



THE SANTA MONICA CONSERVANCY ANNOUNCES 2022 PRESERVATION AWARDS

The Santa Monica Conservancy is recognizing six exemplary contributors to the preservation of Santa Monica’s architectural and cultural heritage. Congratulations to the individuals, businesses and teams for their preservation, advocacy and stewardship in our city.

REHABILITATION AWARD

227 BEACH STREET

Built in 1924, the 13-unit bungalow court at the northwest corner of Beach and 2nd Streets is a contributor to Santa Monica’s first historic district, Third Street Neighborhood Historic District.

When purchased by new owner Valencia Homes in 2017, evidence of deferred maintenance was extensive, and most units were vacant. Administrative approval for in-kind replacement of windows and exterior painting was granted in the same year. The original wood sash double-hung windows were replicated. However, during construction, water damage and mold were discovered in the stucco walls and eventually all the stucco was removed to waterproof the walls. A Certificate of Appropriateness application was made for a gate and fencing of the central courtyard and new landscaping, but the owner ultimately decided to leave the main courtyard open to the street.



Photo: Santa Monica Conservancy

The owner preserved features of the property significant to its historic, architectural, and cultural values while updating the units to support their return to the rental market.

REHABILITATION AWARD

401 OCEAN AVENUE

The landmark two-story American Colonial-style Henry Weyse/Charles Morris House was designed by noted architect Robert Farquhar and constructed in 1910. Located in northern Santa Monica, the residence features curving bays at the front porch, a wood pergola along Georgina Avenue, and a façade finished with a rigorous pattern of long, canted wood shingles.

During the past century, the residence served several families, and for a period during WWII, was converted to a boarding house. The building underwent a series of awkward interior modifications and needed significant long-deferred maintenance as well as full re-working of building services and utilities. The wood pergola was highly deteriorated and the landscape with large trees was left unmanaged.

Under the ownership of Tabit Ventures, the exterior was fully rehabilitated, including new matching redwood shingles aligned to match the original pattern and refurbished original wood windows. The landscape was renewed, the hardscape was reconstructed with original patterns, and the redwood pergola was reconstructed to match. The interior was developed as two townhouses, each with a ground floor and upper-level view of Palisades Park and the Pacific

Ocean. The front second-floor roof deck was developed as a usable terrace to enjoy the ocean breezes.

A new building with three additional units was added behind the residence to support the overall rehabilitation. A simple, modern design was developed to be compatible with the property without impacting the landmark residence.



Photo: David Kaplan



Photo: Sarah Prikryl / Annenberg Community Beach House

STEWARDSHIP AWARD

ANNENBERG COMMUNITY BEACH HOUSE

We recognize Nan Friedman, Manager of the Annenberg Community Beach House, support staff Heath Hamilton, Leah Mosteller, and Brian Ochoa, and the City of Santa Monica.

Designed by acclaimed architect Julia Morgan and built in 1929, the landmark Guest House and pool at the Annenberg Community Beach House form the historic core of this destination site owned by the City of Santa Monica, which opened for public use in 2009.

The pool rehabilitation involved challenges in matching original materials, colors, and finishes due its patterned marble deck and its interior lined with unique tiles designed by Morgan. Repainting the Guest House restored its appearance while retaining its vintage quality. Historic artifacts found on-site were conserved and carefully stored in special containers, while one wallpaper fragment has been treated and is being evaluated for a future interpretive exhibit.

The Annenberg Community Beach House consistently adhered to high standards for preserving and managing their historic assets.

VOLUNTEER SERVICE AWARDS

STEVE LOEPER & LIBBY MOTIKA

Volunteer Service Awards go to Steve Loeper and Libby Motika, Co-Chairs of the Santa Monica Conservancy's Program Committee, for their leadership in developing and presenting the Santa Monica Mosaic webinar series. Responding to the Covid-19 lockdown and the national outcry over the death of George Floyd, our Program Committee committed to exploring themes of cultural history and identity for marginalized communities and those who have suffered from racial and social injustice. The Mosaic concept highlights different cultural elements which, when combined, comprise the diverse cultural communities of Santa Monica and the Westside.

The series launched with a webinar about the Gabrieleño/Tongva Native American history and experience. Since then, the series has featured the stories of African Americans, Japanese Americans, Mexican Americans, and Jewish communities. In April the series focused on exiled Jewish artists who settled in Santa Monica Canyon during WWII. And Mosaic continues this summer.

Steve Loeper and Libby Motika come from careers as journalists. Loeper worked for more than four decades in multiple roles at the Associated Press L.A. bureau. Motika worked

REHABILITATION AWARD

PURSER APARTMENTS

Constructed in 1913, the landmark four-story apartment building is a long-standing feature of the Ocean Front Beach Walk and Muscle Beach scene. The five-arch colonnade at 1659 Ocean Front Walk has been memorialized by generations of photographers and tourists as a backdrop for body builders on Santa Monica's beachfront.



Photo: Purser Apartments

In the landmark designation for the Purser Apartments, Landmarks Commissioners noted it as a familiar feature south of the Santa Monica Pier.

Utilizing the scope of rehabilitation and treatments outlined in a Mills Act contract, Wilshire Skyline has systematically rehabilitated and restored the Purser Apartments toward the building's original appearance. Non-original polystyrene lintels, trims and applied shutters were removed. Aluminum sliding windows were replaced with double-hung sash windows to match the originals. The stucco surface was refinished, removing the applied texture. Extensive deferred maintenance was provided for roofing and waterproofing, and highly deteriorated doors were replaced or refurbished. The interiors were also upgraded for contemporary living.



for several decades at the *Palisades Post* and her career has focused on newspapers and print media, primarily with community newspapers. Motika's reporting often involved architecture and historic preservation, where she developed her expertise. Both volunteers have also helped with the Conservancy's architectural tour programs. Their work on the Mosaic lectures was assisted by other Program Committee members, especially Phillis Dudick.

The Conservancy is very grateful for the invaluable contributions that Loeper and Motika have made to our educational resources with this important series aptly called Mosaic.