



## Annual Salon at a Landmark of the Future

The Conservancy will host its annual Salon fundraiser on Saturday, June 10, from 3 - 5 pm at LivingHomes' first prefabricated modular home in Santa Monica. Guests will enjoy a talk by owner Steve Glenn, founder and Managing Director of LivingHomes, as well as wine, delicious hors d'oeuvres and a rare opportunity to tour the spectacular Leed Platinum house

Glenn's contemporary 4-bedroom, 2.5 bath home, designed by renowned architect Ray Kappe, FAIA, was the first in the nation to achieve LEED Platinum. It was installed on-site in only 8 hours in 2006, and has been featured in *Dwell* magazine.

LivingHomes is a designer and developer of modern, prefabricated single- and multi-family homes that combine world-class architecture with an unparalleled commitment to healthy and sustainable construction. The firm utilizes built-in furniture, environmentally conscious materials, and rooftop solar systems. Since the building of this first LivingHome, the firm has built more LEED Platinum homes than any



Photo: LivingHomes

other design firm in the U.S.

This year, LivingHomes was a grand prize winner in the annual Sustainable Quality Awards given by the City of Santa Monica, the Santa Monica Chamber of

Commerce and Sustainable Works.

Proceeds from the Salon benefit the Conservancy's educational programs. Registration and additional details are available at [www.smconservancy.org](http://www.smconservancy.org).

## Home Savings Landmarked

Nearly four years after it was nominated by the Landmarks Commission, the former Home Savings building at 26th and Wilshire, and the parcel on which it is located, have been designated as a landmark by the City Council.

The history of the nomination has been fraught with controversy. The Landmarks Commission voted 6-0 (with one abstention) to designate the property in December 2013. The owner appealed, but agreed to delay the hearing until the Zoning Ordinance Update was completed and the development potential with and without designation were determined. When the matter finally came before the Council in November 2016, a recent court decision had placed Santa Monica's process of allowing proactive designation by the Commission in question. Staff recommended sending the matter back to the Commission to be heard by the four members



appointed since the original nomination.

A public hearing was conducted in February, and the Commission voted 3-1 in favor of designation, resulting in a "technical denial" since Commission rules require approval by four of the seven commissioners. The Conservancy appealed this decision on the grounds that there was overwhelming evidence that the structure met five of the six cri-

HOME SAVINGS *continues on page 5*

## Macdonald-Wright Murals Featured at Annual Meeting

The Conservancy's Annual Meeting on April 8 featured the Stanton Macdonald-Wright murals, which were created from 1934-1935. The mural cycle portrays humanity's accomplishments in the creative arts, science and technology, depicting figures such as Aristotle, Buddha, Bach, and Michelangelo. They were painted on over 30 plywood panels positioned around doors, windows, archways and bookcases in their original settings.

Ruthann Lehrer gave an overview of the artistic details and Roger Genser presented the story of the efforts to return the murals to Santa Monica.

ANNUAL MEETING *continues on page 4*

**Annual Preservation Awards, see insert after page 4**

## OUR MISSION

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

## JOIN US

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

*Membership information is available on p. 7.*

## THE BOARD OF DIRECTORS

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Ken Breisch, Ph.D.  
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## CONTACT US

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### **Visit the Preservation Resource Center:**

2520 2nd St., Santa Monica, CA 90405  
Open Saturday, Sunday and Wednesday  
11 am - 2 pm and by appointment

## THE NEWSLETTER STAFF

Tom Hofer  
Sherrill Kushner  
Ruthann Lehrer  
Carol Lemlein  
Libby Pachares  
Dolores Sloan  
Robin Tung

This newsletter is supported in part by a grant from the City of Santa Monica and the Santa Monica Arts Commission.

## MESSAGE FROM THE PRESIDENT

May officially marked National Preservation Month, but I'd say the evidence in this newsletter shows we've successfully made every month Preservation Month in Santa Monica! You'll read elsewhere about the Preservation Awards and the designation of the Home Savings Building and its art as well as our progress on two other landmarks that I expressed concern about in my previous column.

First, the Sears building. Yes, the store is closed, and many will miss it, but the good news is that the owner, Seritage, has modified its proposal to facilitate moving forward immediately the revitalization of the building to house small-scale retail, restaurants and creative office. We hope to see Seritage present its creative plan at the Landmarks Commission, which includes the creation of an atrium that allows light into all levels of the building and a resolution of its seismic weakness that preserves the character-defining features of the landmark structure.



Second, with respect to the Civic Auditorium, we presented our concerns in recent City Council discussions about plans for a permanent sports field with underground parking at the Auditorium. Many of you responded to our call to action by writing letters to City Council to consider the needs of a revitalized Civic Auditorium. Council endorsed our points and has also authorized polling to explore support for a bond issue funding capital costs for parks and its expansion to cultural facilities. The bond issue would include funding for the sports field parking, Memorial Park expansion, the Airport Park and a portion of the rehabilitation costs for the Civic. We are told that the Request for Proposals for the Civic's revitalization will take place later this year.

The other major issue before us is the Downtown Community Plan (DCP), which is expected to go to Council in early summer. We are generally very pleased with the preservation aspects of the plan. While acknowledging that there is no longer justification for creating a Downtown historic district, the DCP proposes the strongest protections yet for the remaining historic downtown buildings as identified in the Historic Resource Inventory now in process. These include an action to revise the Landmarks Ordinance to include a much stronger Structure of Merit designation which is intended as a permanent second tier designation, and not just a mechanism for delaying demolition in the hopes that a preservation alternative can be found.

The DCP also proposes a major procedural change requiring buildings over 40 years old to be submitted to the Landmarks Commission for demolition review before going to the Planning Commission for entitlement of a new project. This has two very positive effects whether the decision is to allow demolition or not: it gives developers a degree of certainty much earlier in a project, and this extra precaution saves preservation advocates from having to come in at the last moment to upset demolition plans.

Finally, I want to highlight all of our wonderful volunteers and the docents for our tour programs at the Preservation Resource Center, the Annenberg Community Beach House, and the Downtown Walking Tour; those who serve on our standing committees like the Program Committee; and last but certainly not least, our Board. Their dedication and donation of time, enthusiasm and expertise, not to mention willingness to make an extra effort in the face of unexpected challenges, enables our Conservancy to stretch your donation dollars into educational and advocacy programs befitting a much larger organization. We could not do without them.

*Carol Lemlein*

## New Board Members

Libby Pachares and Meighan Maguire, PhD, were elected to the Board of Directors at the Annual Meeting on April 8.

Libby Pachares, a long-time Santa Monica resident, worked for many years as a business affairs lawyer at MGM. She became an active Conservancy volunteer as part of the inaugural group of Beach House docents in 2009 and currently heads the Docent Council. She also co-chaired the Grand Opening of the Preservation Resource Center with Sherrill Kushner. Prior to joining the Conservancy, Libby was a long-time Music Center volunteer and served as Symphonian president in 2006-2007.



Libby Pachares



Meighan Maguire

Meighan Maguire, PhD, is Education Director at Rancho Los Cerritos in Long Beach, a well-preserved adobe home that was built in 1844 before California became part of the United States. Over the past 14 years, she has dramatically expanded the museum's educational offerings, creatively combining history, communication, and education. Maguire was introduced to the Conservancy's work by a board member. "I am most interested in the educational programs and tours that are offered – and learning more about the preservation-worthy structures in my community in the process." An enthusiastic traveler, she visited the Sierras, and more recently Mexico and Germany. She also enjoys reading historical fiction, biographies, and the history of WWII.

## Docent Appreciation

By Libby Pachares

Docents play a vital role in the Conservancy's programs, engaging and inspiring visitors with their knowledge and enthusiasm. The Conservancy has many committed docents, including 20 from the inaugural Beach House docent class who are still active today. These docents donate their skills and time to programs such as the Annual Meeting, Annenberg Community Beach House, Downtown Walking Tour, and Preservation Resource Center at the Shotgun House.

To honor their talent, knowledge, enthusiasm and dedication, the Conservancy celebrated docents—of the Beach House and Downtown Walking Tour— and Program Committee volunteers on April 24. This annual event was hosted at the An-

nenberg Community Beach House where partygoers enjoyed refreshments catered by Fred Deni's Back on the Beach Café. A slideshow of the year in review was prepared and presented by Robin Venturelli. Phyllis Bernard, Renee Zepezauer, Margi Falk and Patty Godon-Tann were recognized for their special contributions to the Docent Program. Audree Fowler was recognized for working the most days as a Beach House Docent.

Preservation Resource docents and volunteers gathered on May 6 at Mario Fonda-Bonardi's home for refreshments, conversation, gifts, and a chance to meet the newly recruited docents. This celebration also commemorates the first year of the Preservation Resource Center's operations, whose docents welcomed and educated 2,000 visitors.

## Docent Trainings and Recruitment

By Libby Pachares

The Docent Council offered a re-training session on April 1 at the Annenberg Community Beach House, giving docents an opportunity to hone their skills, share their research and experiences, and engage with one another and the history of the historic grounds. The session was well-attended and the Docent Council hopes to offer more of these re-training opportunities in the future.

The Conservancy recruited new cohorts of docents this spring for both the Beach House and Preservation Resource Center. Since its inception, the Beach House has offered five series of trainings, the most recent

of which finished this May. Directed by Ruthann Lehrer, the trainings included presentations by Hollywood and film historians Elaina Archer, Cari Beauchamp, Marc Wanamaker and long-time Conservancy volunteer Kay Pattison.

The Preservation Resource Center offered its third series of trainings this May. Directed by Laurel Schmidt, the trainings took place at the Center and provided techniques on engaging with visitors as well as the rich history of the Shotgun House and Santa Monica. Conservancy Board members Mario Fonda-Bonardi and Nina Fresco brought the house to life with information about the architecture of the Shotgun House and its transformation through the decades.

## Julia Morgan Legacy Day



Docent Jean Fleet engages guests at the Beach House designed by Julia Morgan, California's first female architect. Photo: William Short



Docents Fran Lyness, Elaine Cohen, Audree Fowler, Ruth Boorujy, Jean Fleet, and Susan Freeman. Photo: William Short



From left to right: Gere Kavanaugh, Gere Kavanaugh Designs; Pooja Bhagat, Santa Monica City Architect; Claudia Carol, Planning & Urban Design Practice Area Leader, Gensler; Stephanie Reich, Design and Historic Preservation Planner, City of Santa Monica; moderator Bill Stern, Executive Director of the Museum of California Design.



Alison Rose Jefferson, PhD, receives the David G. Cameron Award. Photos: Sadat Huq

ANNUAL MEETING *continued from page 1*

When the Carnegie Library at 5th and Santa Monica was demolished in the mid-1960s, the murals were removed and stored at the Smithsonian for decades. Local arts activists and council members successfully advocated for the return of the murals to Santa Monica in 2005. Today they are installed on the walls of the second floor reading room of our main library, designed by the award-winning firm of Moore Ruble Yudell.

A Santa Monica native, Macdonald-Wright lived in Europe from 1909-1918, mingling



Downtown Walking Tour docents from left to right: Winston Brock Chappell, Dorothy Jewell, Margi Falk, Rita Schneir, Kay Pattison, and Caron Pelletier.

with avant-garde artists and co-founding Synchronism, a color abstraction style. However, Macdonald-Wright was best known as a muralist, creating murals in City Hall’s lobby, as well as murals and a unique fire curtain at Barnum Hall. In the business portion of the meeting, Board president Carol Lemlein presented a retrospective of the past year and members elected David Kaplan, Sherrill Kushner, Carol Lemlein, Meighan Maguire, Libby Pachares and John Zinner to three-year terms. Profiles of new board members Maguire and Pachares are on page 3.

The meeting also recognized the winners of the Conservancy’s 2017 Preservation Awards, which are described in the centerfold insert of this newsletter.

## Board Member Folonis Receives AIA Award

Michael W. Folonis, FAIA, Conservancy Board member and chair of its advocacy committee, received a 2017 Distinguished Practice Award from the American Institute of Architects, California Council. The award recognizes an individual architect’s work, responses to the challenges of an individual building type, innovations within the design and construction process, design excellence, and a collaborative spirit.



“Folonis made a name for himself as a leader in responding to the challenges of an individual building type, an educator and mentor to other professionals, an advocate for design excellence, and a collaborator within the design and construction process,” states the AIA/CC Council. The Conservancy congratulates Folonis on this distinguished award.

## Students Tour the Shotgun House and “Inkwell”

By Alison Rose Jefferson

Students from the Martin Luther King, Jr. Recreation Center in Los Angeles visited the Shotgun House at the Preservation Resource Center on April 12. After exploring the drought-resistant garden, lead docent Laurel Schmidt walked them through the Shotgun House to learn about its architecture, history, and former inhabitants since the 1890s when the house was built.

After touring the Shotgun House, the students visited Santa Monica’s Bay Street “Inkwell” monument site to learn about its layered African-American history with historian Alison Rose Jefferson, and how to foster environmental stewardship with Heal the Bay education facilitator Jenn Swarts.

The students lunched on the Santa Monica Pier at the famous Pier Burger and visited the aquarium to check out local marine life. They also enjoyed free time playing at the beach before going home to Los Angeles.

The field trip was part of the innovative pilot program to engage students in learning about local history, historic preservation, ocean and watershed stewardship as well as civic action with a view to connect them to future career opportunity possibilities. This

trip was part of the “Passport to Success LA2017: Life at the Beach Series” program produced by the Santa Monica Conservancy and Heal the Bay facilitators supported by the California Historical Society.



Students visit the “Inkwell.” Photo: Alison Rose Jefferson



Students gather around the Shotgun House model with lead docent Laurel Schmidt. Photo: Alison Rose Jefferson



Historian Alison Rose Jefferson, PhD, and Conservancy Board members Laurel Schmidt and Mario Fonda-Bonardi, AIA, at the Shotgun House with students from the Martin Luther King, Jr. Recreation Center.



## THE SANTA MONICA CONSERVANCY ANNOUNCES 2017 PRESERVATION AWARDS

The Santa Monica Conservancy recognized eight exemplary contributions to the preservation of Santa Monica's architectural and cultural heritage by honoring individuals, building owners and architectural firms at its recent Annual Meeting.

This year, for the first time since 2010, the Conservancy presented its David G. Cameron Award. Cameron was instrumental in the establishment of the City's first Landmarks Ordinance and a passionate advocate for the preservation of its heritage.



### DAVID G. CAMERON AWARD

ALISON ROSE JEFFERSON, PHD

For over a decade, Jefferson has researched the history of African Americans in Santa Monica and has educated the public on this subject, creating many projects and activities recognizing this history. These include her work on designating the Phillips Chapel Methodist Episcopal Church at 4th and Bay Streets as a Santa Monica Landmark and authorship of the text on the monument at the "Inkwell," the historical Jim Crow era, African-American beach site adjacent to the Casa del Mar which remained an important gathering place long after racial restrictions at public beaches were abandoned in 1927. Her involvement with Heal the Bay, Black surfing organizations, the Conservancy and other programs and events continues to share more diverse stories about our heritage with younger and broader audiences.

### PRESIDENT'S AWARD

SANTA MONICA PUBLIC LIBRARY

The Santa Monica Public Library was recognized for its significant efforts in the restoration, return and re-installment of the historic Stanton Macdonald-Wright murals in the new Main Library in 2005. Created in 1934-1935 for our former Carnegie Library, these murals were the precursor of many other artworks placed in public buildings under Federal patronage during the Depression.

Stanton Macdonald-Wright, an internationally acclaimed artist, created this mural cycle on wood panels, depicting technology and imagination in human development. When the library was demolished in the 1960s to make way for a new library building, the panels were removed and stored at the Smithsonian in Washington, D.C. Several decades later, City leaders, library staff and the Los Angeles County Museum of Art initiated efforts to retrieve the murals for incorporation into our new modern library. The mural paintings have been restored and an informative website has been created to enable the public to once again experience Macdonald-Wright's creative legacy.



Prologue panels. Photo: William Short  
www.smconservancy.org



Photo: deasy/penner & partners

### RESTORATION AND RENOVATION AWARD

ANITRA AND ALAN ESCOVITZ

This Landmark Aeroplane Bungalow at 315 Tenth Street was originally built in 1912. By 2013, when Alan and Anitra Escovitz purchased the property, it was in great need of structural and infrastructure upgrades. They spent one year restoring the main rooms, replicating original moldings, restoring the front door, and recreating the wood dining buffet. A new back porch was added that replicates the depth, materials and design of the original front porch. This couple is an inspiring example of devotion to Craftsman homes and the willingness to do what it takes for a house to live on.

## STEWARDSHIP AWARD

CITY OF SANTA MONICA,  
DEPARTMENT OF PUBLIC WORKS

The California Incline is significant as a contributing element to Palisades Park, a Santa Monica Landmark. The original connector between the bluffs of Linda Vista Park (now Palisades Park) and the beach was a dirt trail for horses and wagons. Paved over and made into an automobile roadway in the 1930s, the California Incline replacement project that was completed in 2016 maintains the historic pathway linking the city with the coastline. With pedestrian and bicycle use enhancements, the railing and the neon sign continue to be emblems from the past.



## STEWARDSHIP AWARD

SHUGI AND ALEXANDER CASSINI

For over 20 years, this Mediterranean Revival style house at 2433 2nd Street was the principal residence of nationally-famed cosmetics entrepreneur Merle Norman. Designed by architect Ellis Martin in 1936, it features original wood windows, tiled patios, and a sweeping interior staircase. It also has some Streamline Moderne elements including original decorative tiling and fixtures in the bathrooms as well as a beautiful mirrored dressing room. The Cassinis have been stewards of the property, incorporating new design elements that reflect their own sense of style. Additionally, they have been generous in opening their home for Conservancy events, sharing its beauty and historic significance.



Photo: 1012 Second St, LLC and Howard Laks

## REHABILITATION AWARD

1012 SECOND STREET, LLC, HOWARD  
LAKS ARCHITECTS, AND CHATTEL, INC.

This is the first completed project to take advantage of modifications to the city's development standards for projects on parcels involving designated landmarks. These modifications made possible the creation of three additional living units without exceeding the by-right floor area and volume permitted on the site and preserving an important landmark structure from the City's earliest residential development.



Photo: Palihouse Santa Monica

## REHABILITATION AWARD

LIGHTHOUSE INVESTMENTS, LLC,  
AND PALIGROUP MANAGEMENT, LLC

The stylish and sophisticated Embassy Hotel Apartments, now named Palihouse, was designed by architect Arthur E. Harvey and built by Luther Mayo in 1927 in the Spanish Colonial Revival style. The site has been determined to be eligible for National Register of Historic Places both individually and as a contributor to a potential historic thematic district of Elegant Apartments in the north of Wilshire neighborhood. The current owners have conserved and refurbished the building throughout. Recognized as a Santa Monica Landmark in 2003, the original windows, decorative ceilings, patterned tile work, and outdoor patio paving have been preserved.

## OUTSTANDING VOLUNTEER SERVICE AWARD

KAY PATTISON, THOMASINE ROGAS, AND RITA SCHNEIR

These three stalwart docents from the inaugural 2007 group have served in the Downtown Walking Tour for 10 continuous years. The Downtown Walking Tour was the Conservancy's first weekly tour program, founded by Carol Lemlein with extensive mentoring by Ruthann Lehrer and the research assistance of several volunteers. The docent-led tour is offered every Saturday at 10 am, and explores the architectural and cultural history of downtown Santa Monica, including the Rapp Saloon, The Georgian Hotel, Keller Block and more.



# 11th Street Bungalow Historic District Proposed

By Sherrill Kushner

A proposal to designate a new historic district – the 11th Street Bungalow Historic District – will be heard by the Landmarks Commission on June 12. The eight bungalows on 11th Street and Arizona Avenue date from 1904-1925. Still standing on the original subdivision in almost their original condition, they are an important example of the American Craftsman architectural style typical of the American Arts and Crafts movement. They are also significant in reflecting how middle-income people – including carpenters, brick kiln owner and artists – of that era lived.

The California bungalows are one-and-a-half stories high and constructed of old-growth redwood and Douglas fir. They feature low-



1223 11th Street. Photo: Michael Hejjas

pitched roofs, large front porches, and central living rooms around which kitchens, bedrooms, and bathrooms are clustered. Their popularity stemmed from their small size and the idea that simplicity and artistry could harmonize in one affordable house. The Sears Company and The Aladdin Company manufactured such bungalows in kits and sold them from catalogues across the United States.

Susan Suntree, one of the residents spearheading the historic district designation, reports that her rented bungalow was once the home of Kenneth Strickfaden, a Hollywood special effects innovator whose wildly arcing and sparkling electric displays were featured in the 1931 *Frankenstein* and original *Wizard of Oz*.

"Clearly this cluster of homes is a treasure trove that in microcosm tells the story of Santa Monica's evolution. Now is the time to make this precious resource available for the future—for children, historians, residents, and tourists," says Suntree.

Designation of the 11th Street Historic District would make it the fourth in Santa Monica, joining the San Vicente Courtyard Apartments (2015), the Bay Street Craftsman Cluster (2000) and Third Street Neighborhood District (1990).

HOME SAVINGS *continued from page 1*

teria for designation, as supported by the Staff Report, Consultants' Reports from 2013 and 2017, and letters from noted Millard Sheets expert Adam Arenson and architectural historians Alan Hess and Margarita Jerebek.

At the Council hearing, Conservancy representatives and numerous local residents wrote letters and/or testified in favor of the designation, with only the owner's attorney speaking in opposition to the appeal. Council voted 6-1 to designate both the mosaic mural and statues, and the parcel on which it is located.

Completed in 1970, Santa Monica's Home Savings is the 25th of a group of approximately 40 branch banks resulting from the unique collaboration of financier Howard Ahmanson and artist Millard Sheets. Sheets was an eminent artist based in Claremont, acclaimed for his watercolors as well as for his leadership in arts education, promoting art programs in the region. He chaired the Scripps College Art Department (1932-1955) and the Otis Art Institute (1953-1960), directed the art program at the L.A. County Fair (1931-1957), helped hire artists for the

Federal Art Project, and mentored many renowned artists.

Ahmanson commissioned Millard Sheets, beginning in the 1950s, to create a visual identity for Home Savings that would convey an image of security and financial stability, and that would incorporate decorative artworks with imagery relating to the local community in which each building was sited. The monumental geometric masses, clad in travertine marble with gold trim, incorporating mosaics and sculpture and stained glass, became the signature style of the Home Savings branches. Sheets was given complete artistic freedom in designing these buildings with his collaborators in the Sheets Design Studio.

The Santa Monica Home Savings design had two significant innovations – the site plan and the scale of the mural. The building is placed at a 45 degree angle to the corner, set back so that two wings extend outward to embrace an open plaza, with a sculptural focal point. Sheets liked this so well that he repeated it in Anaheim. The mosaic mural is larger than typical for Sheets' work, and is scaled for the monumental architectural forms and its setback from the corner.



Nina Fresco beside her intricate and informative new map at the Shotgun House

## The Conservancy's Cartographer

By Sherrill Kushner

The new map of Santa Monica posted on the hinged wall of the Shotgun House is a compendium of historic information for visitors and researchers. This is no ordinary map. It not only shows designated landmarks (122 in all), Structures of Merit and Historic Districts, but also provides notations of old street names, places that were historic but no longer exist, outlines of where the city annexed land over time, and city parks, schools, parking lots, fire and bus stations, railroads, and hospitals, along with their dates of construction. An update to include locations of former beach clubs and various tracts is forthcoming.

Who is the cartographer? With meticulous attention to detail, long-time Board member and Planning Commissioner Nina Fresco has both passion and expertise in visual design and historical research. As part of the Preservation Resource Center Committee that is in charge of furnishing and operating the house as well as creating educational displays, Fresco executed the research and production, which totaled more than 160 hours.

The map is a large removable decal made of adhesive vinyl, approximately three feet high and four feet wide. Fresco began the map-making process with a Google map of Santa Monica, which she scaled and redesigned with InDesign. The hardest part of creating the map said Fresco was "knowing when to stop!"

A booklet accompanying the map provides a key to designated historic sites in the city, complete with photos and locations. It is available for sale at the Preservation Resource Center.

# Landmarks Commission Report

By Dolores Sloan

Chair Pro Tempore, Landmarks Commission

A three-story City Services building, which will attach to the eastern edge of Santa Monica's landmarked historic City Hall, came closer to fruition as the Landmarks Commission approved the building's design, colors and materials, as well as signage to identify and direct visitors to needed services. When completed, the 50,200-square-foot addition will bring into one central structure the city offices and employees now housed at various addresses throughout Santa Monica. Commissioners agreed that the contemporary design of the proposed building, with its façade of high performance vision glass, is "compatible" with the original building's 1930s-era PWA Moderne Style, and is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties for rehabilitation. Landscaping will be introduced into the courtyard area between the rear of City Hall and the new building, which is designed to meet the Living Building Challenge, a high level of sustainability.

The Commission has approved a Certificate of Appropriateness for the rehabilitation of the Mar Vista Apartments at 1305 2nd Street, a designated landmark in the downtown Bayside District. The 103-year-old structure is undergoing adaptive reuse from residential to commercial uses. A restaurant



A rendering of the Mar Vista Apartments  
Photo: Killefer Flammang Architects

and fitness center on the first floor will be visible under colorful awnings over street-level windows, while upper floors will offer a variety of creative office spaces. New lighting, signage, and landscaping will be among the site improvement features. The final form of the non-original penthouse structure and installation of equipment on the roof will take into consideration their visibility from the street.

The ordinance, which established the San Vicente Boulevard Courtyard Apartments Historic District in 2015, requires owners of all buildings within the district to request Certificates of Appropriateness from the Landmarks Commission for repairs or work on the structures that could affect the character and features of the seven-block, designated area. Most recently, the Commission approved an application from 200 San Vicente Boulevard, a district non-contributor, for a façade remodel, and from 234 San Vicente Boulevard, a contributor, for a variety of improvements, additions and replacements.

## How Much of a Santa Monica History Buff Are You?

- 1) What film star made her home at the Miramar Hotel in the 1920s?
- 2) How many historic districts does Santa Monica have?
- 3) What 4 signs are landmarked?
- 4) Which famous movie starring Tom Hanks was filmed at the Santa Monica Pier?
- 5) In what year did the first passenger train reach Santa Monica?
- 6) Can you name 4 landmarked trees and their locations?
- 7) In what building on the Pier did people used to have apartments?
- 8) What Santa Monica hotel used to have a speakeasy in its basement during Prohibition?
- 9) What kind of farm became a tourist attraction in Ocean Park in the 1890s?
- 10) What is the oldest surviving brick building and Santa Monica's first landmark?

### Answers

- 1) Greta Garbo 2) 3 3) Zucky's Restaurant; Oregon Avenue Sidewalk; Santa Monica Pier; Bay Shore Lanes 4) Forrest Gump 5) 1899 6) Cedar on 5th St; eucalyptus on 24th St; eucalyptus on Hill St; Moreton Bay Fig at Ocean Ave and Wilshire Blvd. 7) Hippodrome 8) The Georgian Hotel 9) Os-trich farm 10) Rapp Saloon

## 2017 SUMMER PRESERVATION EVENTS

### TOUR

Bembridge House Docent Tours

**TUESDAYS, 1:30 & 2:30 PM**

The single most important example of Queen Anne Victorian architecture remaining in Long Beach today, the Bembridge House is considered by many to be the most significant residential historic landmark structure in the City.

*Long Beach Heritage*

(562) 493-7019

[www.lberitage.org](http://www.lberitage.org)

### TOUR

Walk Wright In: Hollyhock House  
Self-guided Tours

**THURSDAYS THROUGH SUNDAYS,  
11:00 AM - 3:30 PM**

Experience Frank Lloyd Wright's first Los Angeles project, the remarkable Hollyhock House, a combination of house and gardens built between 1919 and 1921.

*Barnsdall Art Park*

(323) 913-4030

[www.barnsdall.org](http://www.barnsdall.org)

### TOUR

The Millennium Biltmore Hotel  
Walking Tour

**SUNDAYS, 2:00 PM**

Explore the architecture and rich history of this magnificent hotel that has attracted countless celebrities and dignitaries since its opening in 1923. You might even recognize it from many beloved films and shows, from *Pretty in Pink* and *Ghostbusters* to *Fight Club*.

*Los Angeles Conservancy*

(213) 623-2489

[www.laconservancy.org](http://www.laconservancy.org)

### FILM SCREENING

Pasadena in the Movies Ice Cream  
Social & Film Screening

**FRIDAY, AUGUST 4, 7:00 - 8:00 PM**

See Pasadena's famous and not so famous film and TV production locations over the decades. A family-friendly summer event; free ice cream will be served.

*Pasadena Heritage*

(626) 441-6333

[www.pasadenaheritage.org](http://www.pasadenaheritage.org)

### TOUR

Pasadena in the Movies Bus Tour

**SATURDAY, AUGUST 5**

**9:00 AM - 12:00 PM**

Discover gracious tree-lined streets featuring recognizable residences, iconic public buildings, and breathtaking vistas, all related to movies and shows from *Father of the Bride* to *Batman*.

*Pasadena Heritage*

(626) 441-6333

[www.pasadenaheritage.org](http://www.pasadenaheritage.org)



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

- |                                                  |                                                               |
|--------------------------------------------------|---------------------------------------------------------------|
| <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
- \$ \_\_\_\_\_ Donation
- \$ \_\_\_\_\_ **Total Contribution**

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

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Expiration Date \_\_\_\_\_ Code \_\_\_\_\_

Signature: \_\_\_\_\_

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**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:**

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The Santa Monica Conservancy is a 501(c)(3) organization, Federal ID #75-3079169

### A WARM WELCOME TO OUR NEW MEMBERS!

Architectural Resources Group  
Karen & Neil Carrey  
Ann & Chuck Hoover  
Sharon Keith  
Maryanne Laguardia & Alan Watermaker  
Monica Neighbors  
Eileen & Chris Roth  
Susan Stangl  
Laila & Mehran Taslimi

### WE THANK OUR BUSINESS MEMBERS AND SPONSORS

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The Albright  
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## Take A Walk Through Downtown's History!

**10 am - 12:30 pm every Saturday**  
**\$10 (\$5 for members)**  
Meets at Hostelling International  
1436 2nd Street

### RESERVATIONS SUGGESTED

phone: 310-496-3146  
email: [dwt@smconservancy.org](mailto:dwt@smconservancy.org)

Presented by the Santa Monica Conservancy and Downtown Santa Monica, Inc. / [www.downtownsm.com](http://www.downtownsm.com)



### Do You Shop on Amazon?

Now is the time to select the Santa Monica Conservancy as your nonprofit of choice when you shop through Amazon-Smile. The Amazon-Smile Foundation will donate 0.5% of eligible purchases to the Conservancy. These donations help fund our programs and events throughout the year. Thank you!



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Photo: LivingHomes

**ANNUAL  
FUNDRAISING SALON**

Explore this landmark of the future by architect Ray Kappe. Enjoy wine, hors d'oeuvres, and a talk by owner Steve Glenn.

**SATURDAY, JUNE 10  
3-5 pm**

Tickets: \$150 members and \$175 public  
Purchase at [www.smconservancy.org](http://www.smconservancy.org)

**FOURTH OF JULY PARADE  
TUESDAY, JULY 4**



March with us in the Main Street Parade. Help us promote our tours and programs.

To volunteer, email [volunteer@smconservancy.org](mailto:volunteer@smconservancy.org).

**SACRED PLACES  
FALL TOUR**

Discover architecture and history in places of worship and spirituality.

More details coming soon.