



Summer Speaker Series

Our popular Summer Speaker Series returns on June 9! The Sunday evening lectures will be held at the historic Rapp Saloon at 1436 2nd Street from 7-8:30 pm.

June 9: Amusing Santa Monica

From ostrich zoos to funiculars and the iconic pier rides, amusements have always been at the heart of Santa Monica's global identity. Local historian Nina Fresco kicks off the series with an exploration of our City's fascination with amusement through the last century.

July 14: Architect John Parkinson, the Icon King

Discover the work of architect and one-time Santa Monica resident John Parkinson, whose designs defined the 20th century Los Angeles and remain at the core of the City's soul. Author Stephen Gee will share details of some of Parkinson's most famous works, such as Los Angeles City Hall and Union Station.

August 11: Artists in Exile

Learn how artists and intellectuals like Nobel Prize-winning author Thomas Mann



The "Switchback Roller Coaster" with the Arcadia Hotel in the background, circa 1887. Photo: Water & Power Associates

and actress and screenwriter Salka Viertel fled Nazi Germany and found creative refuge in the peaceful neighborhoods near the Santa Monica Bay. USC's historian and Exile Studies Librarian Michaela Ullmann illustrates the influence of being exiled on their work, and the exiles' lasting legacy in the Los Angeles area.

Registration

Advanced purchase is required as space is limited. A series subscription is \$25 for members and \$40 for the public. Individual lectures are \$10 for members and \$25 for the public. Register online at www.smconservancy.org.

A Spectacular Gala

Our Spirit of Preservation Gala was a smashing success! Our guests enjoyed cocktails and delicious food in the company of our honorees, friends and preservation community. Classical guitarist Mauricio Ortiz and the L.A. Love Band enhanced the lively atmosphere. And the extraordinary achievements and stories of Ernest Marquez and Doris Sosin inspired and moved us all.

We are grateful for your participation and generosity! Thank you for making it an unforgettable evening.

We express our gratitude to former Conservancy Board member and event coordinator extraordinaire Sherrill Kushner and her team: Margaret Bach, Tom Cleys, Phyllis Conkle, Kaitlin Drisko, Phillis Dudick, Mario Fonda-Bonardi, Nina Fresco, Sandra



Ernest Marquez with Diana Mauser (left) and Christi Walden (right).

Itkoff, David Kaplan, Carol Lemlein, Steve Loeper, Diane Miller, Ali Moghaddam, Bea Nemlaha, Richard Orton, Kathy Solomon, Susan Suntree, Robin Tung and John Zinner.

We Thank Our Sponsors & Donors
Doris Sosin



Doris Sosin (center) with Josefina Ortega and her daughter. Photos: Omid Razavi

Leah Fischer
Harding, Larmore, Kutcher and Kozal, LLP
Westmount Asset Management
Architectural Resources Group
Mary Ann Hays
Historic Resources Group

PRESERVATION GALA *continues on page 3*

2019 Preservation Awards, see see center insert

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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Visit the Preservation

Resource Center:
2520 2nd St., Santa Monica, CA 90405
Open Wednesday & Friday - Sunday
12 - 3 pm and by appointment

THE NEWSLETTER STAFF

Tom Hofer
Alison Rose Jefferson
Natasha Jivani
Sherrill Kushner
Ruthann Lehrer
Carol Lemlein
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

First, a sincere thank you to all who supported our Spirit of Preservation Gala fundraiser honoring historian Ernie Marquez and Conservancy founder Doris Sosin. The event, which was a first for the Conservancy, was a great success on so many levels—we simply cannot say enough about the excellent work done by the Gala Committee, led by Sherrill Kushner.



I'd like to also congratulate our awards winners, whose work was presented at the Annual Meeting last month and is described in the centerfold insert. I frequently hear skepticism that, in a city as small as Santa Monica, we can continue to find worthy projects year after year. We are delighted to bring the great preservation efforts taking place to your attention in this way and assure you that we don't expect to run out of examples any time soon!

On a more serious note, we've watched the City's annual budget process with great interest as staff and Council attempt to grapple with forecasted shortfalls while making our priorities and progress toward our goals more visible through a Budget Framework and Dashboard of related metrics. While clarity of priorities and use of metrics are extremely important, we are very concerned that the City is overlooking the priority of Historic Preservation as identified in the LUCE and Historic Preservation Element and the compelling needs of our current historic preservation program.

If we were tracking the progress of our program, we would see today that there has been a significant fall-back in performance, partly due to successes over two decades that increased Santa Monica's register to over



Photo: City of Santa Monica

200 nearly designated landmarks and contributors to historic districts. The City's current approach to building preservation expertise by rotating Planning staff members through the Historic Preservation program is no longer adequate. Lead times for routine processing of new applications have grown, often occurring before the last possible moment for those which have code-defined time constraints. Critical updates of ordinances, including those for new historic districts, have been delayed for years. We are experiencing a decline in service which impacts the effectiveness of the Landmarks Commission, frustrates owners of historic properties and erodes public trust in the benefits of the program.

Because of the special expertise needed to properly oversee Santa Monica's historic preservation program, and the increasing volume of work the success of the program presents, a dedicated historic preservation planner is sorely needed. Historic preservation is unique among planning fields because a preservation planner must also navigate the nuances of established national preservation guidelines, be familiar with the history of the City of Santa Monica, and, ideally, interface with other City departments that do work impacting historic resources.

In 2019, Santa Monica's historic preservation program already occupies the equivalent of a full-time planner, but the work is divided among several people who tag team between that work and many other responsibilities. This is an obvious opportunity for efficiency. Assigning a single knowledgeable and dedicated planner to oversee the program would ensure that much more can be achieved in preservation, and free other planners to focus effectively on other City priorities.

We will be raising these concerns throughout the remainder of this year's budget process and on an ongoing basis if they are not addressed in this cycle. We hope you, too, will raise your voices on this important issue.

Carol Lemlein

Conservancy Welcomes New Board Members

Catherine Conkle, a Santa Monica native, is Chair of the Preservation Resource Center Operations Committee and a Shotgun House docent. She is completing the UCLA Extension Architecture + Interior Design certificate program this spring and plans to begin the Master of Interior Architecture program at Cal Poly Pomona this fall. Before beginning her design education, she was an event producer in the entertainment industry, most recently with DreamWorks Animation.



Catherine Conkle

Ann Graham Ehringer, PhD, has been a Conservancy member since 2013. She has served as a director on the boards of a wide range of public, private and nonprofit organizations and also has extensive experience as a strategic consultant/coach to company owners. Ehringer is also a former associate professor of entrepreneurship at the USC Marshall School of Business. She purchased and revitalized Saddle Peak Lodge in 1992 and sold it to new owners in late 2016.



Ann Ehringer

Docent Appreciation Party



Our annual Volunteer Appreciation Party was held on April 29 at the Annenberg Community Beach House. Guests included docents from the Beach House, Downtown Walking Tour and Preservation Resource Center as well as Program Committee volunteers and Board members. Left to right: Audree Fowler, Naila Elfarra, Joyce Rosenblum, Jean Fleet, Libby Motika, Libby Pachares and Diane Citron. Photo: Kristina Sado

Julia Morgan Legacy Event



A large and enthusiastic crowd assembled to hear Laura Sorveti, Archivist at Cal Poly San Luis Obispo's Special Collections and Archives, and to visit the Morgan-designed Guest House and pool with Santa Monica Conservancy docents. Photo: Omid Razavi

In Memory of Beth Leder-Pack

We are saddened that Beth Leder-Pack, a Santa Monica community activist and one of our Shotgun House docents, has passed away after a brief illness. A long-time Santa Monica resident, Leder-Pack worked as an information analyst for the City of Santa Monica for 25 years. Her contributions in our City were many, espe-



cially in the area of social justice, political and community organizations, including Santa Monica Democratic Club, Santa Monica for Renters Rights (SMMR), Women's International League for Peace and Freedom (WILPF) and as a founding member of Santa Monicans Allied for Responsible Tourism (SMART). Additionally, she fought for the rights of low-wage workers and affordable housing. She was a dedicated docent who welcomed many visitors to our Preservation Resource Center. She will be greatly missed.

PRESERVATION GALA *continued from page 1*

Michael W. Folonis Architects
Sherrill Kushner
Carol Lemlein & Eric Natwig
Lauren Fedman
Susan McCarthy
One West Bank
Chattel, Inc.
Tom Cleys
Bea Nemlaha
North of Montana Association
Victor Fresco
Sue Larky
Barbara Schnitzler

Lauren Bloch
James D. Cherry
Chez Jay
Jessica & Alan Davis
DSJ Printing
Exec-U-Mail Direct
Ronald Goldman
Margarita Jerabek, Ph.D., Architectural
Historian & Roger Winston Bray,
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John Merchak Painting
Tim Kittleson
Howard Laks Architects
Jean Leserman
Alan Polsky
Roger Genser, Prints & the Pauper
Susan Siegel
Barbara Solomon
Donald Solomon
Robin & Scott Venturelli
Eunice White, M.A.

Lost Landmarks of Santa Monica: Part 1

by Sherrill Kushner and Robin Tung

Though rare, we lose landmarks in Santa Monica. To date, we have lost five, including the California Live Oak tree from the 19th century that once stood on 10th Street. It was landmarked in 1980 but removed after it died years later.

Henshey's Department Store

The first lost commercial building was the former Henshey's Tegner Building and Annex at 4th Street and Santa Monica Boulevard. Built in 1925 and 1936, respectively, Henshey's anchored Santa Monica's new business district as the first department store. At four stories high, it was one of the city's tallest commercial buildings.

Henshey's occupied these buildings for nearly 70 years until 1992 when recession and competition from other retailers led to the store's closing. The building and annex were designated as a landmark in 1994 but were damaged beyond repair by the Northridge earthquake of the same year and were demolished soon after.

Home Savings & Loan

Most recently, we suffered the shocking reversal of the landmark designation of the Home Savings building at 26th Street and



The Home Savings and Loan Building. Photo: Santa Monica Daily Press

Wilshire Boulevard. Santa Monica City Council revoked the 2017 designation, jeopardizing the building, mosaic mural and other artwork. The Council's action stemmed from a lawsuit between the building's owner and the City over a procedural error. In the settlement, the Council also blocked any new application for landmark designation for the building for five years. By that time it is likely that the building and out-sized Millard Sheets

mosaic will be lost.

Historical places are where our collective identity and memories connect our past, present and future. They allow us to understand our shared history, culture, traditions and ideas—and also provide a sense of beauty in our built landscape. The Conservancy will continue to advocate for and protect our current and future landmarks.

Next issue: Lost residences

A "Proper" Future for a Historic Landmark

Thirteen years after the first plans were conceived, the completed Santa Monica Proper Hotel combines an updated and reimagined Spanish Colonial Revival style building from 1928 with a contemporary, curvaceous structure designed by the award-winning Howard Laks Architects. Preservation architect Robert Chattel collaborated in the development of the project design.

The commercial building at 710 Wilshire Boulevard is the Santa Monica Professional Building which began its life as a medical complex and was later converted into a general office building in the 1950s. It was designated as a landmark in 2005.

The ambitious adaptive re-use of this building plus new ground-up construction involved extensive work, including seismic retrofitting with additional reinforcement to bring it up to current code. Multiple layers of paint on the historic exterior elevations were removed, uncovering the historic finish and cast stone decorative details which were restored to their original glory. The original casement windows and hardware were repaired, paint removed

and re-painted with an enamel finish to replicate the historic patina found underneath the existing paint. Ground floor doors were replaced and the decorated transoms above the storefront windows were cleaned and repaired, in keeping with what had been there historically. The roof repair was guided by historic photographs.

The new building's curved wings are angled to reflect the Y-shaped plan of the historic building, while the smooth curves are

clearly differentiated from the faceted, angular tower of the historic building. The wing of the new building on Wilshire Boulevard is recessed from the street edge to allow primary views of the historic building to predominate.



Photo: Sherrill Kushner

The Santa Monica Proper Hotel, which opens this summer, consists of 271 guest rooms, retail, restaurants, a spa, banquet rooms, roof-top pool and bar and four levels of underground parking.

Annual Meeting at Historic Speakeasy

The Conservancy's Annual Meeting and Preservation Awards was held on May 18 at the historic Rustic Canyon Recreation Center. Once a Prohibition-era hideaway, the Center was part of the Uplifters Ranch, a weekend retreat for an elite social club. The Spanish Colonial-style clubhouse was built in 1923 by noted area architect William J. Dodd, and the ranch boasted an amphitheater, private cottages, a swimming pool, tennis courts and a trap shooting range.

At the meeting, the Conservancy recognized President Carol Lemlein for more than a decade of her leadership and preservation success. The 2019 Preservation Award winners



Photo: Steve Loeper

were honored. New Board members Catherine Conkle and Ann Graham Ehringer, PhD,

were elected, and Mario Fonda-Bonardi, Nina Fresco and Ruthann Lehrer were re-elected.

Thanks to the Center and its staff, and to Mel's Drive-In for providing delicious cookies and discount coupons. We thank Program Committee coordinators Phyllis Conkle, Phillis Dudick, Steve Loeper, Libby Motika and Libby Pachares as well as the volunteer team: Ruth Boorujy, Diane Citron, Catherine Conkle, Susan Eve, Margi Falk, Michael Fleet, Dwight Flowers, Mario Fonda-Bonardi, Gena Garrett, Judy Hopkins, Ursula Kress, Diane Locklear, Francine Lyness and Alec Nedelman. Special thanks to Carol Lemlein, Tom Cley and the Executive Board.

National Historic Register Designation for Bay Street Beach Historic District

On May 8, the California State Historical Resources Commission (SHRC) voted unanimously that the historic African American beach site in Santa Monica is eligible for listing on the National Register of Historic Places (NRHP). Next, the State Historic Preservation Officer will determine whether to forward the nomination to the National Park Service for a final review prior to listing in the NHRP. Michael Blum of Sea of Clouds and historian Alison Rose Jefferson, PhD, worked together to develop the listing nomination and to get it approved by the Commission.

Bay Street Beach is recognized as an important seaside recreation and leisure place that was relatively free from white citizens' harassment for African American Angelenos during the Jim Crow era (1908-1965). The site became contested ground in the development of attractive beaches and resorts. The area was

also called "the Inkwell" by whites, referring to the skin color of the beachgoers.

This National Register nomination project aligns with the goals of the California Coastal Commission's landmark environmental justice policy to protect California's coast and ocean for the benefit of all Californians regardless of race, ethnicity, gender, socio-economic status, or place of residence, and supports the mission of the California Coastal Act.

The Santa Monica Conservancy supported the NRHP listing of the Bay Street Beach Historic District, advocating for greater visibility of the African American experience, and equity and social justice to be represented in preservation and history. At this time, the number of properties associated with communities of color and women is less than 5 percent of the total 1.4 million historic places listed on the National Register.



Beachgoers at the segregated section of Santa Monica Beach. Photo: Los Angeles Public Library

Additionally, Jefferson was able to attain new signage during the March Coastal Commission meeting to identify the Bay Street Beach area and its historical significance as a condition of permit approval for the improvements to be constructed along the shoreline bike and pedestrian path from the Pier to Bay Street.

President Carol Lemlein Receives Communitas Award

The Santa Monica Conservancy heartily applauds the presentation of the Communitas Award from the Church in Ocean Park on May 4 to our President, Carol Lemlein. The program affirms friendship, peace and social justice, and honors the inspiring individuals and organizations who embody and elevate the spirit of our community.



Lemlein was recognized for being the consummate volunteer with her unflinching energy and years of leadership to the benefit of our City. The first woman to graduate from MIT's Master of Technology Manage-

ment Program at the Sloan School, Lemlein moved to Santa Monica in 1986 and retired in 2001 after over two decades in software and marketing management. She joined the Conservancy's Program Committee in 2006 and co-founded our popular Downtown Walking tour, successfully securing start-up funding from the City Council. A year later, she joined the Conservancy's Board of Directors and became President. In her more than ten years of leadership, the Conservancy has accomplished many milestones— including saving the Annenberg Beach House and initiating its docent program, developing numerous educational programs and architectural tours, and advocating for countless buildings and two historic districts.

As the eloquent voice of preservation in our City, Lemlein has maintained excellent relations in our broad and diverse community. Among her greatest accomplishments is her leadership in funding the restoration and adaptive reuse of the last intact shotgun house in Santa Monica, an initiative begun by the Church in Ocean Park over 20 years ago. Today, the house serves as a community Preservation Resource Center, welcoming and educating thousands of visitors from Santa Monica to Sydney. Lemlein has also served for over a decade on Brown University's Pembroke Center Associates Council and is a long-term member of the Los Angeles Conservancy.

Congratulations, Carol, on your well-deserved honor!

Landmarks Commission Report

by Ruthann Lehrer and Carol Lemlein,
Advocacy Co-Chairs

In February, demolition of 516 Colorado Avenue (the former Angel's Attic) was considered by the Landmarks Commission. Despite the fact that the Commission had previously rejected the owner's nomination for landmark designation, several individuals testified that it might qualify as a Structure of Merit. Following the new process for consideration of demolitions, the Commission voted that there was credible evidence to justify further investigation and a future public hearing.

The Conservancy's nomination of John Parkinson's residence at 808 Woodacres Road was the focus of a lengthy public hearing at the March meeting. Two independent historic preservation firms (engaged by a neighbor who supports the nomination plus the City's consultant) all agreed that the residence met five of the six criteria for landmark designation.

This house is the only extant example of iconic architect John Parkinson's residences that he designed for himself. Parkinson is most noted for designing the LA Memorial Coliseum, Bullocks Wilshire, LA City Hall (a collaboration), Union Station and numerous



808 Woodacres Road. Photo: Michael Locke

other commercial and institutional buildings in downtown Los Angeles and at USC. (Attend our July 14 lecture to learn more about his work.) The property owner opposes the designation, believing that it will cause a significant reduction in the property's appraised value. A continuance was granted and the nomination will be heard again in June.

Finally, the Craftsman bungalow located at 610 California Street, which had been the subject of a demolition application, was approved for designation as a Structure of Merit by City Council. The unanimous decision was made in response to an appeal submitted by Conservancy Board member Nina Fresco, after the Landmarks Commission failed to take action on the Conservancy's nomination due to a procedural challenge.

California Coastal Commission Update

The California Coastal Commission adopted a new Environmental Justice Policy for equity and inclusion in the coastal zone at its March meeting. The Governor signed Assembly Bill 2616, sponsored by Assemblywoman Autumn Burke, which amends the Coastal Act to give the Commission new authority to specially consider environmental justice, non-discrimination and civic rights law in government code and action, and to appoint an Environmental Justice Commissioner to the Board.

Environmental justice is defined in the Government Code as "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." This policy will impact permits for new and rehabilitation housing and other projects in Santa Monica, as well as heritage conservation and historic preservation issues and policy. See www.coastal.ca.gov/env-justice for more information.

During the March meeting, Alison Rose Jefferson, PhD also worked successfully with the Commissioners in attaching a public his-



Coastal Commissioner Effie Turnbull-Sanders (fifth from right) and staff pose with leaders of various organizations following a victory of the California Coastal Commission's Environmental Justice Policy approval.

tory education and public art program as a condition for a permit for the City to build a new soccer field at 4th Street and Pico Boulevard at the Civic Center. This programming will recognize the history of the site, a former neighborhood of African Americans and other marginalized groups, which was razed to build the Civic Center structures between 1940 to 1950.

Updates on this development will be forthcoming.

2019 SUMMER PRESERVATION EVENTS

EXHIBIT

Route 66

**TUESDAY THROUGH SATURDAY,
VARYING HOURS**

JUNE THROUGH OCTOBER

Explore the storied road threading between Chicago and Santa Monica that has a special place in the national imagination. Discover its origins and how it formed its unique identity.

Santa Monica History Museum

(310) 395-2290

www.santamonicahistory.org

FILM

Rebecca

SATURDAY, JUNE 22, 8 PM - 10 PM

Alfred Hitchcock directed this 1940 psychological thriller around a mysterious death starring Laurence Olivier as a wealthy widower and Joan Fontaine as his second wife. Film and Q&A will be held in the historic 1926 Orpheum Theatre in downtown Los Angeles.

Los Angeles Conservancy

(626) 441-6333

www.laconservancy.org

TOUR

Madison Heights Neighborhood
Walking Tour

SATURDAY, AUGUST 10, 9 AM - 11 AM

Discover the incredible craftsmanship of homes designed by Greene & Greene, Hunt & Grey, Louis B. Easton and more as you walk through one of Pasadena's most historically and architecturally significant neighborhoods.

Pasadena Heritage

(626) 441-6333

www.pasadenaheritage.org

EXHIBIT

Lou D'elia "Some Assemblage
Required"

**WEDNESDAY THROUGH SUNDAY,
11 AM - 4 PM**

APRIL THROUGH JULY

Local assemblage artist Lou D'elia's three-dimensional artworks incorporate found and often obsolete objects that offer commentary on politics, sexuality, role identity, expectations and fleeting aspects of life.

California Heritage Museum

(310) 392-8537

www.californiaheritagemuseum.org

A WARM WELCOME TO OUR NEW MEMBERS!

Al Barrett & Pilar Gonzales Barrett

Lori Schaffhauser

Robert Sherick & Stacey Abrams-Sherick

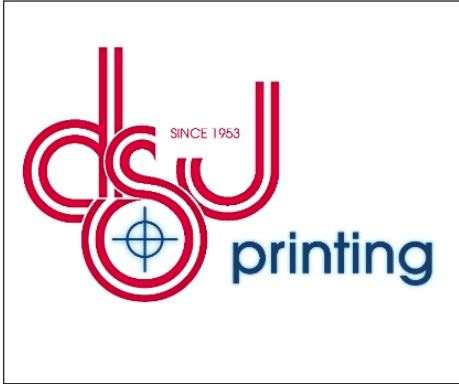
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SUMMER SPEAKER SERIES



Exiled novelist Lion Feuchtwanger and his wife are some of the subjects of "Artists in Exile" on August 11. Photo: Santa Monica Public Library

**SUNDAY EVENINGS AT 7 PM
JUNE 9, JULY 14 & AUGUST 11**

at the Rapp Saloon
1436 2nd Street, Santa Monica

Details and tickets at www.smconservancy.org

19th Annual Main Street
Summer SOULstice
SUNDAY, JUNE 23, 1 - 7 PM

MUSIC, FOOD, FUN

Visit the Conservancy booth on Main Street
and tour the Shotgun House between 12-3 PM

Details to come at www.smconservancy.org

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