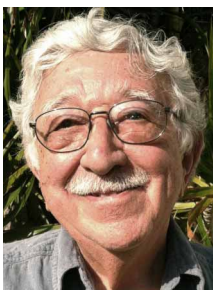




Spirit of Preservation Gala on March 31!

Join the Conservancy for our Spirit of Preservation Gala on **Sunday, March 31 at 6:30 pm at the East Wing Music Hall** (adjacent to the Broad Stage), 1310 11th St. Enjoy cocktails, dinner and music as we honor Ernest Marquez and Doris Sosin for their extraordinary accomplishments and contributions toward preservation.

Ernest Marquez is a descendant of Mexican land grantees who owned Rancho Boca de Santa Monica, comprising what is now Santa Monica Canyon and parts of Santa Monica and Pacific Palisades. Marquez compiled over 10,000 photographic prints, rare negatives and ephemera focused on the development of Santa Monica and Los Angeles from the 1860s to 1980s. The Ernest Marquez Photograph Collection is housed at The Huntington Library. He is also the author of several notable books, including the bestselling *Santa*



The Eli & Edythe Broad Stage and new East Wing Music Hall. Photo by Nutana Studio/Daniel Bray

Monica Beach: A Collector's Pictorial History.

Doris Sosin is a co-founder and long-time supporter of the Santa Monica Conservancy as well as the founder and first president of the North of Montana Association, a city-recognized neighborhood organization. She has served on the City's Urban Forest Task Force and Recreation and Parks Commission



where she conceived of and successfully advocated for the City's first long-range Recreation and Parks Master Plan. Sosin was formerly Curator of Textiles at the Skirball Museum.

We invite members and guests to delight in an unforgettable evening dedicated to highlighting our honorees' remarkable efforts in our community. Proceeds from the gala support the Conservancy's programming and mission to educate and advocate for preservation in Santa Monica. Additional details and ticketing available at www.smconservancy.org.

Annual Meeting & Preservation Awards, May 18

Join the Conservancy for our Annual Meeting & Preservation Awards on **Saturday, May 18, from 2-4 pm at Rustic Canyon Recreation Center** (601 Latimer Road), a former Prohibition-era hideaway. Once a secluded clubhouse and speakeasy, it was part of the Uplifters Ranch, which served as a weekend retreat for the wealthy and powerful members of the Uplifters social club.

The Spanish-style facility was built in 1923 by noted area architect William J. Dodd, who also designed the San Gabriel Mission Auditorium, the Pacific Mutual Building in Downtown Los Angeles and, with famed Hearst Castle architect Julia Morgan, the Los Angeles Herald Examiner Building.

The event will feature 2019 awards, the President's year in review and Board elec-



Rustic Canyon Recreation Center. Photo: City of Los Angeles Department of Recreation and Parks

tions. Light refreshments will be served in the courtyard. We look forward to your partici-

pation. Don't miss this spectacular event as we celebrate preservation in Santa Monica.

City Council Designates a Fourth Historic District, 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.*

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THE NEWSLETTER STAFF

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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

When I have spoken with owners and realtors with designation-worthy properties I encounter much resistance to preservation, despite reminders about available incentives. We've all seen lot after lot in our single-family neighborhoods scraped clean, replacing vernacular and historic homes with new construction. There is a lack of understanding of the actual impacts of designation, as well as some needed improvement if the incentives for owners are to be meaningful.



Living in a landmark is not living in a house museum! A Conservancy tour a few years ago showed the many ways that houses can be modified and expanded to suit modern needs. In Santa Monica, only the character-defining features of a residential property's exterior, visible from the street or alley, are considered designated. Thus, a kitchen, bathroom, or the entire interior can be remodeled with only the permits required of any other property.

A proposed change to the exterior will be reviewed by the Landmarks Commission or, if minor, by staff, to evaluate whether the alteration is compatible with the "U.S. Secretary of the Interior Standards." These standards recommend that the new construction be compatible with the massing, size, scale and design of the historic building, but differentiated so that what is new is clear, and that the changes do not create "false historicism" that speculates as to what the structure might have looked like in its past.

Our landmark Shotgun House is an excellent example of this. We remodeled the interior, creating a moveable wall between the front two rooms that allows a larger space for meetings and workshops. The front porch was reconstructed to conform to historic photos, with a second entry for wheelchair access. The front doorway remained the same as built because the California Historical Building Code allows deviations from the current code that still ensure safety. The new addition to the rear was designed by considering the appearance of the original part of the house, with slight alterations and the use of a different, but compatible roof shape to differentiate it from the previously demolished rear rooms.

Still, it is also clear that some improvements to our preservation program would help encourage owners to be receptive to historic preservation.

The number of designated properties in Santa Monica, including landmarks, structures of merit, and contributors to historic districts, has increased significantly in the last 10 years, yet the number of City staff assigned to the historic preservation program has remained constant and the Landmarks Commission continues to meet only once a month. The lead time for any request that must go to the Commission—and for many that go only to staff—continues to increase. Demolition reviews and designation applications often wait until the last possible meeting allowed by the ordinance before the commission hears it. Owners must often wait months to schedule a hearing on a project.

In addition, many members of City staff lack knowledge about historic preservation so opportunities to reduce costs through the California Historical Building Code are often missed, and owners of properties on the Historic Resource Inventory are not told how their plans could preserve more of the historic character, maintain eligibility for designation and receive attendant financial incentives such as the Mills Act. The Conservancy will work with the city to improve incentives and educate owners and realtors about the viability of saving our historic structures.



The 1911 F.R. Siebert House at 514 Palisades Avenue features updated interiors and a new east wing that blends in harmoniously with the original character of the house and natural environment. It is an excellent example of how a Landmark property can be modernized and expanded to suit the needs of a contemporary family.

Carol Lemlein

VOLUNTEER PROFILE

Catherine Conkle

A native of Santa Monica, Catherine Conkle developed her love of historic architecture and preservation in her childhood home, a 1930 Spanish Colonial Revival, which she considers her favorite historic place in Santa Monica.



After earning her B.A. in history from the University of Virginia, Conkle returned to the west coast to work as an event producer

for Dreamworks. She's currently enrolled in the UCLA Extension Architecture + Interior Design Program and will graduate this summer. Eileen Gray, Charles Rennie Mackintosh and Tadao Ando are a few of her favorite architects.

Conkle currently serves as a Shotgun House docent and her creativity and enthusiasm are appreciated by visitors and fellow docents alike. "I love learning about architecture and history. Volunteering with the Conservancy allows me to explore those two areas and learn more about my community," Conkle shared.

Though she joined our corps of Shotgun House docents in 2016, she had already been volunteering at Conservancy events thanks to her mother, Phyllis Conkle, a member of the Program Committee who has coordinated the hospitality for numerous Conservancy events.

In addition to her love of architecture, design and preservation, Conkle is very well-traveled. She has visited all 50 U.S. states and 25 countries, including Argentina, Brazil, Denmark and India. She hopes to visit Mexico City and Amsterdam next, and see the solar eclipse of 2020 in Chile.

Docents Visit Julia Morgan Archives and Toast Marion Davies

By Libby Pachares

Conservancy docents kicked off the New Year with a trip to San Luis Obispo to view the largest and most comprehensive archive of renowned architect Julia Morgan, housed in the Robert E. Kennedy Library archives at Cal Poly University. The collection includes Morgan's personal papers donated by her heirs as well the research files of Morgan's biographer Sara Holmes Boutelle.

Chief archivist Laura Sorveti presented a curated sample of Morgan's architectural plans, drawings, sketchbooks, photographs, letters and other memorabilia. Much of the collection, including 3,000 letters between Morgan and her patron, William Randolph Hearst, has been digitized and is currently accessible on the library's website.

Docents also toured The Monday Club, a local civic organization which was established in 1924 as a gathering spot for women. While working on Hearst Castle, Morgan frequently stopped in San Luis Obispo when traveling to San Simeon. She designed and supervised construction of the Spanish Colonial Revival club, completed in 1934. The tour culminated in af-

ternoon tea. Other trip highlights included a tour of Mission San Luis Obispo (1772) and the History Museum of San Luis Obispo County, located in a Carnegie Library (1905). Special thanks to Phillis Dudick for arranging yet another exceptional holiday trip!

On January 20, docents and visitors raised their glasses to toast Marion Davies, silent screen star, philanthropist and business woman at the eighth annual Happy Birthday Marion event at the Annenberg Community Beach House. Music of the era was performed by Danny Meyer and the LA Love Band with singer Mary Crescenzo, dancers from Arthur Murray Santa Monica Dance Studio performed, and magician Tom Frank entertained party guests.

The party concluded with a screening of the

1930 Davies movie *The Florodora Girl*, which was introduced by Hollywood producer and historian Elaina Archer. Also on hand were Davies biographer Lara Fowler and film historians Marc Wanamaker and Michael Yakaitis. Drinks were donated by Fred Deni of Back on the Beach Café and cupcakes by Vanilla Bake Shop in Santa Monica. A big thank you to the Conservancy Docent Council, Beach House Manager Nan Friedman, Santa Monica City staff and all guests, many of whom came decked out in colorful vintage attire.



Docents at the Robert E. Kennedy Archives at Cal Poly University in San Luis Obispo.

Thank You to Board Members Drisko and Maguire

The Conservancy has greatly benefited from the experience and expertise of two members who have left our Board of Directors— Kaitlin Drisko and Meighan Maguire.

Drisko is principal and LEED Accredited Professional at Drisko Studio Architects, whose designs have received awards from the California Preservation Foundation, the City of Claremont and the Los Angeles Conservancy among others. Drisko served as Board Secretary and member of the Executive and Membership committees, and warmly en-

gaged with many members and guests at Conservancy events over the years. Drisko continues her support for the Conservancy on the Programs Committee and as a member of the Leadership Circle.

Meighan Maguire, PhD, is an educator, public historian and writer



Kaitlin Drisko

who serves as Education Director at Rancho Los Cerritos Historic Site in Long Beach. Maguire served on the Conservancy's Outreach and Education committees and her educational expertise will be greatly missed.

Thank you, Kaitlin and Meighan, for your service!



Meighan Maguire

City Council Designates a Fourth Historic District: 11th Street Bungalows

On January 22, Santa Monica City Council unanimously approved the designation of our city's fourth historic district. The 11th Street Bungalow Historic District encompasses one block of 11th Street south of Wilshire Boulevard and around the corner on Arizona Avenue.

This cluster of single-family historic homes is one of the few remaining groups of original single-family homes in Mid City and includes Craftsman houses, a late Victorian hipped roof cottage and a Spanish Colonial Revival home. The bungalows in the district, mostly Craftsman in style, were built between 1904 and 1925, during the city's development eastward from the beach. They gave middle class residents affordable homes with a convenient floor plan and pleasing aesthetic.



1223 11th Street. Photo: Santa Monica Mirror

In Santa Monica, special effects pioneer Ken Strickfadden, early civic leader Waldo Cowan, and locally renowned master builder Joseph Rowe called these bungalows home.

The designation culminates a 30-year ef-

fort by a grassroots coalition of Mid City Neighbors and local residents, tenants and owners, headed by co-chairs Susan Suntree and Diane Miller. The application was filed by Andrew Hoyer of Mid City Neighbors. Conservancy Board members Sherrill Kushner and Mario Fonda-Bonardi assisted the coalition. The Landmarks Commission unanimously decided to recommend the designation of the new historic district in December.

City staff will craft preservation guidelines with input from stakeholders. Property owners in the district are free to make any interior renovations they wish as well as develop the back of their properties.

The newly designated historic district joins the San Vicente Courtyard Apartments Historic District (formed in 2015), the Third Street Neighborhood District (1990) and the Bay Street Craftsman Cluster (2000).

A Wonderful Holiday at the Merle Norman House

Thank you to all who attended our Annual Holiday Party on December 1, 2018! More than 250 guests celebrated the season at the historic Merle Norman residence. We hope you enjoyed the art and architecture of the landmark house, as well as the live music, delicious refreshments and company of your neighbors and friends.

We thank our hosts Shugi and Alex Cassini, who graciously opened their home. And we thank Ingo's Tasty Diner for its famous cookies and Mel's Drive-In in Santa Monica for its delicious chili; Danny Meyer & Partner for their music; and Rich Schmitt for photography. Our deepest appreciation to



Photo: Rich Schmitt Photography

Phyllis Conkle, Phillis Dudick, Steve Loeper and Libby Motika, as well as the following volunteers who made this such a spectacular event:

- | | | |
|------------------|---------------------|------------------|
| Ruth Boorujy | Margi Falk | Fran Lyness |
| Gayle Burton | Moonie Fishburn | Diane Miller |
| Michael Burton | Dwight Flowers | Eric Natwig |
| Diane Citron | Mario Fonda-Bonardi | Denise Orlando |
| Tom Cleys | Audree Fowler | Joyce Rosenblum |
| Elaine Cohen | Mary Ann Hays | Graciela Salazar |
| Catherine Conkle | Judy Hopkins | Kristin Shank |
| Carole Currey | Helly Langen | Hilda Weiss |
| Kaitlin Drisko | Steve Lissik | Carolyn Yost |
| Susan Eve | Diane Locklear | |

Conservancy Awarded Two Grants

This winter, the Santa Monica Conservancy received two grants. In December 2018, Trustees of the Morgan Stanley Foundation awarded the Conservancy a \$2000 grant to support our ongoing volunteer efforts. The foundation provides grants to Morgan Stanley employees who sit on nonprofit boards and dedicate significant volunteer hours to their respective organizations. The grant was given in honor of Conservancy Board Treasurer Tom Cleys, an employee of Mesa West, which is a Morgan Stanley affiliate.

In January, Santa Monica Travel & Tourism (SMTT) selected the Conservancy alongside the CLARE Foundation and Step Up as the recipients of its third annual Planned Giving program. The Conservancy received \$3,333 to support our work in Santa Monica.

Thank you to Morgan Stanley and Tom Cleys, and Santa Monica Travel & Tourism!

Communitas Award for Carol Lemlein

The Church in Ocean Park has selected Conservancy President Carol Lemlein for a 2019 Communitas Award. Lemlein will be honored at the Communitas Awards Dinner on May 4 for her "courage and tenacity" in the preservation of Santa Monica history. The Communitas Award recognizes outstanding individuals who embody and elevate the spirit of community. The Church

Board selects three people each year for the awards—one from the church community, one from Santa Monica and one from the wider region.

Lemlein has served as the face and voice of the Santa Monica Conservancy since 2008. She was instrumental in the fundraising, rehabilitation and furnishing of the Shotgun House and continues to oversee its opera-

tion. She co-developed the weekly Downtown Walking Tour. In addition, she has effectively testified for a decade on behalf of Historic Districts, Landmark designations, and code upgrades to the Landmarks Commission and to City Council, creating an enviable record of preservation victories.

Congratulations to Carol on her remarkable achievements and well-deserved honor!

Seven Santa Monica Properties on National Register

Santa Monica boasts seven structures that have been recognized by the National Register of Historic Places. Of the more than 90,000 properties listed on the Register, approximately 240 of them are located in Los Angeles County.

The Register is the official list of the Nation's historic places worthy of preservation. It is administered by the National Park Service to coordinate and support public and private efforts to identify, evaluate and protect America's historic and archaeological resources.

Listing on the National Register provides opportunities for preservation incentives such as grants and tax credits. Unlike our local preservation ordinance, National Register properties have no restrictions placed on them. Thus, with owner consent, they can be demolished unless the project receives federal assistance such as funding or licensing/permitting.

The designation procedure is initiated by submitting an application to the National Park Service in Washington, D.C., generally by the State's Historic Preservation Office. The nominee must meet certain criteria in terms of its age, significance, and integrity.



The Loeffl Hippodrome, adjacent to the Santa Monica Pier. Photo: Brian Thomas Jones

Santa Monica properties include::

- **Charmont Apartments**, 330 California Avenue, designated in 1996
- **Club Casa del Mar**, 1910 Ocean Avenue, designated in 2000
- **Horatio West Court**, 140 Hollister Avenue, designated in 1977
- **Loeffl Hippodrome**, foot of Colorado Avenue, designated in 1987

- **Parkhurst Building**, 185 Pier Avenue, designated in 1978
- **Sovereign Hotel**, 205 Washington Avenue, designated in 1997
- **Henry Weaver House**, 142 Adelaide Drive, designated in 1989

We look forward to seeing more Santa Monica properties on the National Register in years to come.

Best Wishes to Sarah Weber

Sarah Weber served as the Preservation Resource Center's first Operations Coordinator from May through December of last year. Weber not only coordinated day-to-day operations at the Resource Center, she also brought new and innovative ideas, such as the design-your-own origami house to our programming for family events. Her enthusiasm and engaging presence will be missed by all. We wish her the best in her new role as Executive Director of the Association of California Symphonies.



Corrections

In our December 2018 issue, we inadvertently left out Ocean Park Library staff Nicole Horowitz's name in our thanks. Horowitz was a fabulous addition to our group of 2018 COAST volunteers and a delight to the children who attended our programming. Additionally, we would like to thank these additional Adelaide Tour volunteers: Dwight Flowers, Ursula Kress, Sherrill Kushner, Diane Locklear and Ingo's Tasty Diner for their cookies.

Where's Waldo?

by Sherrill Kushner

Waldo Waterman might have been the Elon Musk of his day. As an aviation pioneer and inventor, he developed the first successful low-cost and user-friendly flying car in the 1930s. Known as the Waterman Arrowbile, this roadable aircraft could be flown in the sky and driven on the ground. Most notably, it flew from Santa Monica to the National Air Races in Cleveland in 1937.

At 5th Street and Colorado, Waterman leased space in a Spanish Colonial Revival building originally constructed in 1928 as a full-service Buick car dealership. He eventually bought the building in 1941 and designed and manufactured six prototype Arrowbiles there.

The building has been demolished and replaced with a new Courtyard Marriott



The Waterman Arrowbile

Hotel, which houses a coffee shop named after Waterman. Using development agreement funds provided by the owner to the City, the Marriott engaged Narduli Studio to design panels commemorating Waterman's achievements which have been installed on the hotel's exterior.

Maintenance for Shotgun House Windows

The Conservancy is fortunate to have a small corps of crafts people to assist us with the upkeep of our 1897 Shotgun House. Most recently we want to thank Scott Campbell of Window Restoration and Repair in Los Alamitos. Campbell fixed the troublesome

window mechanisms on our wood, double-hung casement windows. He joins many businesses and individuals who have donated pro bono labor, materials and funds toward the rehabilitation of the Shotgun House over the last four years, for which we are grateful.

Landmarks Commission Report

by Ruthann Lehrer and Carol Lemlein,
Advocacy Co-Chairs

Another historic district has been nominated by the Conservancy. Located at 4th Street and Ocean Park Boulevard, it comprises 15 contiguous, intact structures without no intrusion from modern apartments. It represents layers of Ocean Park architectural history in a variety of styles, including a late Victorian cottage, Craftsman homes, a courtyard configuration, Mission Revival and Spanish Colonial Revival. In addition, a group of nearly identical small Craftsman cottages along the steep hillside of Ocean Park Boulevard marks the opening of this important roadway in the neighborhood. Strong resident and owner support was evident at the community meeting in January.

Major rehabilitation of a formerly neglected courtyard complex at 227 Beach Street received a Certificate of Appropriateness for new landscaping, lighting as well as a four-foot fence to secure the courtyard. The courtyard is a contributing building in the Third Street Historic District. The Landmarks Commission recommended design improvements and a reduction in the scale of the fence to preserve the open courtyard feeling.

In January, a 1916 Craftsman Bungalow at 1129 Ashland Avenue received landmark designation. Elegantly designed and with a high level of original architectural integrity, it was a pioneering home in an area of Sunset Park which was primarily agricultural at that time. The house was featured on a Conservancy architectural tour a few years ago. The builder, Charles Warren Brown, designed his own Craftsman house on Third Street, which was already landmarked in 1997.

In December 2018, the Landmarks Commission initiated a new procedure for preliminary review of Demolition Permit Applications for buildings and structures 40



2518 4th Street. Photo: Ostashay & Associates Consulting

years and older, based on an Emergency Interim Zoning Ordinance adopted by City Council in November. The Commission considers whether there is credible evidence in the record to proceed with a future public hearing, avoiding the perception of bias in making a recommendation for further investigation of the merits of a threatened building. Such factors as whether the property is listed on the Historic Resources Inventory or whether a member of the public has provided evidence of historic significance are considered. Following this new process, the Commission has recommended additional assessments for the 1954 Fire Station at 1447 7th Street and the Tudor Revival residence at 401 19th Street.



This newly designated home at 1129 Ashland Avenue was the home of noted journalist and author Kay Mills from 1979 to 2011. Photo: Environmental Science Associates, Inc.

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2019 WINTER PRESERVATION EVENTS

TOUR

Dion Neutra/Reunion House Tour
SATURDAYS & SUNDAYS, 2:00 - 4:00 PM
Take a 35-minute tour of the most private of all the homes in the Neutra Colony. Designed to be used for family reunions, father and son architects Richard and Dion Neutra worked on this project, though not concurrently.
Neutra Institute for Survival through Design
(323) 666-1806
www.neutra.org

TOUR

Broadway Historic Theatre and Commercial District Walking Tour
SATURDAY, MARCH 22, 10:00 AM - 12:45 PM
Formerly the entertainment epicenter of L.A. with its massive department stores and movie palaces, Broadway is now a hub of adaptive reuse projects. Trek through this National Historic District, and learn about Broadway's evolution and ongoing revitalization.
Los Angeles Conservancy
(213) 623-2489
www.laconservancy.org

CULINARY WALKING TOUR

Edible Adventures:
Graze Little Tokyo
SATURDAY, APRIL 20, 10:00 AM - 2:00 PM
Explore the Higashi Honganji Buddhist Temple and James Irvine Japanese Garden among other hidden treasures of Little Tokyo and hear stories of the neighborhood's past. Sample mochi from the renowned Fugetsu-Do shop, mochi ice cream from its inventors, Mikawaya, and red bean cake from Mitsuru Café.
Japanese American National Museum
(213) 625-0414
www.janm.org

BALL

Avalon Ball, Catalina
SATURDAY, MAY 18, 6:00 - 10:00 PM
Dance to live music from the 1920s and '30s in the glorious Deco opulence of the Avalon Casino Ballroom on Catalina Island. Enjoy romantic ocean views on the 10,000-square-foot dance floor.
Art Deco Society of Los Angeles
(626) 441-6333
www.adsla.org

A WARM WELCOME TO OUR NEW MEMBERS!

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 Gabriela Corona
 David Crellin
 Ed & Maritza Davanzo
 Linda King
 Elana Gol Ledgin

Jenny Lipson
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 Caragh McKenna
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 Veronica Tucker
 Sarah Weber
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Photo: Santa Monica College

YOU'RE INVITED! SPIRIT OF PRESERVATION GALA SUNDAY, MARCH 31 AT 6:30 PM

East Wing Music Hall
(adjacent to the Broad Stage)
1310 11th Street, Santa Monica

Proceeds benefit our programs
and preservation in Santa Monica.

Details and tickets at www.smconservancy.org

SAVE THE DATE ANNUAL MEETING & PRESERVATION AWARDS

**SUNDAY, MAY 18
2 - 4 PM**

Rustic Canyon Recreation Center
601 Latimer Road, Santa Monica

Reservations recommended
www.smconservancy.org

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