



**SANTA MONICA
CONSERVANCY**
Celebrating Our Architectural Heritage

P.O. Box 653 Santa Monica, California 90406-0653

Nonprofit Org
U.S. Postage
PAID
Santa Monica, CA
Permit No. 36

In this Issue...

Page 1 **Protecting Santa Monica's Post Office
Holiday Party Returns December 9
10th Anniversary Recognition**

Page 2 **President's Message
USGBC Honors John Zinner**

Page 3 **Volunteer Profile Sherrill Kushner
Julia Morgan 2012 at ACBH
Chinese Officials Take DWT**

Page 4-5 **10th Anniversary Celebration
Kappe Salon Afterglow
Coastal Cleanup**

Page 6 **Landmarks Commission Report
Preservation Started at the Pier
Winter Preservation Events**

Page 7 **New and Business Members**

Page 8 **In this Issue
Holiday Party**

Holiday Party

Sunday Dec. 9 • 3-5PM • 1720 Carlyle Ave. (corner of 18th)

- **FREE** for Santa Monica Conservancy members
- **Famous Conservancy chili returns!**
- **Chat with friends and enjoy holiday refreshments.**



Guests \$20, applied toward membership if they join at the party.

RSVP by December 5.

Online: www.smconservancy.org

Email: rsvp@smconservancy.org

Phone: 310-496-3146.

Join or renew your membership online or at the door.



Protecting Santa Monica's Historic Post Office *by Carol Lemlein*

On October 1, all parties filing appeals to the August decision to close the 5th Street Post Office were notified that those appeals were denied and that there was no further right of administrative or judicial review.

It remains to be seen whether the decision to relocate the Post Office can be reversed. In the meantime the Conservancy, the Landmarks Commission and others are pursuing protection of the building as it passes from Postal Service ownership. Section 106 of the National Historic Preservation Act requires the USPS to ensure long-term preservation through some form of enforceable restriction or condition before the disposal and sale of the building can take place. However, some historic post offices have been transferred out of federal ownership without meaningful enforcement provisions. The National Trust for Historic Preservation is so concerned that it has named "Historic Post Office Buildings" in its 2012 list of America's 11 Most Endangered Historic Places.

The Santa Monica and Los Angeles Conservancies, the Santa Monica Landmarks Commission, and the California Preservation Foundation have asked for "consulting party status" in defining the covenant that will protect the Post Office when it is sold. A similar process with the Venice Post Office *continued on page 3*

The Holiday Party Returns December 9



Photo by Bob Lehrer

The Santa Monica Conservancy thanks its members for their support with an invitation to our Holiday Party, a favorite annual tradition. This year's celebration will take place on Sunday December 9, 3-5 pm at 1720 Carlyle, in the Gillette's Regents Square area of northern Santa Monica.

This year's generous host is Neal Roberts. His 1927 home is a unique and early example of a residence built with steel frame construction, although it looks like a typical Spanish Colo-

nial Revival residence with a stucco exterior and a clay tile roof. Its original architectural features are intact and beautifully maintained, and complemented by Mr. Roberts' collections from Indonesia and other travel destinations, as well as by the gracious gardens in an interior courtyard.

The party is free to members. Guests are welcome for \$20, applied toward membership if they join at the party. Please see the back page for additional details.

Photos from Fall Events pages 4-5

10th Anniversary Recognition Continues

The Conservancy received commendations recognizing its 10th Anniversary from the Los Angeles Board of Supervisors and from the State Office of Historic Preservation, as well as a mention in the closing remarks at the annual California Preservation Awards by Cindy Heitzman, Executive Director of the California Preservation Foundation.

From the Los Angeles Board of Supervisors: "In proud recognition of your 10th anniversary as an all-volunteer organization devoted to enhanced understanding of the numerous benefits of historic preservation and to promoting incentives, policies and programs to encourage landmarking and adaptive reuse and cultivating a deeper appreciation of the rich architectural legacy of the Santa Monica community."



The Conservancy Board of Directors

Our board comes from neighborhoods throughout the city and includes:

Carol Lemlein, President
John Zinner, Vice-President
Tom Cleys, Treasurer
Susan McCarthy, Secretary
Sarah Bernard
Bruce Cameron
Mike Deasy
Michael W. Folonis, FAIA
Mario Fonda-Bonardi
Nina Fresco
Chris Gray
David Kaplan
Sherrill Kushner
Christyne Lawson
Ruthann Lehrer
Barbara Whitney

Emeritus:

Ken Breisch
Doris Sosin

How to Contact The Santa Monica Conservancy

Phone: (310) 496-3146, leave a message.

Website: www.smconservancy.org

E-mail: info@smconservancy.org

Mail: Santa Monica Conservancy
P.O.Box 653
Santa Monica, CA 90406

Membership Dues

Individual Membership	\$35
Household Membership	\$45
Low Income Membership	\$15
Sustaining Membership	\$100
Supporting Membership	\$250

To support the Conservancy at higher levels, or with a business membership, visit our website www.smconservancy.org or call (310) 496-3146.

The News Staff

Alice Allen
Ruthann Lehrer
Dick Orton
Barbara Whitney

Carol Lemlein
Nancy O'Neill
Kay Pattison

Message from the President *Carol Lemlein*

President's Column

Let me begin by wishing you a wonderful holiday season and inviting you to join us for the Holiday Party on December 9. Many of us consider this traditional gathering a highlight of the season, and we thank our generous host Neal Roberts for opening his home to us.



As you think about holiday gifts, I hope you will include the Conservancy's capital campaign in your year-end donations. We have accomplished a great deal in ten years as an all-volunteer organization, but we will be much more effective in the future with a professionally-staffed Preservation Resource Center in the Shotgun House. Your tax-deductible gift to the Conservancy is a gift to the future of our community's historic places – we hope you will add your name to the distinguished roster of people who support the work of celebrating and preserving our architectural heritage!

These past few months have been very busy for local preservation advocates, and we will recap some of the biggest stories. This issue features articles about the future of the Santa Monica Post Office and such new landmarks as Chez Jay. Some people may find it surprising to learn that a landmark designation protects the structures and physical characteristics of a site, but not the business operated within it. While the Secretary of the Interior's Standards for Rehabilitation of Historic Properties encourage the continuation of a property's traditional use, they are supportive of adaptive reuse when it has minimal impact on the building's most character-defining aspects. As a result, it will be particularly important to take an active role in identifying the most important features of the 5th Street Post Office.

Finally, heartfelt thanks go to retiring Board members Cristyne Lawson, Barbara Whitney and Sarah Barnard for their contributions to the Conservancy's work. We'll have more information on our annual meeting and board elections for you in a few weeks.

Carol

Green Building Council Honors John Zinner



John Zinner, Board Vice President and Founder/Principal of Zinner Consultants, has been named to the 2012 class of LEED Fellows by the U.S. Green Building Council (USGBC). The LEED Fellow Program recognizes exceptional contributions to green building and significant professional

achievement within the rapidly growing community of LEED professionals. John is one of 43 individuals admitted as a Fellow in 2012. "The Fellows are leading innovators and forerunners of the green building movement." Their commitment to LEED is advancing the field of green building and transforming the sustainable built environment," said Rick Fedrizzi, President, CEO & Founding Chair, USGBC.

What do L.A. and Lincoln, Nebraska, have in common?



What do Los Angeles and Lincoln, Nebraska, have in common? Sherrill Kushner and Bertram Goodhue!

Sherrill, a founding member of the Santa Monica Conservancy and current board member, is a native of Lincoln, Nebraska. "My hometown was not known for its architecture other than this iconic state capitol building, a National Historic Landmark, which stood out from the flat prairie. Bertram Goodhue was the architect for the capitol building in Lincoln and he also designed the L.A. Public Library downtown," she notes.

So how did she become interested in preservation? "Having lived in Santa Monica for 35 years, I really feel this is home. What a stark contrast to living in a beautiful beachside town with ideal climate when you come from the Midwest! As I learned more about Santa Monica's history and architecture, it became important to secure them for future generations to enjoy."

Sherrill is an immigration attorney and part-time

editor for the Society of Children's Book Writers and Illustrators. She has published magazine and newspaper articles for children, including the activity book that was published as part of the Pier Centennial, and writes much of the Conservancy's printed materials. She also serves on the board of the Santa Monica Coalition for a Livable City, and is a member of the League of Women Voters of Santa Monica. Kushner chaired the bond campaign that enabled the building and refurbishing of the main and branch libraries.

Sherrill was an early supporter of the preservation of the Shotgun House and has had a key role in every aspect of the Conservancy's effort to rehabilitate it as a Preservation Resource Center. She is an active member of the Program Committee as well, chairing the recent 10th Anniversary Celebration. In fact, not much happens in the Conservancy that Sherrill isn't involved in!

Docent Council News

Julia Morgan 2012 at ACBH

by Kay Pattison

Julia Morgan took Center Stage at the Beach House for a few days in October and November as the Beach House docents joined in the statewide tribute to the genius of this quiet, modest woman.

As visitors strolled from room to room they were entertained and enlightened listening to stories about the amazing life and career of Julia Morgan, one of the greatest architects of the Twentieth Century.

In her almost 50 year career, this talented and energetic woman designed some 700 buildings, everything from a children's playhouse to Hearst Castle. She was William Randolph Hearst's primary architect from 1926 to 1938 and was involved in the construction of the Marion Davies Beach House. Beginning with her work at Berkeley, commissioned by Phoebe Hearst, Julia worked with three generations of the Hearst family until her retirement in 1951.

Until a few years ago Julia Morgan was mostly unknown. All that has changed as architectural historians now acknowledge the breadth and depth of her work. We like to think that we, the Beach House docents, have had a hand in this renewal of her reputation.

Thanks to all our docents who so ably brought Julia back to life.



Margi Falk speaks to the group

Chinese Officials Take DWT

On October 15 twenty-one city administrators from Zhengzhou, China, were guests on the Conservancy Downtown Walking Tour. The group was spending a month at USC studying Public Policy and have been visiting Santa Monica to learn about city management and sustainable practices. Carol Lemlein welcomed the group and then Margi Falk (pictured) and Thomasine Rogas led the tour that ended at the Santa Monica Pier, where Jim Harris spoke about the history of the Pier. Everyone admired the city, especially the level of citizen participation, and want to implement some of Santa Monica's best practices in Zhengzhou.

Post Office continued from page 1

resulted in a covenant -- similar to a conservation easement -- that is held by the City of Los Angeles and ensures a process for reviewing changes to the building in the future.

In addition, we have requested that the Landmarks Commission move ahead with the process of conferring landmark status to the building, so that protections can be in place immediately when ownership passes into private hands. Several other local municipalities have designated their Post Offices as landmarks, including Glendale, San Pedro, and, most recently, Southgate, where the Post Office is also threatened with sale. As this newsletter goes to press, the Santa Monica City Attorney's office is opposing designation of the Post Office before the sale takes place. The Landmarks Commission has agreed to the Conservancy's request to initiate a consultant's study that, in addition to supporting future designation, should also provide needed data for the determination of the character-defining features of the building during the future Section 106 consultation.

Stay tuned. The building is expected to be offered for sale by early 2013.



Conservancy 10th Anniversary Celebration

Over 100 members and friends celebrated the Conservancy's 10 years dedicated to historic preservation with a party at the future home of the Preservation Resource Center in Ocean Park. There was something for everyone – tours, a scavenger hunt, blue grass music by Brax Cutchin and the Lazy Roosters, cake, and a drawing featuring donations from many local businesses.

Our thank yous are numerous:

- Our neighbors: Fred di Maio at the Merle Norman Building, Tobi Smith and Mike Snow at the California Heritage Museum, and Karen Rietz and Greg Mullen of the Santa Monica Library.
- City TV, for filming the event, Fabian Lefkowitz, who featured it on Santa Monica Close-up, and StoryBank Productions, who conducted video interviews.
- Steve McAvoy for obtaining commendations from the Los Angeles County Board of Supervisors and the State Office of Historic Preservation.
- Nina Fresco, who developed the scavenger hunt, and Jim Bianco and Lisa Mead, who opened their home on 3rd Street.
- Our event committee: Sherrill Kushner, Chair, Nina Fresco, Susan Eve, Dwight Flowers, Ruthann Lehrer, Carol Lemlein, Gigi Smith, Diane Locklear, Libby Motika, Ruth Shari, Denise Simon, Christie Smith and Jane Wiedlea Koehler.
- The additional Conservancy volunteers who pitched in to help: Margaret Buchheit, Tom Cleys, Mario Fonda-Bonardi, Chris Gray, David Kaplan, Eric Natwig, Dick Orton, Mike Salazar.

And last but not least, the generous local businesses who made donations:

- 66 to Cali at the Pier
- Albertsons
- Angel City Press
- Hennessey + Ingalls Bookstore
- Perry's Beach Café and Rentals
- Santa Monica Convention and Visitors Bureau
- Santa Monica/Westside YWCA
- Soda Jerks at the Carousel
- Trader Joe's



1 Left to right: Tom Neary, Carol Lemlein, Ken Breisch, Nina Fresco, Karen Ginsberg, Mario Fonda-Bonardi. Photo by Chris Gray **2** Ed and Eden Harker tell why they like living in Santa Monica. **3** Sherrill Kushner cuts a piece of cake for James Zinner as John Zinner and Mike Deasy look on. **4** The crowd enjoys the band. **5** Nina Fresco next to the site map of the Shotgun House.

Kappe Salon Afterglow by Ruthann Lehrer



On September 15, Conservancy members and friends enjoyed tours of the renowned home of architect Ray Kappe, highlighted by a conversation with Ray and his wife Shelly, plus wine and hors d'oeuvres.

We thank Ray and Shelly for graciously opening their home, son Finn for providing the sound system, Michael Folonis and Margaret Bach for their roles in the conversation with the Kappes, Rich Schmitt for his wonderful photographs, Gabriella Sun in Michael Folonis' office for the invitation design, and Mike Deasy and Doris Sosin for helping to make the event possible.

As always we appreciate our volunteers: Event chair Ruthann Lehrer and docents Winston Chappell, Rudy Gonzales, Francisco Mendoza, Jorge Mutis, Aaron Olko, Kristen Olko, Carolina Rocha, David Gonzales Rojas, and Juan Pablo Zepeda.

For planning and organizing the lovely reception, we thank Phyllis and Catherine Conkle, assisted by Shannon Ryan, Gigi Smith, and David Kaplan – not to mention all those who pitched in for the clean up



1 Guests gathered around the coffee table to listen to Ray and Shelly Kappe answer questions from Margaret Bach. **2** The party took advantage of the home's extensive decks. **3** Questions from the guests added to the lively discussion. **4** Margaret Bach, Shelly Kappe, Ray Kappe, Mike Folonis and Carol Lemlein. All photos of the Kappe Salon courtesy of Rick Schmitt Photography

Coastal Cleanup



Historian Alison Jefferson describes the significance of "The Inkwell" monument and the African American presence at the beach during Heal the Bay's Coastal Cleanup Day. Thank you to Alison, Carolyne Edwards, Robbie Jones, Christie Smith, and Jane Wiedlea Koehler who provided interpretation of the site to Cleanup Day volunteers and other beach visitors.

Landmarks Commission Report *by Margaret Bach*

Three Iconic New Landmarks



Chez Jay

On October 9, before a full house of passionate supporters, celebrated watering hole Chez Jay was designated the City's newest landmark. The storied bar and restaurant, established in 1959 by famed adventurer, raconteur and bon-vivant Jay Fiondella, eventually became well known as a hangout for celebrities, artists, political figures and ordinary folks. With its modest mid-Century profile, nautically-themed decor, and singular location, Chez Jay continues to symbolize many dimensions of Santa Monica's cultural history.



Chain Reaction

The dramatic, large-scale sculpture Chain Reaction was designated as a Santa Monica Land-

mark in July. Created by Pulitzer Prize-winning cartoonist Paul Conrad and donated to the City in 1991, the sculpture itself is a kind of 3-D political cartoon – consisting of a series of overlapping chain links formed into the shape of an atomic mushroom cloud. The inscription at the base of the sculpture reads, “This is a statement of peace. May it never become an epitaph.” Chain Reaction has the distinction of being the first piece of public art designated as a landmark in the City.



Pier Sign

The iconic Santa Monica Pier Sign received landmark designation in June. Erected in 1941, it has served as the signature entrance to the pier, as well as a symbol of Santa Monica both nationally and internationally. Designed and constructed by the Pan-Pacific Neon Sign Company in 1941, the sign's arched shape, Streamline Modern elements and color scheme combine to create its distinctive presence. Happily, both the pier (designated in 1976) and its entrance sign are now appropriately recognized and protected as City landmarks.

Preservation Started at the Pier *by James Harris*

“You don't get rid of your grandmother because she's a little old.” – Larry Barber, Chair of the Friends of Santa Monica Pier, 1973

By the early 1900s, the Santa Monica/Venice area was famous for a number of lively amusement piers. Over the following decades most disappeared, leaving the Santa Monica Pier as the sole remnant of this glorious past. Yet in the early 1970's, even its fate was in jeopardy.

City officials were enraptured with growth and development, and the aging Pier was considered an eyesore. After the City Council directed City Manager Perry Scott

to explore possibilities for improvement, he returned in 1972 with a proposal to create a bridge to a manmade island featuring a resort hotel. The Council approved.

In a wave of unforeseen unity, however, the community rallied to fight the island project. In January 1973 they won – or so they had thought – when the Council reversed their decision on the island. Unfortunately, during that same meeting, Council still voted to demolish the Pier.

A frantic campaign to save the Pier ensued. Committees were formed, petitions were circulated and fliers, bumper stickers, TV ads and newspaper editorials bombarded the community.

When Pier supporters confronted the Council at their next meeting, their efforts were soundly rejected.

Winter 2012 Preservation Events

Arroyo Terrace Walking Tour

Saturday, December 15, 10 am

The Gamble House

Phone Number:

626-793-3334

www.gamblehouse.org

Pasadena Architectural Legacy Walking Tours

Sunday, December 30,
10:30 am & 1:30 pm

Pasadena Heritage

626-41-6333

www.pasadenaheritage.org

“How We Worked, How We Played: Herman Schultheis and Los Angeles in the 1930s,” Photo exhibit

Continuing through March 9, 2013

Los Angeles Public Library,

Central Library

213-228-7000

www.lapl.org

Coming in January: SMC Annual Meeting

- Board of Directors Election
- Year in Review
- Preservation and Service Awards

Invite a friend to this FREE event

Details soon!



Again, the community persevered. Three Council members were up for re-election that spring, and each felt community pressure. When the Council met again, on February 27, the previous vote was reversed and the Santa Monica Pier was saved.

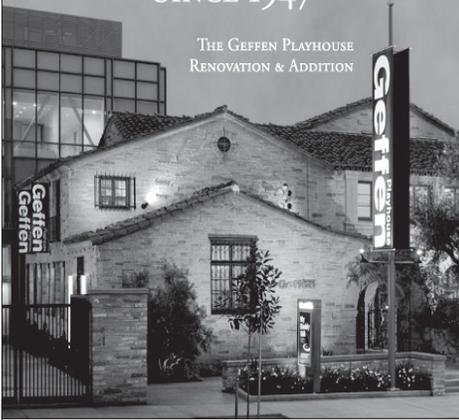
Two years later, Santa Monica would celebrate its Centennial. The movement to “Save the Pier”, coupled with growing nostalgia for the City's past, had become the inspiration for Santa Monica's preservation movement.

James Harris is the Deputy Director of the Santa Monica Pier Corporation and author of “Santa Monica Pier: A Century on the Last Great Pleasure Pier” (Angel City Press, 2009)

A
Friend of
the Pier is
a Friend of
Mine

BUILDING IN
SOUTHERN CALIFORNIA
SINCE 1947

THE GEFFEN PLAYHOUSE
RENOVATION & ADDITION



MORLEY BUILDERS
BUILDING SMARTER

SANTA MONICA | IRVINE | SAN DIEGO
310-399-1600 WWW.MORLEYBUILDERS.COM

deasy/penner&partners
Home as art.®

New Members

- | | |
|-----------------------------------|-----------------------------------|
| Alison Armstrong and Nick Banning | Mia Lehrer |
| Helen Auerbach | Julie Milligan |
| Gregory and Gaby Chazanas | Elizabeth Motika |
| Ninkey Dalton | Philip and Rachel Orosco |
| Todd Davidovich | Mike Perryman |
| Peter and Emily Davidson | Elizabeth Puro |
| Paul Dougherty | Azadeh Shladovsky |
| Kristopher Dukes | Stephen Sigoloff |
| Sara Faulds | Amy Sims |
| Jack and Holly Gregory | Paul Solomon |
| Michael and Chantal Grindon | Susan Song |
| Diana Hawes and James Kirby | Amelia Stephenson and Daniel Chun |
| Mary Kay Hight | Paola Tassarà |
| Lezlie A. Hopkins | Julie Taylor |
| Dana Hutt and Lifson Edward | William Taylor FAIA |
| Carol LeFlufy | Margot Tempereau |
| Michael Lehrer | Lissa and Bret Thoeny |
| | David Tytler |
| | Joel Wrona |

Business Members

- | | |
|--|---|
| Adamm's Stained Glass | Daniel Scott Johnson, Merrill Lynch |
| Behnisch Architekten | Merrihew's Sunset Gardens |
| Bourget Bros. Building Materials | George Minardos, Minardos Group* |
| Pamela Burton & Company | Morley Builders* |
| Chattell Architecture, Planning & Preservation, Inc. | Jennifer Morton, Blue Plate/Blue Plate Oysterette |
| Mike Deasy, Deasy Penner & Partners* | Mary Ann Powell, Pacific Park |
| Downtown Santa Monica* | Spectra Company |
| David Forbes Hibbert, AIA | |

* Business Sponsor or higher level

YES! I WILL HELP PROTECT SANTA MONICA'S HISTORIC PLACES.

DONATE TO THE CAMPAIGN

- \$50 \$100 \$250 \$500 \$1000
 Other \$ _____
 This is an annual pledge for ___(1, 2 or 3) years
 I would like more information.

JOIN THE CONSERVANCY

- \$35 Individual \$250 Supporting
 \$45 Household \$500 Benefactor
 \$15 Low Income \$1000 Patron
 \$100 Sustaining \$2500 Landmark Patron

JOIN AS A BUSINESS

- \$250 Supporting Business
 \$500 Business Sponsor
 \$1000 Business Patron
 \$2500 Landmark Business Patron

Donor Information

NAME(S) _____
 ADDRESS _____
 CITY/STATE/ZIP _____
 PHONE _____ CELL _____
 EMAIL _____
 COMPANY (IF APPLICABLE) _____

For Gift Memberships, please provide new member information here.

NAME(S) _____
 ADDRESS _____
 CITY/STATE/ZIP _____
 PHONE _____ CELL _____
 EMAIL _____
 COMPANY (IF APPLICABLE) _____

- I would like to volunteer for the Conservancy
 I've enclosed my contribution of \$ _____

Will your employer match your gift? Matching gifts can double or triple the value of your membership donation. Please request the relevant forms from your employer and send them to us.

Thank you!

Please make your contribution to
 www.smconservancy.org or by check, payable to:
 Santa Monica Conservancy
 P.O. Box 653, Santa Monica, CA 90406-0653

The Santa Monica Conservancy is a 501(c) (3) non-profit organization, Federal ID # 75-3079169

Proud Supporters of the Santa Monica Conservancy

MINARDOSGROUP

building consulting development estate care Create Build Inspire
 www.minardosgroup.com

Take A Walk Through History!

- 10 AM every Saturday. • \$10 (\$5 for members)**
 • Meets at Hostelling International, 1436 2nd Street

- Reservations suggested
- Call: 310-496-3146
- email: dwt@smconservancy.org.



Presented by the Santa Monica Conservancy and Downtown Santa Monica, Inc. • www.downtownsm.com