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Start the season with our *Annual Holiday Party*

SATURDAY, DECEMBER 5
3pm-5pm
At 1720 Carlyle Avenue



Free for Santa Monica Conservancy members.

Guests are welcome for \$20, applied toward membership if they join at the party.

Please RSVP by December 1

ONLINE: www.smconservancy.org
EMAIL: rsvp@smconservancy.org,

Or leave a message at: 310-496-3146.

Join or renew your membership online or at the door.

MARK YOUR CALENDAR NOW BIRTHDAY BASH FOR MARION DAVIES

January 10, 2016, 11 am-2 pm
Annenberg Community
Beach House
425 Pacific Coast Highway
Reservations Recommended
www.annenbergbeachhouse.com

2016 ANNUAL MEETING

Saturday, March 12, 2016
2 - 4pm

Saint Monica's Grand Pavilion
725 California Avenue
Santa Monica, CA 90403

Annual Preservation Awards
Review of 2015
Featured Speaker
Watch for additional details



Celebrate the Holidays with Us!

We thank our members for their support with our Holiday Party, a favorite annual tradition. This year's celebration will take place on Saturday, December 5, 3-5pm, at 1720 Carlyle Avenue in the Gillette's Regents Square area of northern Santa Monica.

We're delighted to return to the beautiful Spanish Colonial Revival home of Neal Roberts, a pristine example of an increasingly rare historic home in our rapidly changing city. Built in 1927, it's also significant for its early use of steel frame construction under the stucco cladding. The home's original architectural features are complemented by Mr. Roberts' collections from Indonesia and other travel destinations, as well as by the gracious gardens in an interior courtyard. It's a great place for a holiday celebration featuring our famous Conservancy chili!

The party is free to members. Guests and non-members are welcome for \$20, applied



Photo by Ruthann Lehrner

toward membership if they join at the party. Please see the back page for additional details. Please RSVP by December 1, online at

www.smconservancy.org, by email to rsvp@smconservancy.org, or by leaving a message at 310-496-3146.

Call for Nominations, 2016 Preservation Awards

Every year the Conservancy celebrates the preservation of Santa Monica's architectural and cultural heritage by honoring exemplary projects and contributions with Preservation Awards.

Since 2004, award-winning projects have included residences, commercial and institutional buildings, from small to large in scale. They have ranged from restoration, renovation, rehabilitation, and adaptive reuse to contemporary additions to historic buildings and homes. Awards are also presented to individuals for their stewardship of historic properties as well as for community service contributions as volunteers and as advocates of preservation. A full list of past awards can be found on the Conservancy's website at www.smconservancy.org/news-advocacy/preservation-awards/.

Do you know a project, person, structure or group you would recommend for a PRESERVATION continues on page 5

San Vicente Courtyard Apartments District Moves Ahead!

By Carol Lemlein

The proposed San Vicente Courtyard Apartments Historic District moved a step closer to reality at the November 9 Landmarks Commission Meeting when, after a public hearing, the Commission voted to recommend district formation to the City Council. The Council hearing to make a final determination on formation of the district will be held December 15.

The Conservancy, in collaboration with the Historic San Vicente Coalition, offered a series of free walking tours to educate residents and the public about the proposed district, which stretches from Ocean Avenue to Seventh Street. Each of the three tour dates was quickly filled to capacity, attracting more than 200 people interested in learning about the proposed



Members of the Historic San Vicente Coalition at the Landmarks Commission. Photo by Phil Brock

district and its distinct form of housing.

The San Vicente Courtyard Apartments are characterized by multi-unit buildings configured around lawns and gardens set back from the street, and comprise the most significant and cohesive concentration of courtyard housing in Santa

SAN VICENTE continues on page 4

The Preservation Resource Center at the Shotgun House Grand Opening January 23, 2016, at 11 am see insert

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*
John Zinner, *Vice-President*
Susan McCarthy, *Vice-President*
Tom Cleys, *Treasurer*
Sherrill Kushner, *Secretary*
Kaitlin Drisko
Michael W. Folonis, *FAIA*
Mario Fonda-Bonardi, *AIA*
Nina Fresco
Chris Gray
David Kaplan
Ruthann Lehrer
Libby Motika
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
Tom Hofer
Sherrill Kushner
Ruthann Lehrer
Carol Lemlein
Nancy O'Neill
Kay Pattison
Laurel Schmidt
Dolores Sloan
Barbara Whitney

MESSAGE FROM THE PRESIDENT

At last we have a date for the Grand Opening of the Preservation Resource Center! I hope you will all be there with us on January 23 when this long-held dream becomes a reality. Until recently, progress has been agonizingly slow – and of course, much of it behind the scenes or the construction fence, which we hope to have down by the time you receive this newsletter. This has been a real community effort from the beginning, made possible by donors large and small, passionate volunteers, and helpful city officials. We're putting together an illustrated commemorative booklet for the occasion, telling the history of the Shotgun House and its transformation into the Preservation Resource Center, and thanking all those who contributed. See the center section for a preview of the celebration and an inside look at some of the recent construction progress.



Your board and other volunteers have been very busy, not only preparing for the opening of the Resource Center and carrying on our regular tours downtown and at the Beach House, but also with many outreach and advocacy activities. We are delighted to see the San Vicente Historic District moving forward and have been working with Landmarks commissioners to define improvements to the Structure of Merit designation that will enable us to protect potential contributors to districts that, although identified in the Historic Resource Inventory, may never be created. This will help preserve the character of downtown as well as our residential neighborhoods.

Is your membership expired or due to expire soon? If you support us at the basic membership levels (individual, household, or student/low income), you'll want to renew by December 31 to take advantage of our current rates before we institute a much needed increase. Our basic membership levels have been constant for a decade. A review of similar nearby preservation organizations indicated that ours were among the lowest in the region.

Finally, I'd like to share a quote from Secretary of the Interior Sally Jewell, who was a keynote speaker at the National Preservation Conference earlier this month.

"Historic preservation...helps us understand who we are, so that we can pass that knowledge on to future generations."

Thank you all for your support in this endeavor.

—Carol

We thank our Leadership Circle Members!

These generous individuals and firms have stepped forward to support the Conservancy at a level of at least \$1000 annually, helping to bring the Conservancy to the next level of effectiveness in protecting our architectural heritage. Everyone who joins at a Leadership Circle Level by December 31, 2015, will be recognized as a Founding Member of this important group of supporters.

Pamela Burton & Company *

Steven Cerasale and

Mary Katherine Cocharo

Tom Cleys

Downtown Santa Monica

Kaitlin Drisko and Bob Knight

Leah and Sam Fischer

Nina Fresco

The Georgian Hotel

Sherrill Kushner

Ruthann and Bob Lehrer

Carol Lemlein and Eric Natwig *

Nora Lerer *

Susan McCarthy

Carole and Sid Meltzner (CAS Foundation)

Alan Merson

Morley Builders

Elizabeth Motika

Jeanne and Gary Newman

Nancy O'Neill

Kathleen Rawson

Laurel Schmidt

Doris Sosin

Steven Stogel and Melinda Allen

Robin & Scott Venturelli *

John Zinner

* indicates members who have made a multi-year commitment to renew at Leadership Circle level

Alison Rose Jefferson: Using her Voice for Others

By Sherrill Kushner



Photo courtesy of Alison Rose Jefferson

To say that Alison Rose Jefferson is accomplished is an understatement. Having recently earned her Ph.D. at UC Santa Barbara, her research and interests have been steeped in the African-American experience in America and specifically the struggle for leisure and public space.

"I got started in historic preservation while working as a marketing and public relations consultant for the Figueroa Corridor Partnership, a business improvement district in downtown Los Angeles. One aspect of my work was to promote heritage tourism which made me more aware of historic preservation issues and inspired me to pursue a more formal education in historic preservation." After earning a Master of Historic Preservation at USC, she worked at the Historic Resources Group, focusing on historic preservation planning, oral history and interpretive projects before going on to UCSB.

Alison has been the Conservancy's go-to person for information about the African-American history of Santa Monica for many years. Her research on the Phillips Chapel, a 100-year-old African-American church that was featured in a Conservancy lecture in 2006, contributed

to its designation as a landmark in 2005. She is the author of the text for the plaque marking Inkwell Beach at the end of Bay Street in Santa Monica, the Jim Crow-era site used by African Americans as a gathering place and where Nick Gabaldón, the first known surfer of African American and Mexican descent in Southern California, learned to ride the waves.

Alison has engaged Heal the Bay and other organizations in celebrations of the site during the annual Coastal Cleanup Day, as well as a day of surfing lessons on Nick Gabaldón's birthday. She leads Conservancy volunteers providing interpretation of the history during these events. "I am committed to documenting the voices of those whose narratives have been overlooked and the sites associated with those voices," she notes. The Conservancy has been fortunate to benefit from Alison's commitment.

Thank You, Board Member Tom Neary

By Carol Lemlein

The Conservancy has been fortunate to have had many talented, dedicated members of our Board of Directors over the years, moving forward on our journey from a small group of preservation enthusiasts without professional staff or headquarters to an important and respected voice in Santa Monica. In recent years Tom Neary has been one of those contributors, and we are very sorry to announce his resignation. Tom lives in Westlake Village; a major career change relocating him to downtown Los Angeles has made it difficult for him to continue in an active role with us.



tions in the Conservancy, initially chairing our successful capital campaign and then being elected to our Board in 2014. Several of us had worked with him long before in his roles as president of the California Preservation Foundation, as a founding board member and treasurer of the U.S. Green Building Council, LA Chapter, and as former chair of the Santa Monica Chamber of Commerce.

We were delighted when he agreed to make a personal commitment to our endeavors.

Tom has made an indelible mark on our organization's growth. His energy and his commitment to historic preservation in Santa Monica will be greatly missed.

Since 2009, Tom has held leadership posi-



Photo by Catherine Lacey

Happy Birthday, Marion!

By Ruthann Lehrer

Don your hats and your dancing shoes, your feathers and sequins, for the annual birthday bash for Marion Davies at the Annenberg Community Beach House on January 10, 2016. Conservancy docents in vintage attire will reminisce about their times with Marion and her fabulous parties, with biographer Lara Fowler adding colorful details. Tours of the Guest House also feature home movies of Marion and her paramour WR Hearst, from the private collection of Michael Yakaitis. Music, dancing and refreshments enhance the celebration. Guests are encouraged to dress in clothes from the 1920s, 1930s and 1940s. Admission is free but reservations are recommended; visit the website at www.annenbergbeachhouse.com.



Beach House docents view an exhibit of documents from the Marion Davies Foundation archives at UCLA's Center for Health Science. The archives detail Marion's work with her pediatric clinic on campus.

Photo by Kara Smith



Hosts David and Elaine Vukadinovich, speaker Abeer Sweis of Synthesis and the architect's granddaughter Lisa Monhoff.
Photo by Kristina Sado



Lisa Monhoff with her grandfather's book of illustrations
Photo by Kristina Sado

Fall Salon Afterglow

The Conservancy's Annual Salon, generously hosted by Elaine and David Vukadinovich, filled their renovated mid-century home with over 60 happy guests, enjoying delicious hors d'oeuvres donated by the popular new Main Street restaurant Ashland Hill. The Conservancy greatly appreciates Abeer Sweis, of Synthesis, for her lively description of the research and design considerations that influenced the renovation, and Lisa Monhoff, granddaughter of the



Abeer Sweis describing the renovations.
Photo by David Kaplan



Barbara Kaplan, Carol Lemlein, Luke Tabitt of Ashland Hill and party planner Phyllis Conkle.
Photo by Mark Tabitt



Sara Meric and Robin Tung welcoming guests.
Photo by Kristina Sado

original architect, who traveled from the Bay area bringing the Vukadinovichs a book with her grandfather's original illustrations.

Kudos to our party planner, Phyllis Conkle, who creates our special events with program chair Ruthann Lehrer, and Corey Pope and Michael Folonis for the design of

the invitation. Thanks also to Susan Eve, Jean Fleet, Tina Hilling, Bob Lehrer, Diane Locklear, Sara Meric, Libby Motika, Dolores Sloan and Robin Tung for their assistance and Kristina Sado of Sadofoto for her photography.

Funds raised at the Salon are dedicated to the Conservancy's education and outreach programs.

New LA County Preservation Ordinance

From LA Conservancy website

SAN VICENTE *continued from page 1*

Monica. More than half of the buildings in the corridor, constructed between 1937 and 1953, are considered significant as contributors to the potential historic district. The neighborhood's architectural character, harmonious scale and abundant landscaped green spaces have generated both public appreciation and concern that this important collection of courtyard housing might be lost to redevelopment.

If designated, the San Vicente Historic District would be the third in the city, joining the Third Street Neighborhood District (formed in 1990) and the Bay Street Craftsman Cluster (2000).

Following three years of planning and effort, the County of Los Angeles adopted its first ever historic preservation ordinance, which went into effect on October 1, 2015. The ordinance becomes the central fixture of the County's nascent historic preservation program, which includes the Mills Act property tax abatement program.

The ordinance spans a vast area including such diverse communities as Altadena, East Los Angeles, and Marina del Rey, making its impact particularly broad.

The ordinance enables the County government to designate and protect historic resources in unincorporated territory countywide, including

County-owned structures, and does not require owner consent. It also allows for the designation of local historic districts.

The fees established for submitting a landmark nomination (\$1,115 for nominations with owner consent, \$3,715 for nominations without owner consent) are currently the highest of any jurisdiction in the County and may hinder the active nomination of landmarks.

Incentives include the waiver of parking requirements associated with designated structures and the popular Mills Acts property tax abatement program. During the initial pilot year for the Mills Act program, eligible properties are limited to single- and two-family structures.

The Rehabilitation of the Shotgun House Is Nearly Complete



Nina Fresco trying out positions for the antique knobs she found on ebay for the cabinet in the middle room. Photo by Hilda Weiss



Mario Fonda-Bonardi discusses plans with construction team. Photo by Hilda Weiss



Reconstruction of the railings and the corbels make a big difference in the rehabilitation of the porch. Photo by Carol Lemlein



Bookcases under the south windows will have cushions to provide extra seating.

Photo by Carol Lemlein



Hilda Weiss filming our progress.

Photo by Carol Lemlein

Do You Shop on Amazon?

Next time you shop on Amazon, do it on their website smile.amazon.com. Amazon's charitable organization, AmazonSmile Foundation donates 0.5% of eligible purchases to non-profits like the Santa Monica Conservancy. Just log in with your Amazon account information and select the Conservancy as your beneficiary. Thank you!



Coastal Cleanup volunteer Judy Hopkins, a Beach House docent, with Alison Jefferson and Carol Lemlein next to Alison's interpretive display on Santa Monica's African-American History.

PRESERVATION *continued from page 1*

2016 Award? If so, please send an email to awards@smconservancy.org identifying the project and giving a brief statement of why you have made the nomination, as well as contact information for the individual, organization or project, along with a photograph if possible. The deadline for nominations is January 15.

The awards presentation will be held at the Conservancy's 2016 Annual Meeting on Saturday, March 12 in the Grand Pavilion at Saint Monica's Church. It's a not-to-be-missed event, as we celebrate, recognize, and are inspired by the people and the projects that bring preservation to life in Santa Monica.

Preservation Awards Guidelines

You don't need to specify what category you think fits your nomination, but the definitions below may be helpful:

Restoration: A project that brings a building back to its historically authentic condition.

Rehabilitation: a broad term meaning bringing a historic resource back into service, including projects that conform to the Secretary of Interior Standards for Treatment of Historic Properties.

Renovation: includes remodeling and renewing, and can include the addition of contemporary design elements to a historic structure.

Adaptive Reuse: the adaptation of a historic structure to a new use, ideally with minimal impact on the structure's character-defining features.

Stewardship: long-term care and maintenance of a historic building or place.

In addition, the Conservancy recognizes outstanding individuals, groups and organizations with **President's, Volunteer, and Service Awards**, and occasionally the **David G. Cameron Preservation Award** to individuals or organizations in recognition of their outstanding accomplishments in preserving Santa Monica's unique heritage and for promoting the value of historic preservation in the City.

Landmarks Commission Report

By Dolores Sloan

Repair and restoration of “Chain Reaction” received a green light at the Landmarks Commission October meeting, when a Certificate of Appropriateness for work on the sculpture designed by late Pulitzer Prize-winning editorial cartoonist Paul Conrad was approved. Presented to Santa Monica in 1991, the 26-foot-high landmark is located on the east side of Main Street, north of the Civic Auditorium, and has been exposed to 25 years of sun and salt air, which have clearly taken their toll. Santa Monica’s Public Works Department received approval for the recommendations of its consultant, Melvyn Green and Associates, which includes conservation treatment to address both chains and fiberglass, performed by Rosa Lowinger and Associates. At the same time, the Public Works Department will meet “with the artist’s representatives to consider alternative methodologies and treatments.”



Photo by Mike Hayward

The Landmarks Commission also designated a residence at 305 Alta Avenue as both a landmark and landmark parcel. Built in 1913, 305 Alta was an early building in the Palisades Tract subdivision and the second house on its block. Commissioners cite it

as part of “a demographic trend that shaped Santa Monica during the early decades of the twentieth century as prominent individuals and families moved West,” and as an example of the evolution of preference from the prevailing bungalow style to the hybrid Mediterranean and Classical Revival. Both “its high degree of historical integrity” and its role in “the architectural history of Santa Monica, dating to the early 1910’s” were cited.

The Commission was part of public testimony during a Planning Commission study session November 3-4 on the Draft Downtown Specific Plan (DSP). Landmarks will study the historic preservation elements in the draft and present recommendations at a future Planning Commission hearing. An Environmental Impact Report is expected in early December; the DSP should come before the City Council in early 2016 and be adopted by June.

Landmarks Commissioners are also exploring ways to involve the public in the City’s historic preservation process, including how the community can recommend sites for the Historic Resources Inventory as update efforts begin. Other potential outreach efforts include presentations at community organization meetings, articles published in local media, and additions to the City website of guidelines, glossaries and templates for public use.

Another Mills Act Contract Approved

By Carol Lemlein

Santa Monica’s most important preservation incentive was granted to the owners of 828 7th Street at the October 27 meeting of the City Council. This action brings the City’s total number of Mills Act contracts – which enable a property tax reduction for owners who commit to an approved plan of restoration and maintenance – to 63.

The house, a vernacular 1911 Craftsman bungalow designated as a Structure of Merit, received a Preservation Award from the Conservancy earlier this year. Its recent renovation included carefully preserving and restoring the exterior while making seismic and interior improvements and adding additional living space to the back of the second story. The contract application notes that the house will need significant additional restoration and maintenance, including restoration of the front door and its historic hardware, repair of



Photo by Shooting LA

window sashes, and replacement of additional exterior cedar shake shingles with custom fabricated shingles matching the original.

While many assume that only Landmarks are eligible for Mills Act Contracts, the provisions of the Santa Monica Landmarks Ordinance allow owners of Structures of Merit and contributing structures in designated Historic Districts to apply as well; several have done so since the program was first authorized in 1991.

2016 WINTER PRESERVATION EVENTS

FILM SCREENING AND TALK

“A Photographer’s Journey: The Work of Pedro E. Guerrero”

SUNDAY, DECEMBER 6, 2015, 2PM

Society of Architectural Historians/Southern California Chapter

310-458-8600

sahscc.org

TOUR

Modern by Holiday Light Walking Tour

WEDNESDAY, DECEMBER 9, 2015, 5:30PM

Los Angeles Conservancy

213-623-2489

laconservancy.org

TOUR

East Village Walking Tour

SATURDAY, JANUARY 9, 2016, 10 AM

Long Beach Heritage

562-493-7019

lbheritage.org

LECTURE

“Dressed in Diamonds: American Princesses & Gilded Age Fashion”

TUESDAY, JANUARY 19, 2016, 6:30 PM

Pasadena Museum of History

626-577-1660

pasadenahistory.org

LECTURE

“Prophets without Honor: The Rediscovery of Greene & Greene”

TUESDAY, FEBRUARY 23, 2016, 7:00PM

The Gamble House

626-793-3334

gamblehouse.org

WE WELCOME THESE NEW MEMBERS TO THE CONSERVANCY

Ashland Hill Craft Beer and Wine Garten	Laura Miller and Bill Birrell
Paul Attanasio	Tracy Murphy
Paul Biddle	Alex Novakovich
Linda Bozung	Krystina Price
Sara Campot	Mark Pritchard
Michael Cogley	Alison Rowe and John Harlow
Ellen Conrad, Teles Properties	Kristina Sado
Barbara and Sam Folsom	Malti Sharma
Bradley Levine	Beverly Shulman
Denise Madden and Warren Eckstein	Barbara Stinchfield
Chip Martin	Steven Stogel and Melinda Allen *
Janice Melton	Ruth Subrin
John Merchak	Susan Suntree
	Pari White

*LEADERSHIP CIRCLE MEMBER

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

Basic Membership Rates are going up as of January 1, 2016
 To renew at the old rates below, send your check or renew online by Dec 31!

- \$35 Individual \$45 Household \$15 Student/Low Income

RATES EFFECTIVE JANUARY 1, 2016

- | | |
|--|---|
| <input type="checkbox"/> \$45 Individual | <input type="checkbox"/> \$250 Business/Corporate Supporting |
| <input type="checkbox"/> \$60 Household | <input type="checkbox"/> \$500 Business/Corporate Benefactor |
| <input type="checkbox"/> \$20 Student/Low Income | <input type="checkbox"/> \$1000 Business/Corporate Patron * |
| <input type="checkbox"/> \$100 Sustaining | <input type="checkbox"/> \$2500 Business/Corporate Steward * |
| | <input type="checkbox"/> \$5000 Business/Corporate Guardian * |
| * LEADERSHIP CIRCLE MEMBERSHIP LEVELS | |
| <input type="checkbox"/> \$250 Supporting | \$ _____ Donation |
| <input type="checkbox"/> \$500 Benefactor | |
| <input type="checkbox"/> \$1000 Patron * | \$ _____ Total Contribution |
| <input type="checkbox"/> \$2500 Steward * | |
| <input type="checkbox"/> \$5000 Guardian * | |

For Gift Memberships, Please use a separate sheet

New for Credit Card Payments!

Automatic renewal for 2 years _____ 3 years _____

Credit Card Type: Visa Mastercard Amex

Credit Card # _____

Expiration Date _____ Code _____

Signature: _____

Name (s) _____

Address _____

City/State/Zip _____

Phone _____ Cell _____

Email _____

Company (if applicable) _____

THANK YOU! Will your employer match your gift?
 Matching gifts can double or triple the value of your membership donation.

Please mail this form with your payment to:

Santa Monica Conservancy, P.O. Box 653, Santa Monica, CA 90406-0653

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 Downtown Santa Monica, Inc *
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 Structural Focus
 The Georgian Hotel *

*LEADERSHIP CIRCLE BUSINESS MEMBER



Take A Walk Through History!

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

RESERVATIONS SUGGESTED
 phone: 310-496-3146
 email: dwt@smconservancy.org

Presented by the Santa Monica Conservancy and Downtown Santa Monica, Inc. / www.downtownsm.com



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