



Celebrate the Holidays with Us!

We're delighted to celebrate the holidays in the landmarked Bundy House with our gracious hosts Meredith Stiehm and Tom Smuts. Enjoy delicious hors d'oeuvres, drinks and the company of neighbors and friends. Our Annual Holiday Party will take place on **Saturday, December 14, from 3-5 pm** at 401 25th Street in Santa Monica.

This American Colonial Revival residence was originally built in 1913 for real estate magnate Thomas Clark Bundy and his wife, pioneering tennis champion May Sutton Bundy. May was America's first Wimbledon champion and our first female sports celebrity. More than a century old, this work of eminent Los Angeles architects Hunt and Burns remains highly intact today.

Free to members, this party is our opportunity to thank you for helping us make an impact on preservation in Santa Monica. Bring



Photo: Dwight Flowers

your friends and neighbors! Guests are welcome to apply their \$20 admission fee toward membership at the party. Please RSVP by De-

cember 7 online at www.smconservancy.org, by email at rsvp@smconservancy.org, or by voicemail at 310-496-3146.

Conservancy Launches New Preservation Next Affinity Group



Photo: Chris Conkle

The Santa Monica Conservancy launched its newest affinity group—Preservation Next—which is aimed at fostering the next generation of preservationists 21-45 years of age. The brainchild of Conservancy Board member Catherine Conkle, the launch event on September 22 featured a tour of the Marion Davies Guest House on Santa Monica State Beach. The historic landmark is part of the original estate built by William Randolph Hearst for actress and philanthropist Marion Davies, and was designed by legendary California architect Julia Morgan. After the tour, guests gathered for refreshments provided by Back on the Beach Restaurant.

Future Preservation Next events will include architectural tours, lectures, receptions and volunteer opportunities. To join the mailing list, email preservationnext@smconservancy.org.

Call for Nominations: 2020 Preservation Awards

As we look forward to the new year, we are delighted to bring preservation to the forefront of our Annual Meeting in spring. Every year the Conservancy's Preservation Awards honor exemplary projects and

contributors to the preservation of Santa Monica's architectural and cultural heritage. Since 2004, award-winning projects have included residences, commercial and institutional buildings of all sizes. These projects

have entailed restoration, renovation, rehabilitation and adaptive reuse as well as additions to historic buildings and homes. Awards are also presented to individuals or groups for
NOMINATIONS *continues on page 2*

South Beach Tour Highlights, 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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Libby Motika

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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	Carol Lemlein
Sherrill Kushner	Libby Pachares
Ruthann Lehrer	Robin Tung

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

MESSAGE FROM THE PRESIDENT

Holiday greetings to our members and friends! If you are like me, you are looking forward to the festivities but can't quite believe it has been a whole year already! It is a good time to look back and think about what we have accomplished, and what lies ahead in 2020.

The Conservancy has had a busy year. Docents in our three weekly programs—the Downtown Walking Tour, the Annenberg Community Beach House program, and our Preservation Resource Center—have been engaging Santa Monica residents and visitors every week of 2019. We hosted our Annual Meeting and Preservation Awards, a sold-out Summer Lecture Series and the well-received tour of the South Beach Neighborhood which you will see elsewhere in this Newsletter. Special thanks are due to Sherrill Kushner who successfully spearheaded our first-ever Gala, honoring our co-founder Doris Sosin and historian Ernest Marquez.

At the same time, we face many challenges as Santa Monica's leading advocates for preservation. Our efforts to designate the City's fifth historic district north of the 4th Street and Ocean Park Boulevard corner were successful only after an appeal to City Council, and our nomination of the home of noted Los Angeles architect John Parkinson on Woodacres Road was strongly supported by the Landmarks Commission and ultimately by City Council despite challenges and an appeal by the owner. Adaptive reuse of the former Sears building is proceeding, but the Civic Auditorium remains in limbo with only the East Wing in use for meetings. A much-needed Preservation Planner position has been included in the City budget, but the long-promised revision of the Landmarks Ordinance continues to drag on. As always, there is much more to be done, and the Conservancy has established a Preservation Advocacy Fund to provide additional financial support for this work.

By the time you receive this Newsletter, the Board will have completed and started to implement our new strategic plan. We will keep you advised as we move forward in 2020. In the meantime, we hope you enjoy the holiday season and keep the Conservancy at the top of your list if you are making year-end donations. To make a gift, please visit smc.givecloud.co.

We look forward to celebrating the season at the Holiday Party. I hope to see you there!!

Carol Lemlein

The Conservancy Thanks Board Retirees

In the course of an organization's life, Board members often retire. Some of them continue to stay involved in various ways. Sherrill Kushner served 14 years on the Board in a variety of capacities, including Secretary, Communications Chair and Gala Chair. She successfully helped raise funds for the rehabilitation of our award-winning Shotgun House and assisted in the plans for its renovation. Kushner will continue to contribute to the Conservancy newsletter. John Zinner also volunteered on the Board for 14 years, many of

which he served as Vice-President. His knowledge of sustainability and the time donated by his Zinner Consultants team was key to our receiving LEED gold certification for the Shotgun House rehabilitation. Kaitlin Drisko, a Board member of six years, served as Secretary and worked on our annual preservation awards, programming and membership. Ann Ehringer, who has extensive expertise as an organizational consultant, will continue in an advisory role. We thank our Board members for their tireless dedication and invaluable service!

NOMINATIONS *continued from page 1*
their stewardship of historic properties as well as for community service as volunteers and advocates of preservation.

To nominate a project, person, structure or group for a 2020 Preservation Award, please

email awards@smconservancy.org. Include the name of the project or person and provide a brief statement about your nomination. The deadline for nominations is **January 30, 2020**. Visit www.smconservancy.org to view past awards.

VOLUNTEER PROFILE

Sylvia Rose

by Robin Tung

One of the first docents for our Preservation Resource Center, Sylvia Rose has a deep admiration for the little Shotgun House. She's been volunteering since its grand



Photo: Herb Rose

opening in 2016 and delights in meeting visitors from near and far—including Ireland and New Zealand. She vividly recalls a humorous experience while leading a tour. After pointing out where furniture would have been placed during the Victorian era, a child asked, “Who was Murphy? And why was his bed in the house?”

A Brooklyn native, Rose moved to Los Angeles with her husband in 1972 and settled in Santa Monica. She has a background in Clas-

sical Civilization and Library Science, and has worked as a research librarian, development researcher and consultant. Recently retired, Rose enjoys going to concerts, lectures, art exhibits and the theater with her husband. She's also an avid reader and experienced baker. “I bake all of our breads and cakes,” Rose says, “from bagels and English muffins to French bread and beyond to chocolate cake and brownies.” She even has a sourdough starter that celebrated its 41st birthday this year!

Celebrate Marion Davies at the Beach House

by Libby Pachares

Beach House docents are busy planning the ninth annual Happy Birthday Marion! celebration on Sunday, January 26 from 11 am - 2 pm at The Annenberg Community Beach House (415 Pacific Highway). You are invited to celebrate silent screen star Marion Davies on what would have been her 123rd birthday. Docents dressed in vintage attire will transport guests back to the 1920s, '30s and '40s, when Davies hosted grand parties at the Beach House with guests like Charlie Chaplin, Clark Gable and Greta Garbo.

Music of the period, provided by Danny Meyer and The L.A. Love Band, dancing and the magic of Tom Frank, plus a bubbly toast will enhance the party atmosphere. Guests are encouraged to arrive dressed in vintage attire or decked out for one of Davies' famed costume parties. This year, party-goers may find Louella Parsons interviewing some of Davies' old friends and Hollywood luminaries. Rumor has it that Davies herself may even make an appearance. The party, sponsored by the Conservancy together with the City of Santa Monica, is free and open to the public. Visit www.annenbergbeachhouse.com for more information.



Photo: Jason Abraham courtesy of the Annenberg Community Beach House

Kaplan Chen Kaplan Receives Award

Congratulations to Conservancy Board member David Kaplan and his architecture firm, Kaplan Chen Kaplan, for receiving a Gold Commercial Real Estate award for Best Redevelopment Project from the *LA Business Journal*. The Culver Studios project involved the relocation, seismic retrofit and restoration of four historic writers' bungalows plus work on two additional historic structures on the landmarked Culver Studios property. The project creates new creative space while preserving the unique history of the historic studio.

Thank You to Our Wonderful Docents!

Our docents are a dedicated team of knowledgeable and passionate volunteers. They lead tours of the historic Marion Davies Guest House at the Annenberg Community Beach House, our award-winning Preservation Resource Center and Downtown Santa Monica.

This year, our **66 docents** volunteered

more than **3,320 hours**. Together, they have welcomed and educated thousands of visitors this year, and brought to life the history of Santa Monica.

We are so grateful for their unparalleled commitment to engaging our community and raising awareness about historic preservation. Thank you for all that you do!



Our Preservation Resource Center docents. Photo: Catherine Conkle



Docent and co-coordinator Margi Falk leading guests on the Downtown Walking Tour.

Fall Tour Features Historic South Beach

On October 20, the Santa Monica Conservancy hosted its annual architectural tour, a self-guided route through historic South Beach with a fundraising reception at Horatio West Court. Guests strolled along avenues named after early developers and explored the interiors of well-preserved homes from 1903 and 1904. Docents shared architectural details and the neighborhood’s history with over 200 guests.

Constructed largely between 1901 and 1905, this section of Ocean Park galvanized a seaside housing boom that drew people from around the country. The district’s eclectic architectural palette includes American Foursquare, Craftsman, Dutch Colonial Revival, Mission Revival and Queen Anne among others. In the 1960s, 259 original beach cottages and seven streets were demolished as part of the Ocean Park Redevelopment Project to make way for new housing. When redevelopment threatened South Beach again in the 1970s, a new generation of young families effectively advocated to protect the area and revitalized the neighborhood by acting as stewards of their historic homes.

The tour celebrated the architecture and unique character of South Beach while raising awareness about the importance of designating the neighborhood as a historic district to protect it from the ever-present threat of modern redevelopment.

We thank Anne Cartegnie and Stephen Anaya for graciously opening their homes. We are grateful to the residents at Horatio West Court for allowing us to hold our reception at the modernist masterpiece. Our thanks also to Margaret Bach, the speaker for the reception.

Our heartfelt appreciation to Steve Loeper,



Photo: Rich Schmitt Photography

Libby Motika, Phillis Dudick and everyone on the Program Committee and the Conservancy Board; Phyllis Conkle who executed the festive reception; Docent Coordinator Libby Pachares; and all of our amazing docents and volunteers:

- Linda Androlia
- Debra Bauer
- Winston Brock Chappell
- Diane Citron
- Anne Conkle
- Catherine Conkle
- Daniela DeLaurentis
- Michael Fleet
- Patricia Godon-Tann
- Jan Greene
- Toby Kaminkov

- Ursula Kress
- Morris Kushner
- Diane Locklear
- Fran Lyness
- Eric Maurin
- Eric Natwig
- Alec Nedelman
- Anna Orenland
- Chantal Prunier
- Anita Roglich
- Joyce Rosenblum
- Susana Schuarzberg
- Kristin Shank
- Eileen Sheinuik
- Susan Sullivan
- David Tann

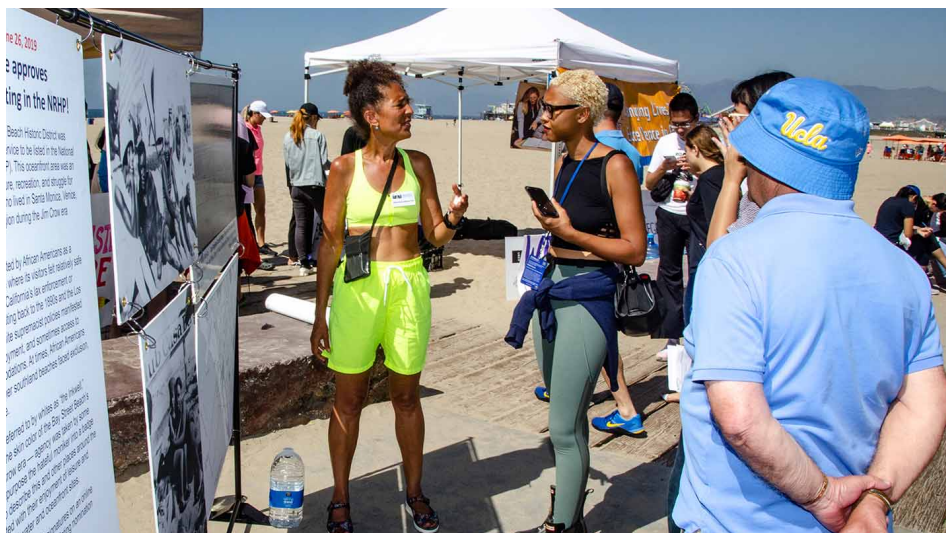


Photo: Fabian Lewkowicz Photography

Coastal Cleanup Day

On September 21, nearly 60,000 volunteers cleaned up 251 tons of trash on California’s beaches, taking part in the world’s largest volunteer day to clean up the environment.

The Conservancy partnered with historian Alison Rose Jefferson, P.h.D., to host an exhibit at the historic Bay Street Beach and “Inkwell” monument commemorating legendary surfer Nick Gabaldon and the two-block stretch of beach frequented by African Americans from the 1920s into the early 1960s.

Bay Street Beach was added to the National Register of Historic Places this summer.

Governor Signs Historic Rehabilitation Tax Credit

After years of coalition building, hearings and hundreds of letters of support, including one from the Santa Monica Conservancy, Governor Gavin Newsom signed into law the California Historic Rehabilitation Tax Credit on October 9. The bill creates a new incentive for economic development through the rehabilitation of historic buildings, many of which can be adaptively reused

for much needed housing by providing tax credits. California is the 36th state to offer such a tax credit which will build and expand upon an existing similar federal program. Congratulations to the bill's sponsors: American Institute of Architects, California Council, California Preservation Foundation, Los Angeles Conservancy and thanks to Governor Newsom.



Photo: Los Angeles Public Library

First Prize for Santa Monica's Rose Parade Float 1916

The annual Tournament of Roses Parade in Pasadena on New Year's Day has been a mainstay attraction for our region since its beginning in 1890. The City of Santa Monica won first prize for its float in the Parade in 1916.

Members of Pasadena's Valley Hunt Club started the event by organizing horse-drawn carriages covered in flowers, followed by foot

races, polo matches and a game of tug-of-war on the town lot that attracted a crowd of 2,000. Over time, floats built by volunteers from sponsoring communities supplanted the carriages. When the event became too large for the Hunt Club to organize in 1895, the Pasadena Tournament of Roses Association was formed. In 1902, a college football game was added to help fund the cost of staging the parade.

Preservation Book Review

Have you read a good book with a preservation or architectural theme lately? Send your 75-word book review and a quote about why you love the book to newsletter@smconservancy.org.

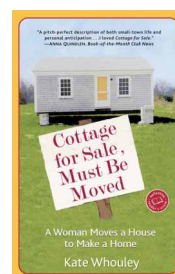
Cottage for Sale, Must Be Moved (2004)

by Kate Whouley

When Kate discovers a classified ad offering abandoned vacation cottages in Cape Cod for buyers willing to pay \$3,000 and move the houses elsewhere, she takes on the challenge. As a way to enlarge her small 1950s

three-room cottage, she combines the two small houses. The book details the roller coaster ride over a single year of engaging movers and tradespeople to work with her to transform the houses into a charming, livable whole.

"I enjoyed reading a true account of someone who persevered in saving an old yet usable building to a greater purpose," says Sherrill Kushner, Conservancy member.



New Book by Historian Alison Rose Jefferson

Congratulations to Conservancy member Alison Rose Jefferson, Ph.D., on the publication of *Living the California Dream: African American Leisure Sites during the Jim Crow Era*, which will be released by the University of Nebraska Press in January 2020. The book examines how African Americans pioneered America's "frontier of leisure" by creating communities and business projects in conjunction with their growing population in Southern California during the nation's Jim Crow era. *Living the California Dream* presents the overlooked local stories that were fundamental to the national narrative of mass movement to open recreational accommodations to all Americans and to the long freedom rights struggle. Copies are available for pre-order at the University of Nebraska Press website, www.nebraskapress.unl.edu, and on Amazon.

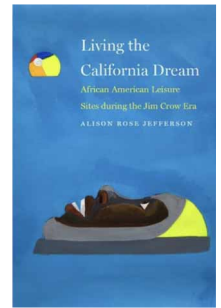


Photo: Alison Rose Jefferson



Photo: Gina Resnick courtesy of Deadline

In Memory of Patricia Knop

Artist and writer Patricia Knop passed away in August of this year. Knop collaborated on films like *Red Shoe Diaries*, *Wild Orchid* and *9½ Weeks*, which she co-wrote with her late husband, Zalman King. She was also an acclaimed sculptor and painter, and enjoyed collecting carousel animals, textiles, sculptures and paintings for display in her home. Knop opened her century-old English Craftsman home for the Conservancy's 2017 Holiday Party and an early Salon. She is survived by her two daughters. We send our deepest sympathy to her family.



2901 Santa Monica Boulevard. Photo: ESA

Landmarks Commission Report

by Ruthann Lehrer and Carol Lemlein,
Advocacy Co-Chairs

The Landmarks Commission reviewed five **Mills Act Contract** submissions in August and recommended them to City Council for adoption. The Mills Act is a state law that enables cities to enter into property tax reduction contracts with owners of designated historic structures who agree to properly maintain them and undertake specific rehabilitation and/or restoration tasks. It is one of the most valuable incentives offered to owners of designated properties. In October, Council approved these Mills Act applicants, consisting of commercial and multi-family properties as well as private homes at: **310-312 Wilshire Boulevard; 451 San Vicente Boulevard; 954 5th Street; 1129 Ashland Avenue; and 525 Georgina Avenue.**

In September, the Commission approved landmark designation for the **Compass Rose** (see our September Newsletter), a navigational emblem painted on a runway at the Santa Monica Airport used for directional calibration by pilots. The Compass Rose was designed in 1939 by a member of the Ninety-Nines Organization of Women Pilots. There is a long and rich history of women pilots active at the Santa Monica Airport. The designation anticipated the possibility of future relocation for the emblem at a time when the airport becomes a public park; nevertheless, the designation was appealed to City Council by a park proponent. The hearing is likely to occur early in 2020.

A two-story 1912 Craftsman residence at **9 Vicente Terrace**, nominated for landmark status by the Conservancy in response to a demolition application, was approved. The consultant's report noted that this street, with Seaview Terrace to the north, is a potential candidate for historic district status. The owner, who has engaged a historic preservation architect for design consultation, is planning extensive renovations and a rear addition.

The adaptive reuse of the former Sears de-

partment store at **302 Colorado Avenue**, opposite Santa Monica Place, is moving forward; approval of exterior site improvements, such as landscaping and lighting, was granted by the Commission on their consent calendar in October. It will become a mixed-use building with retail and commercial uses.

The Commission considered the possible landmark designation of a 1923 commercial building at **2901 Santa Monica Boulevard**, and turned it down. The building, which had been submitted for demolition, was identified for further consideration because of its listing on the Historic Resource Inventory (HRI). The brick building with large windows and intact wood-framed transoms is a type found elsewhere in the city, but in this neighborhood, was a pioneering commercial building. While the City's consultants recommended designation, City staff did not, backed by a lengthy report submitted by the developer's consultant.

The Landmarks Commission has been advised that planning is underway for Promenade 3.0, a rethinking of the **Third Street Promenade** to ensure its ongoing success. Recognizing that the area contains many designated landmarks and HRI buildings, the Conservancy has been advocating for inclusion of the strong historic preservation goals and policies specified in the Downtown Community Plan (DCP). The challenge is to balance the demands of commercial tenants, such as their branding and signage, with retaining and highlighting the unique architectural features of the historic properties as is called for in the DCP.

A WARM WELCOME TO OUR NEW MEMBERS!

Susan Cope	Steve Kofler
Paul Dentzel	Diana Mausser
Jacqueline Fickel	Arline Minter
Lisa Gimmy	Lucy Padilla
& Claus Best	Susan Sullivan
Joanne Grossman	

2019 WINTER PRESERVATION EVENTS

TOUR

Holiday Highlights

THURSDAYS, DECEMBER 5-26,

5:30 - 7:00 PM

Experience the magic of Downtown Los Angeles during the holidays on this docent-led tour. See the ice-skating rink at Pershing Square and other fan favorites like the Central Library, which opened in 1926, and the Millennium Biltmore Hotel. Come dressed in holiday attire and receive a special treat.

Los Angeles Conservancy

(213) 623-2489

www.laconservancy.org

CELEBRATIONS

Cocktails in Historic Places

FRIDAY, DECEMBER 6, 6:00 PM

Ring in the holidays at the bar inside the historic Biltmore Hotel in the heart of downtown Los Angeles. Explore the hotel's ornate decorations, including its hand-painted frescoes and murals, cast bronze stairwells, astrological clock, 24K gold accents and more. Guests are encouraged to dress in attire from the era.

Art Deco Society of Los Angeles

(310) 659-3326

www.adsla.org

NIGHTTIME BUS TOUR

Holiday Neon Lights Cruise

DECEMBER 14, 6:30 - 10:00 PM

Cruise through Downtown Los Angeles and Hollywood on the top deck of a convertible British bus. The narrated tour points out neon's aesthetic dimensions, placing them within the context of 20th century Los Angeles cultural history. From marquees to pagodas, see outstanding examples of contemporary neon art and electrical advertising on this award-winning tour.

Museum of Neon Art

(818) 626-2149

www.neonmona.org

TOUR

Old Pasadena Pub Crawl

FRIDAY, DECEMBER 28, 2:00 - 5:00 PM

Discover the history of some famous and infamous Pasadena watering holes and haunts. This guided walking tour of Pasadena's original downtown includes stops at pubs distinctive for their history, architecture, and beer. Delight in beer tastings plus hidden histories and forgotten lore.

Pasadena Heritage

(626) 441-6333

www.pasadenaheritage.org


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RENEW OR GIFT A MEMBERSHIP!

Members receive free admission to our Holiday Party, discounts to tours and events, and our newsletter.

Memberships also available at www.smconservancy.org.

Membership Level

- \$45 Individual
- \$60 Household
- \$100 Sustaining
- \$250 Supporting
- \$500 Benefactor
- \$1000 Leadership Circle *

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Thank you!

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HOLIDAY GIFTS

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Downtown Walking Tour Gift Certificates

Shop at smc.givecloud.co/products/gifts



CELEBRATE THE HOLIDAYS AT OUR ANNUAL PARTY

SATURDAY, DECEMBER 14, 3-5 PM

at the historic Bundy House
401 25th Street, Santa Monica

Free to members

Guests are welcome to apply their \$20 admission toward membership at the party.

RSVP BY DECEMBER 7

Online: www.smconservancy.org

Email: rsvp@smconservancy.org

Voicemail: 310-496-3146



Photo: Annenberg Community Beach House

BIRTHDAY BASH FOR MARION DAVIES

**SUNDAY, JANUARY 26, 2020
11 AM - 2 PM**

Celebrate the silent screen star
& philanthropist!

Reservations Recommended: www.annenbergbeachhouse.com

Annenberg Community Beach House
425 Pacific Coast Highway