



# SANTA MONICA CONSERVANCY NEWS

VOL 5 NO 3

ENSURING THAT THE PAST HAS A FUTURE  
SEPTEMBER 2007

## SANTA MONICA LANDMARKS BUS TOUR SUNDAY, SEPTEMBER 30, 2-5PM.

Our popular Landmarks Bus Tour is back! Ride a modern Big Blue Bus with tour leader Marcello Vavala, Santa Monica Conservancy president, and discover all the fascinating ar-

chitectural and cultural diversity of the city's heritage. Marcello Vavala is an architectural historian who has volunteered with both the Los Angeles Conservancy and El Pueblo State Historic Park, and now serves on the L.A. Conservancy's staff.

The tour covers all parts of the city and includes architectural gems, cultural landmarks, trees and signs. Highlights of the tour include the modernist Strick House, designed by Oscar Niemeyer; the John Byers adobe (Byers was a very influential local architect); the ornate Spanish Colonial Revival Embassy Hotel; the Victorian homes on Ocean Avenue; the iconic Santa Monica Pier; the Art Deco Bay Cities Guaranty Building; the Sears Building; Santa



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## DOGTOWN LEGACY RECOGNIZED

by Nina Fresco



Rarely does the Santa Monica Landmarks Commission have the pleasure of recognizing a historic site for its international cultural impact. We had that opportunity with the Zephyr Skate Shop at 2001 Main Street in Ocean Park.

In 1972 the rundown Ocean Park neighborhood known as Dogtown became home to a surf shop called "Jeff Ho and Zephyr Skateboard Productions" founded by board makers

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## MOJICA HACIENDA EVENT

On June 2, the Mojica Hacienda opened its doors to Santa Monica Conservancy visitors for a tour and a lecture by Hollywood historian Marc Wanamaker. Marc's lecture on the history of the Inceville film studio and early filming in Santa Monica canyon provided a cultural context for the area. Originally part of a Mexican land grant, Rancho Boca de Santa Monica, the homestead was built by Mexican opera singer and film star Jose Mojica in 1929.

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Owner Trish Nettleship and historian Ernie Marquez

## HISTORIC SHOTGUN HOUSE GETS A HOME



A computer generated drawing of what the Shotgun House will look like in its new setting.

The last intact shotgun house in Santa Monica, dating from the 1890s and designated a historic landmark in 1999, has been given a new lease on life. At a June City Council meeting, Council members voted to let the house be permanently sited on the public parking lot at

Second Street at Norman Place, just a few blocks from where it was originally built in Ocean Park.

"This house is a survivor," commented Sherrill Kushner, Santa Monica Conservancy's shotgun

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## THE CONSERVANCY BOARD OF DIRECTORS

Our board comes from neighborhoods throughout the city and includes:

- |                 |                |
|-----------------|----------------|
| Marcello Vavala | President      |
| Mike Deasy      | Vice-President |
| Tom Cleys       | Treasurer      |
| Carol Lemlein   | Secretary      |
| Ken Breisch     | Past-President |
|                 |                |
| Joel Brand      | David Kaplan   |
| Bruce Cameron   | Ruthann Lehrer |
| Michael Folonis | Susan McCarthy |
| Nina Fresco     | Anne Troutman  |
| Peter Kagan     | John Zinner    |

### MEMBERSHIP DUES

- |                       |       |
|-----------------------|-------|
| Individual Membership | \$35  |
| Household Membership  | \$45  |
| Low Income Membership | \$15  |
| Sustaining Membership | \$100 |
| Conservancy Supporter | \$250 |

Those interested in supporting the Conservancy at the highest Patron or Circle levels can learn more by calling our phone number at (310) 496-3146.

### THE NEWS STAFF

- |                  |              |
|------------------|--------------|
| Alice Allen      | Dick Orton   |
| Ruthann Lehrer   | Nina Fresco  |
| Sherrill Kushner | Judy Parsons |

### NEW PHONE NUMBER FOR SMC

SMC has a new telephone number which facilitates checking messages more regularly. The new number is

**(310) 496-3146**

The email address remains the same: [info@smconservancy.org](mailto:info@smconservancy.org) and the website is still [www.smconservancy.org](http://www.smconservancy.org).

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## SHOTGUN HOUSE GETS A HOME.

house committee chair. "It's been saved twice from demolition and moved twice with the help of the Santa Monica Conservancy, and now it will return to Second Street, the same street and same orientation as its original location, among other historic landmarks."

Across from the parking lot is the Ocean Park Library, a Carnegie library in the Classical Revival style that opened in 1918. Adjacent to the lot is the Streamline Moderne building, built in 1938, that once served as the headquarters of the Merle Norman cosmetic company. "The shotgun house, the library, the nearby California Heritage Museum, housed in an 1894 Victorian historic house, and the Third Street Neighborhood Historic District, will offer a visible history of our city as seen through its architecture," notes Karen Ginsberg, assistant director of the Community and Cultural Services Department. She worked on the staff report that recommended the proposed site.

Site preparation for the shotgun house will also improve the appearance of the existing parking lot which has long been an eyesore and a source of complaints. The current site plan shows that one parking space will be forfeited, but Mario Fonda-Bonardi, architect and a key member of the Conservancy's shotgun house committee, has proposed a way to keep all the

parking spaces.

### Criteria to select a new tenant

The staff report also recommended criteria for a prospective tenant. The tenant who is ultimately selected must use the house for a public benefit and must raise the funds and oversee rehabilitation of the structure, estimated to cost approximately \$250,000. In the coming months the city staff will publicize a request for proposals ("RFP") for nonprofit organizations. The Conservancy will be putting in a bid to use the house as a preservation resource center.

### Historic structure report in process

In the meantime, historic architect Peyton Hall is evaluating the house for a historic structure report, funded by a matching grant from the National Trust for Historic Preservation, secured by Sherrill Kushner. The matching funds will be raised by members of the shotgun house committee. The report will give guidance on how the house should be rehabilitated. Then the committee will begin to notify local contractors and builders that the Conservancy is seeking pledges of goods, services, and donations if the city were to award the lease to our organization. Anyone interested in working on this project should contact Sherrill Kushner at (310) 394-4835.

## CITY PHOTO QUIZ



### DO YOU KNOW THIS BUILDING?

This Spanish Colonial Revival building is listed on the National Register of Historic Places and will be a part of the Landmarks Bus Tour. (See the bottom of Page 6 for the answer)

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## DOGTOWN LEGACY NOTED



It's official, Dude, the skateboard shop is a landmark!

and artists Jeff Ho, Skip Engblom and Craig Stecyk. The shop became a hang-out and second home to a group of adolescent surfing enthusiasts whose home life was not nearly as welcoming as the shop.

Skateboarding was a secondary interest to the young surfers at first, but during the long stretches of the day when surfing conditions were not very good, their interest in skateboarding grew. Inspired by the style of local surfers, they began to create a trade-mark style of skateboarding that involved bending low on the board as if

riding waves.

They formed the Zephyr Surf Team, known as the Z-Boys. The Z-Boys sought sloping concrete banks on which to develop their land-surfing style, finding them in the playgrounds of local elementary schools and later in empty swimming pools.

The boys drove through alleys, looking for pools empty due to drought and whose owners were on vacation. Their "Pool Riding" style grew and evolved rapidly. It was in such a pool that the "aerial," now an internationally

standard move that involved being suspended in mid air over the edge of the pool, was conceived and perfected.

In 1975 the Z-Boys competed in the Del Mar Nationals, an established skateboarding competition. It was here that their new style was debuted and was an instant hit. Skateboarding was transformed from a rather tame 1950s hobby into a dramatic, highly-skilled, aggressive sport.

The Del Mar competition launched the Z-Boys into a frenzy of fame and publicity that help spread the electric new style world wide but, unfortunately, broke up the team itself.

And it all started at 2001 Main Street, in Ocean Park. The building owner and the Landmarks Commission agree that this mecca of modern skateboarding should be preserved for the surfers and skateboarders who visit from all over the world. The portion of the building housing the shop has been designated as a landmark by the city and will be incorporated into a new development at the site.

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## LANDMARKS BUS TOUR

Monica City Hall and Civic Auditorium; Horatio West Court (by eminent architect Irving Gill); the Streamline Moderne Merle Norman Building; the Phillips Chapel (important to the history of African Americans in Santa Monica); the Zephyr Surf Shop and the Teriton Apartments, both discussed elsewhere in this newsletter. The Third Street Historic District is also featured.

The tour includes some walking. Reservations may be made on the website: [www.smconservancy.org](http://www.smconservancy.org) or by using the flyer tear-off sent to members' homes. Tickets are \$30 for members, \$35 for nonmembers; \$45 for newly joining members (bring your friends to join).

Checks should be mailed to Santa Monica Conservancy, P.O. Box 653, Santa Monica 90406-0653. If you choose to mail your check, please do so before September 22. Be sure to provide your contact information for reservation confirmation. Reservations will be held at check-in at the DMV, 2235 Colorado Boulevard at Cloverfield.

Bus Tour questions please call  
**(310) 496-3146**  
See you on the bus on September 30!

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## CASA MOJICA SHOWN TO SMC MEMBERS



Tish Nettleship tells the magical stories of her house and gardens to an interested group. Photo by Dick Orton

Beautifully designed to recreate his Mexican heritage, with pictorial tile, wrought iron and woodwork, the lushly landscaped grounds were in full glory that day. Property owner Tish Nettleship shared her insights with visitors, and docents were on hand to provide detailed information. Author and historian Ernie Marquez, a descendent of the original land grant family, provided a photo display on the Mexican period, and educator Jim Jaeger offered information on the landscape features. Thanks to volunteers Kitty Bartholomew, Julie

Berger, Laura Burkett, Winston Chappell, Dwight Flowers, Joy Gibson, Ursula Kress, Ruthann Lehrer, Carol Lemlein, Kara Litzelfelner, Chris Olson, Dick Orton, Ruth Shari, Jai Taylor and J. Todd for making the tour and lecture a resounding success.

We appreciate the generosity of owner Tish Nettleship for welcoming us. Thanks also to co-sponsor La Senora Institute, a non-profit foundation dedicated to discovering and preserving the heritage of Santa Monica Canyon.

# FALL PRESERVATION EVENTS PROMISE TOURS, LECTURES, PHOTOS, EVEN DANCING



**CALIFORNIA HERITAGE MUSEUM AWARDS DINNER**  
 Date: Friday, September 28, 2007  
 California Heritage Museum  
 2612 Main Street, Santa Monica, California 90405

(310) 392-8537

Join us for a very special Heritage Awards Dinner as we celebrate the Museum's 30th Anniversary with our most exciting awards yet. As a sneak preview, we can tell you that the anniversary print will be by artist Shirley Pettibone.

californiaheritagemuseum.org



**16TH ANNUAL CRAFTSMAN WEEKEND**  
 Dates: October 19-21, 2007  
 Pasadena Heritage  
 651 South St. John Avenue,  
 Pasadena, CA 91105.

(626) 441-6333

Pasadena Heritage's Craftsman Weekend is the largest and most comprehensive celebration in the Western United States. Enjoy a full weekend of events including bus and walking tours of historic neighborhoods, a Craftsman House Tour that visits six distinctive period homes, exhibits of contemporary and antique furnishings and accessories, workshops and lectures led by renowned experts, plus special evening events in historic sites.

preservation@pasadenaheritage.org



**AVALON BALL**  
 Date: October 27, 2007  
 Art Deco Society of Los Angeles  
 P.O. Box 972, Hollywood, California 90078

(310) 659-3326

Join the Art Deco Society of Los Angeles and Maxwell DeMille on October 27th from 6-10 p.m. for a glorious night of dancing with Mora's Modern Rhythmists at the historic Art Deco Avalon Casino Ballroom on beautiful Catalina Island--the same ballroom that played host to Benny Goodman, Glen Miller and all the greats of the Big Band era.

A silent auction of vintage items to benefit the Catalina Island Museum will be held during the event. Formal vintage attire, period or fantasy costume admired but not required.

adsla.org



**OLD PASADENA WALKING TOUR**  
 Date: Saturday, November 3, 2007  
 Pasadena Heritage  
 651 South St. John Avenue, Pasadena, CA 91105

(626) 441-6333

Pasadena Heritage hosts tours of Pasadena's historic Old Pasadena quarterly on the first Saturday of the month. Tours begin at 9:00 am and include a slide presentation and a 90-minute guided walk. Old Pasadena with its fascinating array of historic buildings is a National Register Historic District and is one of the best examples of downtown revitalization in the country.

Tickets are \$10 per person.

Reservations are required.

pasadenaheritage.org



**JULIUS SHULMAN'S LOS ANGELES**  
 Dates: November 6, 2007 - January 20, 2008  
 Los Angeles Public Library  
 Getty Gallery, Central Library,  
 630 W. 5th Street, Los Angeles, CA 90071

(213) 228-7000

This exhibition will include 150 rarely seen photographs from the Getty Research Institute's Julius Shulman Photography Archive. Exhibition to illustrate the competing urban developments of Bunker Hill and Century City and the exotic architectural expressions of Los Angeles.

www.lapl.org



**LIKE A SKIN: THE LEISURE ARCHITECTURE OF WAYNE MCALLISTER**  
 Date: Sunday, October 13, 2007  
 4:00p.m.  
 Gamble House  
 4 Westmoreland Place, Pasadena, California 91103

(626) 793-3334

The Gamble House will explore and reflect on the idea of "Architecture as the Third Skin" with a lecture in the Sidney D. Gamble lecture series, sponsored by Friends of The Gamble House. "Like a Third Skin: The Leisure Architecture of Wayne McAllister" by Chris Nichols on Saturday, October 13th, will review the larger-than-life, show-off, mid-century, Southern California and surrounding region architecture from Las Vegas casinos to Bob's Big Boy drive-in hamburger stands.

www.gamblehouse.org

# FAME OF THE SANTA MONICA CONSERVANCY DOWNTOWN WALKING TOURS SPREADS.



By the time you receive this newsletter, our weekly Downtown Walking Tour will be six months old and will have entertained and informed approximately 300 tour goers. Since weekly tours began in March, our tour has attracted local residents and visitors from as far away as Australia.

Local publications have given us great coverage, with lead articles in the Santa

Monica Daily Press, the Palisadian Post, and the Bayside Beat as well as listings in the Mirror, the Argonaut, and the city publication Seascope. The tour is also posted on internet sites such as TripAdvisor, Preservation.com, and ExperienceLA.com. The Convention and Visitors Bureau has been a very supportive partner, distributing our new marketing brochure at all of the Visitor Centers.

While early tours were attended almost exclusively by Santa Monica and Los Angeles Conservancy members, word has since then spread to many other groups. Docents from the Adamson House, the MIT Real Estate Breakfast group and the Brown Alumni Association have spent a satisfying Saturday morning on the tour. A special weekday tour was given for clients of Step Up on Second.

The Walking Tour's success has resulted from the efforts of a myriad of people. The tour booklet and the marketing brochure were both designed by Nina Fresco and feature drawings by artist Martin Tobias. A team of volunteers including docents Kay Pattison and Rita Schneur, as well as Kitty Bartholomew, Carol Lemlein, and Ruthann Lehrer who have kept our local hotels supplied with copies of the brochure. In

August, Carol, Kay, and Rita went a step further, organizing a week-day tour for hotel concierges so they could experience first hand what we have to offer to their guests. And of course, our enthusiastic and knowledgeable docents are the tour's strongest asset.

Above, Docent Kay Pattison reveals the secrets of Santa Monica's past to tour goers.

## WALKING TOURS ARE EVERY SATURDAY AT 10AM

\$5 for members, \$10 for others

3 ways to make reservations:

Call: 310-496-3146

Email: [dwt@smconservancy.org](mailto:dwt@smconservancy.org)

Website: [www.smconservancy.org](http://www.smconservancy.org)

Group tours by appointment.

To tour on your own, pick up a copy of the tour booklet for \$3 at:

- Hostelling International Travel Store, 1434 2nd Street
- Visitor Center 1920 Main Street
- Visitor Kiosk in Palisades Park

**"IF YOU HAVEN'T ALREADY TAKEN OUR WALKING TOUR..."**

**WHAT ARE YOU WAITING FOR?"**



# LANDMARKS COMMISSION NEWS by Ruthann Lehrer



Landmark Status Given to Teriton Apartments.

## The Teriton

On June 12, City Council unanimously upheld the landmark designation of the Teriton Apartments at 130 San Vicente Boulevard. The building owners appealed the designation, and have repeatedly filed legal challenges against this designation.

This building represents an architectural style and building type that is on the cutting edge of historic preservation interest: mid-century modernism and courtyard apartments. The Teriton had been noted in earlier historic resource inventory assessments as a contributor to a potential San Vicente Courts Apartment District. A demolition application brought this matter before the Landmarks Commission; upon further investigation, it became apparent that it was indeed worthy of individual landmark status.

Constructed in 1949-50, the architecture is an excellent example of the modern international style in its most pure and rigorous form. The architectural forms are simple and direct: flat stucco wall planes, flat roof with extended eaves, flush corner windows and steel frame casement windows, trapezoidal planter boxes and louvers. Close examination reveals that all forms are functional, with no extraneous decoration. "Form follows function" was the mantra of early modernism. Unlike other courtyard apartments along San Vicente, which contain applied decoration, the Teriton alone

demonstrates the principles of modern architecture stripped down to its essentials.

The Teriton also has a sophisticated spatial plan. Its 28 units are grouped in a two and three story building with a "pinwheel" site plan - a unique configuration (unlike the typical U-shaped courtyard). Each unit has two entrances, front and rear, providing individual privacy usually found in a single family house. Each unit is integrated with outdoor spaces, with the upper units having roof cut-outs open to the sky.

The Teriton is part of the surge in multi-family housing construction that occurred in Santa Monica at the end of World War II, linked to business expansion, such as Douglas Aircraft Company and the RAND Corporation. It demonstrates the city's post-war prosperity and increasing urbanization, and is an important manifestation of the city's economic and social history. It's located at the gateway to San Vicente Boulevard, where a number of architecturally noteworthy mid-century apartments were built between Ocean Avenue and Seventh Street.

## 2219 Ocean Avenue

The landmark designation of this Victorian cottage in Ocean Park was the subject of an appeal hearing before City Council on June 26th. A large number of neighborhood residents had rallied to save the cottage and submitted a petition with thousands of sig-

natures. The Landmarks Commission had voted for designation because this c. 1905 Victorian was a pioneering structure in its neighborhood and retained its early architectural character-defining features. Visible from the beach among larger scale buildings, it was a reminder of the early history of Ocean Park and its residential development - a "window into the past."

The owner, University of Illinois Foundation, requested overturning the designation, and the staff report supported the appeal. The designation was upheld by the Council's failure to muster sufficient votes to overturn the Landmark Commission's decision.

Recent zoning amendments approved by City Council allow the development of new construction behind the landmark.

## Palisades Park

The nomination of Palisades Park as a City Landmark is proceeding through the approval process. This long overdue designation involves the collaboration of two City Commissions: Recreation and Parks and Landmarks.

Originally called Linda Vista Park, the open space on the bluffs between Montana and Adelaide were donated to the city by founders John P. Jones and Arcadia Bandini de Baker in 1892, and extended to Colorado in 1916 with a donation by the Santa Monica Land and Water Company. Containing numerous objects of historical and cultural value, as well as significant landscape features, the city had a detailed study prepared to evaluate the contributing and non-contributing features of the park. This report will serve as the baseline for creating a management plan for the park that will allow for routine maintenance as well as planning for future changes in the context of the park's historic character.

## ANSWER TO PHOTO QUIZ



The Parkhurst Building (1927) is located at 185 Pier Ave. at the intersection with Main Street.

# VOLUNTEER PROFILE: KAY PATTISON.

by Judy Parsons



Kay Pattison, not just a docent, but a darn good dancer, too!

It may have been fate that led Kay Pattison to sign up for our bus tour of the city shortly after joining the Santa Monica Conservancy. Little did she know that soon she would be leading her own tour of the city.

Kay is one of more than twenty docents leading the new and highly successful walking tours of downtown Santa Monica.

"I was looking for some way to become more involved in the life of Santa Monica and being a docent was appealing." Kay says she had no experience as a docent, but whenever she traveled she always looked for a walking tour because it's the best way to explore a city first hand. "When I give my tour, my goal is to share what I have learned about the history, the culture and diversity of this beautiful, vibrant city."

It was probably fate that brought an interesting visitor to one of her recent tours.

"We were unexpectedly joined by a gentleman who introduced himself as Karl. He seemed to know a great deal about some of the buildings we were walking by. Along the way I found out that he was Karl Schober, owner of two historic buildings on the tour, and related to the pioneer developing Tegner family.

Kay's tours are especially entertaining because she can bring some extra "drama" to them. She studied at the Goodman School of Theater Arts in Chicago and spent 10 years working theaters in the Midwest and New York. So she's a natural in front of a crowd.

Her favorite pastime is tap dancing and she is a member of the Bert Chan dancers, a senior performing tap group. What's not to say, Kay might just add a few dance steps on her next tour "engagement" right in front of the former Mayfair Theatre.

# FUNDRAISER/TOUR AT NORTON HOME ON ADELAIDE A SUCCESS



Guests mingle in the patio by the pool of Eileen Norton's 1910 Craftsman house.

This past April, approximately 75 Conservancy supporters attended the house and art collection tour at the home of Eileen Norton on Adelaide Drive. Participants were treated to a cocktail reception as they strolled through the house and gardens of Ms. Norton's 1910 Craftsman house, owned originally by Robert Gillis, an influential entrepreneur and land developer in the early history of Santa Monica. The house was designed by architects Myron Hunt and Elmer Grey, partners of a promi-

nent Pasadena architecture firm. Conservancy member and architect Winston Chappell was on hand to answer questions about the house's restoration and addition which he designed.

Our thanks to Eileen Norton who graciously opened her home, and to Conservancy volunteers Kitty Bartholomew, Sherrill Kushner, Ruthann Lehrer, Carol Lemlein, Dick Orton and Doris Sosin, who helped to make this event a memorable experience.



Winston Chappell, architect, was on hand to answer questions about the house's restoration and addition.



Board members Ken Breisch and Mike Deasy with guests, Brian Linder and Ramey Ward.



Steve and Maya Richards.



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P.O. BOX 653 SANTA MONICA, CA 90406-0653

## IT'S NOT EASY BEING GREEN



Environmental awareness and sustainable design are important issues today and for the future. But how can this work with an older or historic building? John Zinner, will host a visit at his home on Sunday October 21st at 2 PM, to discuss these issues. In addition to being a Santa Monica Conservancy Board member he is co-developer of the Santa Monica Sustainable City Program, and a green building consultant. John and his wife Susan renovated their own 1932 Cecil Gale Spanish Colonial Revival house and will use it as a case study of renovation using "green" design methods. John will discuss how design decisions were made, what trade-offs were involved, and what he learned in the process. This project was featured on "Good Morning America." Further details will be forthcoming on our website and by mail.

## WELCOME TO NEW SMC MEMBERS

Andy Agle	Tony Haig	Maricela Perez
Jill Baldauf and Steve Grossman	Thomas and Mary Ann Hays	Scott Price
Margye Baumgardner	Rebecca Hight	Michelle and David Rechtman
Mike Bigelow	Gwen Hill	Steve and Maya Richards
Elaine Blaugrund	Nancy Hoffman	Elizabeth Riel and Mark Armour
Devra Breslow	Roger and Renee Brown Holt	Daniel and Gretchen Rush
Preston and Seeley Brooks	Kathryn Welch Howe	Paula and Lou Savett
Janet Carter	Jim Jacobsen and David Wilson	Deborah Page Schneider
Barbara Clare	Tim Johnson	Rita Schneir
Susan Cloke	Elizabeth Kaye	Barbara Simkin
Elaine Cohen	Dr. Boyd and Helena Krout	Barbara Smith
Elani Curtis	Frank Langen	Barbara Stinchfield
Mary de la Pena	Brian Linder	Miranda Tollman and Pippa Scott
Claire Ellinger	Evelyn Maggiore	Sarita Unger
Harriet and Stan Epstein	Laura Massino	Dixie Vanderloop
Carrie Ferguson	Gary and Andrea Matthews	Ramey Ward
Claudia Fishler	Isabelle Mizrahi	Clyde Young
Francine German	Jacquie Nemor	Steven and Elizabeth Zaillian
Earl and Aya Goldberg	New Telephony	
Amy Green	Gary Paul	