



Proposed San Vicente Courtyard Historic District Moves Forward

When you drive on San Vicente Boulevard between Ocean Avenue and 7th Street, you can't help but notice a selection of gracious courtyard housing that is unique to Southern California. Characterized by buildings configured around lawns and gardens set back from the street, this corridor contains the most significant and cohesive concentration of courtyard housing in Santa Monica. The distinctive neighborhood of architecturally noteworthy structures is abundant with open green space and harmonious scale, and its early Modern architectural style is rapidly increasing in public appreciation and value. More than half the buildings in the corridor, constructed between 1930 and 1953, are considered significant as contributors to a potential historic district.

While an application for a historic district may be submitted by anyone, the application for the San Vicente district is being initiated by



Photo: Douglas Brian Martin for the Historic San Vicente Coalition

the Landmarks Commission. It has requested consultants' and staff reports, expected in May or June, to determine if the San Vicente corridor courtyards meet the City's criteria for designation. The procedures require property owner and neighborhood noticing, a public meeting, and public hearings before the Landmarks Commission and City

Council. If the Landmarks Commission finds it justified, it will make a recommendation to City Council, which may then adopt an ordinance to create the district, and establish design standards and district guidelines concerning permissible alterations and maintenance.

SAN VICENTE *continues on page 3*



Over 90 people gathered for the Conservancy's rally for the preservation of the historic 5th Street Post Office on June 29, 2013, its last day of operation.

Photo: Mike Crosby

Update on the 5th Street Post Office

By Carol Lemlein

The building that housed Santa Monica's main post office for over 70 years closed in June 2013. That August, the Santa Monica City Council (with strong support from the Conservancy) approved a preservation covenant for the building and assumed responsibility for its enforcement, clearing the

POST OFFICE *continues on page 3*

Docents Training for the New Resource Center

By Laurel Schmidt

Seventeen volunteers – the first corps of docents for the Preservation Resource Center at the Shotgun House -- have now completed the classroom portion of their training to support our time-capsule on the edge of the Third Street Historic District. As part of their preparation, the group studied the origins of shotgun houses, Victorian architecture, local history and contemporary concepts in preservation. Their work will continue this summer, when the interior of the house is ready for practice sessions with the interpretive displays.

This outstanding group of new docents includes Phillis Dudick, Eric Dugdale, Mario Fonda-Bonardi, Susan Haynsworth, Amanda Kainer, Morris Kushner, Rebecca Kuzins, Fran Lyness, Lillian Mizrahi, Dick Orton, Curtis Raymond, Shannon Ryan, Lorraine Sanchez,

Laurel Schmidt, Susana Schuarzberg, Patty Tann and Hilda Weiss. Each has expressed a fascination with life in the past and a passion for preserving the unique structures that give our city its character.

When the Preservation Resource Center opens in the fall, docents will staff the house on Wednesdays, Saturdays and Sundays from 11 am to 2pm year round as well as by appointment. They will actively engage and encourage a diverse audience---tourists, history buffs, preservationists, and students---to examine the details of the house itself, to learn about how it was saved by the community and to explore local landmarks. Rather than offering scripted tours, docents will encourage interactive conversations that stimulate visitor curiosity and imagination, hopefully helping them to appreciate the importance of preserving our architectural heritage.

New Membership Benefits SEE PAGE 5

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.

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Our board comes from neighborhoods throughout the city:

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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

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Sherrill Kushner

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Carol Lemlein

Nancy O'Neill

Kay Pattison

Laurel Schmidt

Barbara Whitney

MESSAGE FROM THE PRESIDENT

May was Preservation Month, and we certainly have much to celebrate in our corner of the preservation world. You will read about much of it elsewhere in these pages – our successful tour of the Third Street Neighborhood Historic District, progress toward forming a historic district in the San Vicente corridor of courtyard housing, and the training of our first docents for the Preservation Resource Center.

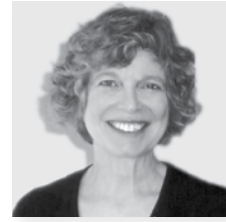
I've recently returned from the California Preservation Foundation's 40th Annual Conference, which was held in San Diego's historic Naval Training Center, a very successful example of adaptive reuse. The 360 acre facility has over a million square feet of historic floor space, ranging from the 1922 Mess Hall, now a Stone Brewery, to an Arts and Culture District with museums, galleries, artists' studios, and restaurants as well as schools and performance facilities. New housing and neighborhood shopping round out the community, which still retains a number of military facilities. It was an inspiring backdrop for the Conference and brought many of the sessions into focus with real-life examples.

A major theme of the conference is one we grapple with here: How do we expand our focus to places that are cultural landmarks in addition to those that hold architectural significance? Can telling their stories help us engage a younger and more diverse population than has traditionally been drawn to preservation? We also heard about California cities' experience with the Mills Act, the nuts and bolts of using Historic Preservation Tax Credits, and how preservation organizations are adapting their strategies to changes in technology such as the use of smartphone apps. A few surprises along the way – our City is one of only 20% of California cities that have a Historic Preservation Element as part of their General Plan. Ours is now more than 10 years old and much in need of review and update.

Here at home, we are delighted to see many preservation concerns addressed in the new Zoning Ordinance, thanks to the efforts of Board members Nina Fresco and Ruthann Lehrer working with Landmarks Commissioners John Berley, Barbara Kaplan and Leslie Lambert. In addition, updates of the Landmarks Ordinance and the Historic Resource Inventory are expected to begin in the next fiscal year.

Finally, I know that many of you have been watching progress at the Shotgun House. Our contractor has made great progress on the exterior rehabilitation but much of what is happening is not so visible. We recently received news that we have successfully completed the third-party LEED Design Review. The second and final review will take place after construction is completed. Our pro bono team led by Board Vice President John Zinner and his partner Glen Boldt is optimistic that we will achieve a LEED Gold rating.

—Carol



VOLUNTEER PROFILE

Libby Pachares

By Jan Jackson



Libby Pachares had already served as a president of the docent council at the Music Center when she saw that the Santa Monica Conservancy was looking for volunteers at the

Marion Davies Guest House. Since she and her family had been Santa Monica residents for several years, it looked like an ideal activity she could take on close to home. Her fond memories of a childhood trip to Hearst Castle, her college interest in U.S. history, and her career as an entertainment attorney at MGM, gave the opportunity all the makings of a new and successful volunteer adventure for her.

After attending the docent training for the new location, Libby soon began introducing visitors to the wonders of the historic home of Marion Davies and W.R. Hearst. Sharing her knowledge of the site and its famous residents with the public, and continually learning more about it, has been particularly rewarding since one of Libby's first ambitions was to be a teacher. Her description of Marion Davies as "an incredible human being; a strong, savvy woman who loved people;

someone with many facets" could also be a description of Libby herself.

Libby is known for her efficiency and ability to organize and lead in an unassuming way. As a member of the Docent Council, she most recently managed the administration of the 3-day trip for the large group of docents who traveled together to the Asilomar Conference Center in Pacific Grove and Hearst Castle in San Simeon. At the recent Docent Appreciation Party, she was honored with an award for her long time participation on the Docent Council and her organizational support for council trips and activities. As a result of her dedicated work on the council and the great respect of her peers, Libby has graciously accepted the invitation to become the new chair of the Docent Council. Congratulations to Libby as she takes on this well-deserved role.

SAN VICENTE *continued from page 1*

Historic District designation is the strongest tool that exists to conserve the unique character of a neighborhood. If approved, it would protect the scale and plan of the courtyards, the open landscaped spaces, the distinctive architecture, and the multifamily housing from demolition or significant change. Official recognition of these special qualities typically enhances property values, highlighting those neighborhood amenities that make the San Vicente corridor an attractive place to live.

The Landmarks Ordinance defines certain benefits for owners of contributing properties. These include eligibility for Mills Act contracts, which provide reduced property taxes in exchange for a written plan for preservation, restoration and/or maintenance of a historic property; fee waivers

for applications; priority permit processing; and professional expertise from staff to advise applicants on issues related to their historic properties. The Zoning Ordinance allows many exemptions and waivers for designated historic properties, so that nonconforming conditions may continue to exist. Owners may also request use of the State Historic Building Code, a tangible benefit that can result in considerable cost savings when remodeling or renovating.

If designated, this district would be the third in the city, joining the Third Street Neighborhood District and the Bay Street Craftsman Cluster. To learn more about the formation of the historic district visit www.facebook.com/historicSVCoalition and watch for Conservancy announcements of upcoming public meetings and hearings.

POST OFFICE *continued from page 1*

way for the Postal Service to sell the property. It was purchased in December 2013 by 1248 5th Street, LLC as creative office space for Skydance Productions, headed by David Ellison.

The exterior of the building was designated as a landmark in March 2014. While the lobby was not included since it was no longer a public space, it is protected by the covenant that gives City Council the power to approve any changes. The Conservancy is currently advocating that the City Council delegate that responsibility to the Landmarks Commission.

Skydance has hired preservation architect Robert Chattel to oversee their plans. He will research the building and guide the plans so that they are compliant with the covenant, the

landmark designation and the Secretary of the Interior's Standards. Skydance has submitted an application for a discretionary review permit for their plans to rehabilitate the exterior and restore the historic lobby. Proposed changes include an addition on the rear of the building and two interior atria to bring in more natural light and air. One atrium will extend from the basement to the roof and the other will open from the first floor to the roof. The rear and interior changes will accommodate the addition of an enlarged second floor, a partial third floor and a roof terrace with the existing parapet serving as a guardrail.

The date for Landmarks Commission consideration of the plans is not yet determined.

Remembering Kevin McCarthy



Kevin and Susan McCarthy in 2013

Photo: Rich Schmitt

Kevin McCarthy, husband of our Board vice president, Susan McCarthy, passed away in March after a brief illness. Kevin was a strong supporter of the Santa Monica Conservancy and, as a PhD, was probably the Conservancy's best educated bartender for many events through the years. He and Susan were generous donors to the Conservancy during our recent capital campaign. Kevin joined RAND in 1976 where he worked as researcher on projects ranging from immigration to the arts. He began his career working on housing policies and developed tools to help predict family mobility and its impact on housing. He later directed the RAND Institute for Civil Justice and headed a RAND initiative that studied the role of the arts in the American economy and society. Prior to RAND, Kevin taught at the University of Wisconsin, Madison, where he had received his doctorate and a master's in sociology and served as a consultant with the U.S. Department of Health, Education, and Welfare. He will be greatly missed.



Ruthann Lehrer presents a volunteer award to Richard Mestas. Photo: Carol Lemlein

Third Street Neighborhood Inside and Out

Over 200 members, volunteers and new friends of the Conservancy enjoyed our exploration of the Third Street Neighborhood District on Sunday, May 3.

The list of thank yous is long, beginning with our hosts:

Bea Nemlaha
John Bianco and Lisa Mead
Nora and Margaret Lerer
and from the Church in Ocean Park
Janet McKeithen, Pastor
Karen Blechman
Armand Briones
Elizabeth Keller
Susan Loughmiller



Mario Fonda-Bonardi explains how a church was adapted to a residence.

Photos: Michael Crosby

Special thanks to Ruthann Lehrer and Bea Nemlaha for organizing the tour with the assistance of Susan Eve, Jane Koehler and Libby Motika; to homeowner Nora Reynolds Lerer for her gracious hospitality to docents and guests; and to Mark Gorman who helped out all day.



Dorothy Jewell leads visitors on a walking tour of the neighborhood.



Libby Motika greets tourgoers at 2621 2nd St.



Jane Koehler describes the history of 2612 3rd St.

And thank yous to our wonderful volunteers and docents:

Benjamin Ariff, architectural photographer
Nadine Messier, graphic designer
Michael Crosby, tour photographer

John Apodaca	Bob Lehrer
Mark Barclay	Diane Locklear
Jeff Burt	Fran Lyness
Barbara Coffman	Sara Meric
Elaine Cohen	Nadine Messier
Carolyn Coughlin-Grimm	Diane Miller
Phillis Dudick	Tish Nettleship
Clare Ellinger	Tom O'Connor
Elaine Fisher	Dick Orton
Mario Fonda-Bonardi	Libby Pachares
Helen Garber	Kathie Renger
Patty Godon-Tann	Thomasine Rogas
Martha Gruft	Shannon Ryan
Susan Haynsworth	Lorraine Sanchez
Jean Hasselquist	Jodi Seidler
Pamela Henstell	Kristin Shank
Leslie Hope	Ruth Shari
Jan Jackson	Kara Smith
Dorothy Jewell	Susan Sullivan
Amanda Kainer	Gail Sullivan
Evelyn Lauchenaer	Robin Tung
	Donald Weggeman

Santa Monica Festival

The Conservancy's booth at the Santa Monica Festival provided us the opportunity to meet and talk to many people. We answered questions about preservation and the renovation of the Shotgun House, as well volunteer opportunities with us. Thanks go to our volunteers, Robin Tung, David Kaplan, John Zinner, Mario Fonda-Bonardi, Chris Gray, Eric Natwig, and Tom Cleys.



Photo: Judy Abdo



A unique enhancement to the tour was provided by Marion Taylor Baer and her brother Tuck Taylor, children of Helen Sheats, the artist who first turned the then-derelict Methodist Episcopal Church at 2621 2nd Street into a residence and designed the beautiful stained glass windows which face the street. They brought colorful examples of Helen's art and a historic display of photographs and news articles from the Helen's time in the house, and stayed to chat with everyone who visited.

Screening of "90404 Changing"

Santa Monica Conservancy recently sponsored a screening of "90404 Changing," a film that captures the once historically rich and culturally diverse neighborhood in the 90404 zip code. Following the screening, producer/director Michael W. Barnard and co-producer Paulina Sahagun led a lively Q and A with many in the audience sharing their memories of the 90404 area and their thoughts on the changes there and across the city. Due to time limits, the shorter version of the film was screened. The full length film can be borrowed from the Santa Monica Main Library.



Paulina Sahagun and Michael W. Barnard

Photo: Carol Lemlein

We thank Sherrill Kushner for her tireless work to bring this program together.

Thank you to Ingo's!

Conservancy members Bob Lynn and Sara Abbott and their firm, LGO Hospitality, offered our membership a delicious introduction Ingo's Tasty Diner, their new farm-to-table restaurant, with complimentary dinner and beverages for two on the first two nights it was open to the public in late April.

Bob and Sara are very proud of the restoration of their historic Streamline Moderne building at 1213 Wilshire Blvd., and have applied for its designation as a landmark. The building also includes Vienna Pastry, and is LGO's fourth restaurant in a historic building in Southern California. They also operate the Misfit in the landmark Bay Cities Guaranty (Clock Tower) building, and La Grande Orange and the Luggage Room Pizzeria in the historic Del Mar Train Station in Pasadena. The latter was recently featured in the National Trust for Historic



Preservation's magazine.

A generous supporter of the Conservancy, Bob also created and produced the graphic stickers that you may have been seeing displayed on Conservancy members' car bumpers or windows. See page 8.

Inside the Shotgun House

Construction is nearing completion, and soon the shotgun house interior will transform into the Preservation Resource Center. That has been the job of the Interiors Committee. They have been meeting for months, selecting the furniture, making technology decisions, and preparing the operating manual. They have also secured donations including two classic Eames "potato chip" chairs donated by Conservancy co-founder Doris Sosin, landscaping from Form LA, frames for the interpretive displays from Allan Jeffries Framing, and a vacuum from George's Vacuum.

The committee is still filling in a "wish list" which includes an under-counter refrigerator (Energy Star rated), pull-down



(l to r) Mario Fonda-Bonardi, Nina Fresco, Carol Lemlein, Sherrill Kushner, Hilda Weiss, Laurel Schmidt and Nancy O'Neill

window shades for the 8 windows, and office supplies. If you are interested in donating an item, or underwriting a purchase, contact the Committee at info@smconservancy.org.

New Membership Options and Benefits

The Conservancy is pleased to announce a number of new membership options and benefits, beginning with our attractive new bumper sticker/window decal shown on page 8.

We are introducing **automatically renewing memberships** for those who pay by credit card, making membership renewals easy for you and helping us reduce our costs and environmental impact by cutting down on renewal mailings. The option for automatic renewal is available at any membership level. If your circumstances should change, future automatic renewals can be canceled at any time.

Finally, we have created the **Leadership Circle** as a way of recognizing the visionary group of benefactors who are committed to the Conservancy's mission and able to donate at least \$1000 annually to its support and growth. Please consider joining or renewing as a Founding Member of this important community of Conservancy supporters!

As a Leadership Circle donor, your benefits will include an invitation for two to an annual private event to be held exclusively for members of the Leadership Circle. Donors at the \$2,500 level will receive two complimentary tickets to all educational programs, lectures and tours and those giving \$5,000 or more will also have the opportunity to hold a private event at the historic Shotgun House.



Conservancy Board member Tom Neary addresses the opening session of the California Preservation Foundation annual conference in San Diego during his last week as President of their Board of Trustees.

Photo: Carol Lemlein

Landmarks Commission Report

By Dolores Sloan

At its April 13 meeting Landmarks Commission gave landmark status to 525 Georgina Avenue, a two-story Craftsman building with Swiss Chalet details. Built in 1910 for pioneer Los Angeles banker Maurice S. Hellman, the structure is credited with manifesting “the cultural, social and economic history of the upscale Palisades Tract.” His son, Melville S. Hellman, is recorded in Santa Monica Directories as having lived on the property from 1913-61

In addition, the Commission augmented the existing landmark designation of the Shangri-La Hotel with new information that has recently come to light. This included its role in World War II as a redistribution center for returning servicemen. According to oral history, the Shangri-La was the site where meetings took place between William J. Donovan, the future head of the Office of Special Services (OSS), and Santa Monica dentist, Dr Jack Taylor. A skin diving enthusiast, Taylor introduced Donovan to Santa Monica lifeguards, who were using newly developed swimming fins and masks. This is reported to have contributed to the development of the OSS Maritime Unit – the precursor to the Navy Seals - during the war.

The Commission has recommended priorities for the planned update of the Historical Resource Inventory (HRI). These include:

- use of “the latest survey technology”
- inclusion of “neighborhoods...not adequately documented previously,” and attention to social and cultural



525 Georgina Avenue Photo: PCR Services

- history, property types and time periods
- implementation of a schedule for public outreach

The HRI update is anticipated to begin within the next year.

Action to establish the San Vicente Courtyard Historic District is moving forward. The Commission has requested an updated consultant’s report on the potential district west of Seventh Street and anticipates filing an application this summer, thus beginning the process for final consideration and hoped-for approval by City Council. A stakeholder’s group, Historic San Vicente, has formed to support this effort.

The Commission is also monitoring the progress of the Civic Working Group (CWG), appointed by Council to study and recommend site and land uses and to identify funding sources for rehabilitating the now closed, landmarked Santa Monica Civic Auditorium and the adjacent site. A third workshop for community participation, scheduled for June 13, will supplement public input from two previous workshops. CWG will make its recommendations to Council in October.

USC’s Summer Course in Heritage Conservation Tuesday, July 14 – Saturday, August 1, 2015

The USC School of Architecture has announced its 23rd annual summer program devoted to the conservation of the historic built environment. The intensive three-week program introduces the principles and practice of historic preservation/heritage conservation.

Classes are taught by noted experts from Southern California and can be taken as individual topic seminars or as a whole series. Lectures and field trips to historic sites will introduce participants to a broad range of legal, economic,

aesthetic, and technical issues associated with the documentation, conservation, and interpretation of historic structures, landscapes, and communities.

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

2015 SUMMER PRESERVATION EVENTS

SALE
15th Annual Antique and Contemporary Tile Sale
SATURDAY, JUNE 13
9 AM - 4 PM
California Heritage Museum
(310) 392-8537
californiaheritagemuseum.org

EXHIBIT
“Warriors of Flames: Santa Monica Fire Department’s 125th Anniversary”
JUNE 28 TO SEPTEMBER 27
Santa Monica History Museum
(310) 395-2290
santamonicahistory.org

WEBINAR
“Historic Districts and Infill Development”
THURSDAY, JULY 23
9 AM - 4 PM
California Preservation Foundation
(415) 495-0349
californiapreservation.org

EXHIBIT
“Aloha, Hawaii our 50th State”
AUGUST 5 THRU AUGUST 22
Grier Musser Museum
(213) 413-1814
griermussermuseum.org

TOUR
“Walk Wright In”
self-guided tours of Hollyhock House
THURSDAY - SUNDAY
11AM-3PM
Barnsdall Art Park
(323) 913-4031
barnsdall.org/visit/hollyhock-house/

EXHIBIT
“Bunker Hill in the Rear-View Mirror: The Rise, Fall, and Rise Again of an Urban Neighborhood”
ONGOING
Central Branch, Los Angeles Public Library
(213) 228-7000
lapl.org

SM CIVIC WORKSHOP: BRINGING IT ALL TOGETHER SATURDAY, JUNE 13

In this third and final community workshop, the Santa Monica Civic Working Group will bring together all information, ideas, and findings from the visioning process to-date. The workshop will start at 9:30 am at Santa Monica Civic Auditorium, East Wing. More details to follow.

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Joyce Burke-Estel
Lisa & Thomas Chatham
Pamela Hieronymi & Mark Johnson
Kathleen Inman
Ramin Kolahi, 1001 3rd Street LLC
Paulina Ladreyt
Nora Lerer *
Elizabeth Lerer

Mary Pilla
Sylvia and Herb Rose
Laurel Shepard, The Authority Consulting Group, Inc
Elizabeth Tooke
Kim and Johan Uyttewaal
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SAN VICENTE DISTRICT WALKING TOUR

The Conservancy and the Historic San Vicente Coalition will be offering a tour of the proposed San Vicente Corridor Historic District. Details coming soon.

Photo: Douglas Brian Martin



COME MARCH WITH US!



in the July 4th
Main Street Parade

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info@smconservancy.org

Or call 310-496-3146 and
leave a message



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