at the same time maintaining a vital sense of community within the historic core of Havana."

We thank Ken for a superb lecture which attracted many newcomers to the Conservancy's programs, as well as volunteers Ruthann Lehrer and Ruth Shari and the staff of the Santa Monica Main Library for their technical support.



Board Members in the News



Ken Breisch, Conservancy board member emeritus, was voted Second Vice President of the national board of directors of the Society of Architectural Historians and will be President of the organization after serving a term as First Vice President. Ken is a professor in USC's Graduate Program in Historic Preservation and was a founding member of the Conservancy Board.



Michael W. Folonis, FAIA, has been elected to the board of directors for the American Institute of Architects, Los Angeles Chapter. Michael is the founder of Michael W. Folonis Architects. His firm has received design awards from the state and L.A. chapters of the AIA, The Westside Urban Forum and multiple design publications, most recently including the 2010 NEXT LA/AIA Honor Award for the UCLA Surgery and Oncology Center on 16th Street in Santa Monica.



John Zinner. United States Green Building Council Los Angeles chapter (USGBC-LA) recently recognized John Zinner, LEED AP, with its Inaugural "Green Visionary Award" for his exceptional contributions. John is the Principle at Zinner Consultants, a sustainability and green building consulting firm. The USGBC is the nation's foremost environmental coalition and developer of the LEED (Leadership in Energy and Environmental Design) building rating system.

2011 PALISADES PARK TOUR TICKET INFORMATION



Advance purchase:

Members: \$10
Nonmembers: \$15
Day of tour: \$20 (if available) check the website first
Children 12 and under are free when accompanied by an adult

Ticket Purchase Options

Online: www.smconservancy.org
Mail: send your check, e-mail address and phone number to
P.O. Box 653, Santa Monica 90406.

Shuttle departures at 1:30 • 2:00 • 2:30 • 3:00 • 3:30 pm

Please select your first and second choices for tour shuttle bus departure times!
Questions? Call 310-496-3146 or email info@smconservancy.org.

Kronish House, *continued from page 1*

protect the architectural landmarks that have helped make their city a world-renowned destination. These include approval of the Mills Act program that is currently being considered by their Planning Commission, as well as a demolition review process for historic structures. Unlike Santa Monica, Pasadena or the City of Los Angeles, Beverly Hills currently has no such protections.

As this newsletter goes to press, there is progress on both fronts. After reportedly receiving more than 500 calls and emails, the Mayor and members of the City Council not only reached agreement with the owner's representative to delay demolition until October, but went a step further, directing the Planning Commission to review its preservation ordinance and to consider procedures to ensure that such important structures as the Kronish House cannot be easily lost in the future. In the meantime, efforts to find a preservation-minded buyer or a way to relocate the home continue.

We Love A Parade!

Photo by Frank Gruber, Lookout News



Many thanks to Kay Pattison for organizing our participation in the Annual 4th of July Parade. Our "parade unit" included:

Phyllis Bernard

Phyllis Dudick

Moonie Fishburn

Carol Lemlein

Kay Pattison

Thomasine Rogas

Kathi Tomkins

Oscar Vizcarra

John and James Zinner

66-to-Cali Opens New Home on the Pier



Included in the photo from left to right are: Lynne Miller, California Historic Route 66 Association; Mat Blaine, 66-to-Cali; Misti Kerns, Santa Monica Convention & Visitors Bureau; The Rice Family; Mayor Richard Bloom; Glen Duncan, California Route 66 Preservation Foundation; Carol Lemlein, Santa Monica Conservancy; John Madigan, Santa Monica Chamber of Commerce; Jim Harris, Santa Monica Pier Historian; Steve Gibson, Pier Restoration Corporation; Tom Miller, California Historic Route 66 Association.

In 2009, the very first Route 66-related business on the Santa Monica Pier opened in a mobile vendor cart. In less than two years, 66-to-Cali proudly moved into its permanent location on the Pier, which is the traditional "End of the Trail" of Route 66, the famous Chicago-to-California highway. Conservancy members Dan and Jessica Rice, owners of 66-to-Cali and board members of the California Historic Route 66 Association,

proudly welcomed the enthusiastic support of the Santa Monica community at the ribbon cutting of their new shop on July 12, 2011. Dan and Jessica make it their responsibility "to be the welcoming friend who provides a suitable, celebratory end to your Route 66 journey."

Learn more at www.66tocali.com – or visit 66-to-Cali on the Pier.



What's a Corbel?

cor-bel (kôr'-bel) (*noun*) a piece of stone, wood or metal, often in the form of a bracket, projecting from the side of a wall. Often used both as a structural element and as decoration.

In the 1800's even simple structures like the Shotgun House had corbels. Here's a photo taken by Ken Breisch before the decorative corbels on the Shotgun House went missing. They will be replaced as part of the rehabilitation project.

City Hall: Defining a Landmark and its Site

by Margaret Bach



Santa Monica's PWA Moderne City Hall, opened 1939. Photo from you-are-here.com/buildings/santa_monica.html

On May 9, the Landmarks Commission took an important step to protect the key, character-defining features of City Hall and its site. The Commission unanimously approved what is called a Supplemental Determination, which augments the original 1979 landmark designation of City Hall. The purpose of this action was to specify the significant character-defining features of the City Hall site, thus providing a framework to guide the evolving design of Town Square.

The setting for the 1939 PWA Moderne City Hall is remarkably intact from a historical perspective. It is a designed landscape, inspired by the City Beautiful Movement, and is defined by an open character and symmetrical organization. Specific character-defining features include: the configuration of sidewalks; planting beds and lawn areas; the windmill palms flanking the entrance; the concrete entry steps and brickwork; the Memorial Rose Garden and dedication marker, among other elements.

With this information, the James Corner Field Operations (JCFO) design team for the Civic Center parks revised their initial proposal for Town Square and produced a design that the Commission reviewed on May 23. In general, new design responded in a more appropriate way (from previous design iterations) to the landmark site. The Commission approved the plan, with several conditions, on May 23.

However, the City Council, at its June 14 meeting, had a different take on the Town Square design, and instructed JCFO to be "bolder" in its approach. We understand that the design continues to evolve, with the added guidance of a historical consultant to the design team. On September 20, the Landmarks Commission will be presented with yet the latest design iteration that we hope balances the concerns of the Landmarks Commission with the direction from the City Council. Stay tuned.

Preservation Grant, *continued from page 1*

Fonda-Bonardi recently submitted plans to the City of Santa Monica in order to obtain building permits for the relocation of the Shotgun House to the parking lot adjacent to the Ocean Park Library at 2nd Street, where it will be rehabilitated. A small addition will be built on the rear of the structure to support its use as a Preservation Resource Center.

The Conservancy was one of 12 organizations selected in a competitive process that

included applications from historic and culturally significant sites and programs across Los Angeles. The grants are intended as fundraising catalysts, meant to give momentum to community preservation projects by providing capital in early stages and at critical junctures. Other grant recipients include the Episcopal Church of the Advent in the West Adams district, the Charles and Ray Eames House Preservation Foundation, Hollywood Heritage, and the Friends of the Chinese American

Upcoming Preservation Events *Autumn 2011*

2011 Restoration Trade Fair

Sunday, September 25, 2011

9:30 am – 4:00 pm

Rose Hills Neighborhood Association

(310) 918-8566

www.rpna-tradefair.org/

Glendale Gems: Historic Homes of the Jewel City

Sunday, October 2, 2011

11:00am – 4:00pm

Glendale Historical Society

(818) 242-7447

glendalehistorical.org

Lautner Preservation Symposium

Sunday, October 9, 2011

The John Lautner Foundation &

Los Angeles Conservancy

www.johnlautner.org/

Craftsman Weekend - 20th anniversary

October 14-16, 2011

Pasadena Heritage

(626) 441-6333

www.pasadenaheritage.org/events-craftsmanweekend

Tour of Historic Preservation Overlay Zone (HPOZ) Homes

Sunday, November 6, 2011

10:00 am – 4:00 pm

Los Angeles Conservancy

(213) 623-2489


www.laconservancy.org

Museum of Los Angeles.

The National Trust's Los Angeles County Preservation Fund was established in 2009 by a gift from the Getty Foundation, with subsequent gifts from the Ahmanson Foundation, the Ralph M. Parsons Foundation, and the National Trust Board of Advisors. Funding for the current round of grants was provided by a further gift from the Ahmanson Foundation, as well as an individual gift.

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**August 2011
New Members**

- Phillis Dudick
- Carolyne Edwards
- Renee Evans
- Susan Eve
- Virginia Ford
- Daniel Scott Johnson, Merrill Lynch
- Susan Mason
- Jennifer Morton, Blue Plate/
Blue Plate Oysterette
- Mary Lou Muir
- Anita Roglich
- James Scott

**August 2011
Business Members**

- Adamm's Stained Glass *
- Bayside District*
- Behnisch Architekten
- Bourget Bros. Building Materials
- Kate Bransfield, Coldwell Banker
- Pamela Burton & Company
- Chattel Architecture, Planning & Preservation, Inc.
- deasy/penner & partners*
- David Forbes Hibbert, AIA
- Daniel Scott Johnson, Merrill Lynch
- Merrihew's Sunset Gardens
- Morley Builders *
- Jennifer Morton, Blue Plate/Blue Plate Oysterette
- Eric Natwig, New West Partners
- Spectra Company
- Margarita Wuellner, Ph. D., PCR Services

* Sponsor Member or higher

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Membership Type:

- New Renewal Gift
- \$35 Individual \$250 Supporting
 \$45 Household \$500 Benefactor
 \$15 Low Income \$1000 Patron
 \$100 Sustaining \$2500 Patron
- \$250 Supporting Business
 \$500 Business Sponsor
 \$1000 Business Patron
 \$2500 Business Patron

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email _____

Company (if applicable) _____

**For Gift memberships, please
provide your information here.**

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Cell _____

email _____

Company (if applicable) _____

I would like to volunteer for the Conservancy

I've enclosed my contribution of \$ _____

Will your employer match your gift?

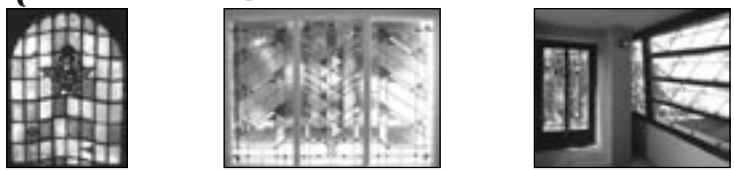
Matching gifts can double or triple the value of your membership donation. Please request the relevant forms from your employer and send them to us.

Thank you!

Please contribute on our website or send your check payable to the Santa Monica Conservancy to P.O. Box 653, Santa Monica, CA 90406

The Santa Monica Conservancy is a 501(c) 3 non-profit organization. Your contact information will not be shared.

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Call for Nominations 2012 Preservation Awards

Do you know a structure, group or individual who should be honored for excellence in preservation?



Left: 2010 Adaptive Reuse Award winner Stephen Chao, 2011 Alta (formerly La Palama); right, 2011 Rehabilitation Award winner American Commercial Equities Building on Wilshire.

Past categories have included:

- Restoration
- Adaptive Reuse (Residential and Commercial)
- Renovation
- Stewardship

The Conservancy's March 2009, 2010 and 2011 Newsletters give descriptions of past (or recent) winners and can be found on the website.

Send your suggestions, including a description and photo(s) supporting your nomination to info@smconservancy.org or P.O. Box 653, Santa Monica, CA 90406.

Deadline for nominations is September 30.

The Conservancy's Annual Holiday Party

Good friends

Good food

Historic setting

Details soon!

