



**SANTA MONICA
CONSERVANCY**
Celebrating Our Architectural Heritage

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Celebrate the Holiday Season with our Annual Holiday Party

SATURDAY, DECEMBER 7
3pm - 5pm

939 San Vicente Boulevard

Free for Santa Monica Conservancy
members.

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

RSVP by December 3.

online: www.smconservancy.org

email: rsvp@smconservancy.org

phone: **310.496.3146**

Join, or renew your membership
online or at the door.

Save the Date!

JANUARY 12, 2014
11am - 2pm

Celebrate Marion Davies
at the 3rd annual
Happy Birthday Bash



**Annenberg Community
Beach House Guest House**

Join "Charlie Chaplin,"
"Marlene Dietrich"
& "Mary Pickford"

Vintage or festive attire suggested

Reservations are recommended

Contact the Beach House at
www.annenbergbeachhouse.com



Holiday Party Set for December 7

The Santa Monica Conservancy annual holiday party - a celebration for members to thank them for their support - will be held on Saturday, December 7, in an exceptional historic home at 939 San Vicente Boulevard, originally the carriage house of a large estate built by P.G. Winnett. Winnett was the business partner of John Bullock, with whom he founded the downtown Bullocks department store in 1907 and Bullock's Wilshire in 1929.

While the main house has been demolished, the picturesque carriage house lives on. With brick and cut stone walls, a wood shake roof and a round turret room, the linear structure that once held five cars was converted into a residence in 1947 by celebrated film art director George Davis. Davis worked on more than 50 films, and received

HOLIDAY PARTY *continues on page 3*



Shotgun House Moving Day is Coming Soon!

The pilgrimage of the Shotgun House is coming to a close and the final leg of the journey will soon bring it to its new life as our Preservation Resource Center. We don't yet know the date, but we have established a Moving Day Committee to plan how we will welcome the Shotgun House to its new home.

The renovation and moving the Shotgun House are being documented by photographer Kathleen Murphy. These photos will not only provide a story of the actual process, they will illustrate the problems and solutions that arise during any historical rehabilitation.

We are planning a celebration of the move at the 2nd Street site opposite the Ocean Park Branch Library. Preparation includes a mini-curriculum for all third grade teachers in Santa Monica introducing the Shotgun House and the why and how of moving it.

As plans come together they will be publicized on www.smconservancy.org and with announcements to the news media.

Donated Goods and Services Sought to Rehab Shotgun House

by Sherrill Kushner

It takes a village to rehabilitate an 1890s shotgun house! The Conservancy's Preservation Resource Center, to be housed in the shotgun house, is now in the process of being rehabilitated. Board members have been busy securing donated goods and services to reduce the cost of the project.

As of this writing we have been fortunate to have plumbing, landscaping, and painting services donated by local vendors as well as various supplies. But more are needed. Nels Stemm has volunteered his time to coordinate the donations. He leads the Los Angeles office of Fairview Partners, a private equity firm that engages in alternative real estate investments.

Outstanding needs include dry wall, signage, doors, etc. We are asking our



The Shotgun House arrives at Santa Monica Airport on the first leg of its journey

membership to pitch in and help us find the remaining items we need. Please contact Nels Stemm at nels@fairview-partners.com or phone him at 310-310-3214 to see how you can help. Our house is your house! Help us realize the dream of the Preservation Resource Center.

SHOTGUN HOUSE *continues on page 3*

Highlights of our Fall Events PAGES 4 & 5

OUR MISSION

The Santa Monica Conservancy is the leading voice for preserving our historic places. The Conservancy promotes understanding of the cultural, social, economic and environmental benefits of historic preservation through education, assistance and advocacy.

THE BOARD OF DIRECTORS

Our board comes from neighborhoods throughout the city:

Carol Lemlein, President
Susan McCarthy, Vice-President
John Zinner, Vice-President
Tom Cleys, Treasurer
Sherrill Kushner, Secretary
Bruce Cameron
Mike Deasy
Kaitlin Drisko
Michael W. Folonis, FAIA
Mario Fonda-Bonardi, AIA
Nina Fresco
Chris Gray
David Kaplan
Ruthann Lehrer
Laurel Schmidt

Emeritus:

Ken Breisch
Doris Sosin

HOW TO CONTACT THE 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

MEMBERSHIPS

The Santa Monica Conservancy exists because of the involvement and generosity of people like you. Please help strengthen our voice for preserving Santa Monica's architectural and cultural heritage by becoming a member.

See page 7 for membership information.

THE NEWS STAFF

Alice Allen
Sherrill Kushner
Ruthann Lehrer
Carol Lemlein
Nadine G. Messier
Nancy O'Neill
Kay Pattison
Barbara Whitney

Message from the President

Carol Lemlein

Preservation as a Community Benefit

There seems to be a lot of confusion about the Conservancy's advocacy of "preservation as a community benefit" in development agreements, so I thought I would devote this issue's column to this subject.

In 2011, a committee of board members led by founding president Tom Cleys began looking at the 2002 *Historic Preservation Element* of the City's General Plan in order to assess progress made in achieving the priorities set out in it. The results were not encouraging; minimal progress had been made on many objectives described as high priority.

Over the next few months, Conservancy board members met with Planning Director David Martin, Planning Manager Amanda Schachter, and City Manager Rod Gould to discuss the implementation of historic preservation as one of five key community benefits described in the Land Use and Circulation Element and how the priorities described in the 2002 Preservation Element might best be achieved. While additional funding through the City budget process was unlikely, it was clear that funding for some programs would be achievable if it were included as a community benefit in future development agreements. Additional staff could not be funded in this way, but projects that could be accomplished by outside consultants, including, in some cases, the Conservancy itself, might be supported by funds paid as part of these agreements.

Since that time, Conservancy board members and I have attended both public meetings and individual sessions with developers in order to discuss the priorities described in the Historic Preservation Element that could be funded in this way. *I want to clarify that we do not advocate for specific projects, but rather take the position that if a project moves forward, its community benefits package should include funding for preservation.* So far, funding for preservation projects in the downtown has been included in one approved agreement, and others have proposed additional funding for downtown as well as funding for "underserved" areas such as the Pico Neighborhood, which has very few properties identified as architecturally or historically significant.

On a more celebratory note, we hope you will join us for the Holiday Party on December 7, always a highlight of the year. And Happy New Year!



Carol

Meet Nadine G. Messier



Nadine G. Messier

You have been seeing her work for almost a year, and it's time you got to know Nadine G. Messier. Nadine is a graphic designer with 20+ years of experience in promotional design, marketing collateral, and packaging design. After freelancing full time for several non-profits, she needed a "design boost," and recently returned to college to pursue a two year architecture program. After graduating, she looked for a way to apply her studies to local history and architecture.

Learning about the Conservancy and our Preservation Resource Center project, she contacted us to volunteer, joining the newsletter staff in January 2013 as our layout designer. By reading about the Conservancy's events and efforts while designing, she became more aware of our engagement with the community.

Shortly after volunteering with us, she was offered her dream job working as a packaging designer for a toy company. Every day she applies many of the skills that she learned in her architecture program to develop fun, entertaining, and lively packaging. By designing miniature structures that are both creative and functional, she is able to weave her knowledge and appreciation of architecture into her daily life.

VOLUNTEER PROFILE

Boardmember Ruthann Lehrer

by Laurel Schmidt



Ruthann Lehrer learned about old buildings the way she learned about trees and clouds.

They were simply a part of her environment. Growing up in New York City and later at college in Boston she was surrounded by vintage buildings that enriched the cityscape.

She took a master's degree in art history but when she returned to school at UCLA her career in preservation began in earnest. She studied urban planning, writing a case study in historic preservation for her thesis. Meanwhile, the start-up Los Angeles Conservancy was looking for an Executive Director. Ruthann was their woman. As the first full-time staff person she created programs, built membership, and shaped the message that convinced Angelenos to embrace their historic buildings and neighborhoods.

In 1989 the city of Long Beach invited

Ruthann to become their Neighborhood and Historic Preservation Officer. For the next 15 years she helped that community protect its historic resources.

When Ruthann retired, it was déjà vu all over again. The Santa Monica Conservancy was just starting up and once again she put her shoulder into the work. She co-created the Downtown Walking Tour and then the Annenberg Beach House docent program. As chair of the planning committee, she is the engine behind the architectural tours and lectures. She has also served as the Landmarks Commission's architectural historian since 1999. In her spare time, she lavishes attention on her cats, parrots, dog, garden and her grandson, almost four years old.

Happy Birthday Marion!



Sunday January 12, 2014 is the date you will want to be at the Guest House of the Annenberg Community Beach House for Marion Davies' birthday bash. Come to the beach and be part of the fun, meeting some of Marion's nearest and dearest friends and family. We're celebrating Marion's vivacious personality and many accomplishments, reliving those heady days of Hollywood in Santa Monica. "Charlie Chaplin," "Marlene Dietrich" and "Mary Pickford" are among those attending this year. Wear your vintage clothes, or

come as you chose, and join the fun from 11 am - 2 pm. For details and reservations, visit the Beach House website at www.annenbergbeachhouse.com.

HOLIDAY PARTY *continued from page 1*

Academy Awards for *The Robe* (1953) and *Diary of Anne Frank* (1959). His first film for Twentieth Century Fox – *The Ghost and Mrs. Muir* – was directed by Joseph L. Mankiewicz.

Our hosts Jerry Manpearl and Jan Goodman purchased the property in 2000 from George Davis' children. They have expanded and renovated their home, filling it with interesting art and artifacts such as a vintage pinball machine and a carousel horse. Members are welcome to bring children to the party as well as to enjoy whimsical functional art created by Jerry and Jan's son, Jeffrey Manpearl.

The party will be held 3-5pm. Featuring our signature chili as well as other refreshments, the event is free to our members and parking is available on adjacent streets. Guests are welcome and asked to pay \$20 which may be applied toward membership at the party. Advance reservations are strongly recommended – please register for the event at rsvp@smconservancy.org or leave a message at 310-496-3146.

See page 8 for additional information.

SHOTGUN HOUSE *continued from page 1*

The Conservancy thanks our donors for their in-kind contributions to the Rehabilitation of the Shotgun House:

Brummitt Energy Associates, Inc.
City of Santa Monica
Cox Paint
Crown Disposal
Engineering Economics, Inc.
Fonda-Bonardi and Hohman
Harding Larmore Kutcher and Kozal, LLP
Historic Resources Group
Mary Effron Landscape Design
John Merchak Painting
Merrihew's Sunset Gardens
Minardos Construction
Nels Stemm, Fairview Partners
Santa Monica Bay Area Plumbing
Sarah Barnard Design
Scott Christiansen & Associates
Snyder Diamond
Spectra Company
TOTO USA, Inc
Zinner Consultants

Shotgun House Update



Project architect, Mario Fonda-Bonardi, AIA, reports that as of early November, subcontractor Spectra Company completed asbestos removal and lead paint abatement, removed non-historical elements, tarped the building, and disassembled the front porch in preparation for its move. Restoration of its one historic window, as well as fabrication of new ones has begun at Spectra's shop, and exterior window casings matching the original redwood are now in place.

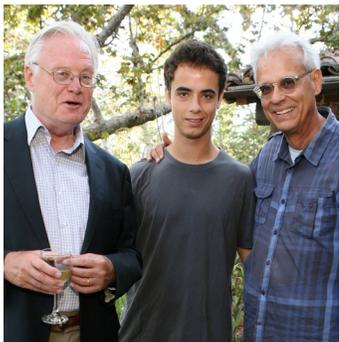
Interestingly, a surprise was found under the non-historic walls in the front room. An interior window casing was found to be painted mint green, and to have fluted jambs and corner rosettes, a decoration much more elaborate than would be expected. Historical architect Payton Hall has been asked to give an opinion on whether these details might be original and whether the other two rooms may have been the same.

With the boards protecting exterior windows now removed, Mario is pleased to report that "with the tall windows open, it has a very light and airy feel – everyone will really enjoy working there." The Minardos Group, our general contractor, will soon begin building the foundation at the 2nd Street site - the next major milestone before the Shotgun House can move to its new home.

Salon at “Los Alisos”

Nearly 100 Conservancy members and guests enjoyed a delightful afternoon at “Los Alisos,” the home built for actor, conservationist, and local celebrity Leo Carrillo. Our hosts, architect Melinda Gray and her husband Bill Borden, described how they have sensitively updated the home while respecting the integrity of its vernacular architecture. Family members Andrew Carrillo and Ricardo Bandini Johnson displayed photos and other memorabilia. Award-winning guitarist Tim Collabre provided musical accompaniment.

Leo Carrillo was a famous actor, best known for his role as Pancho in the TV series “The Cisco Kid,” and a local celebrity whose father, a nephew of Arcadia Bandini, was the first mayor of Santa Monica. His home, called “Los Alisos” (The Sycamores), was sited on land purchased from a descendent of the Marquez family. The rambling house, built with arcades and fireplaces of handcrafted bricks, embodies all the romance of the Spanish Colonial Revival style.



Eric Natwig with host Bill Borden and his son Gabriel



Guitarist Tim Collabre entertains the crowd



Melinda Gray describes living in the Carrillo Hacienda



Dorothy Jewell paying rapt attention to Docent Libby Pachares

Thanks for a great event go to:

Committee/Event Organizers:

- Phyllis Conkle*
- Chris Gray*
- Carol Lemlein*
- Ruthann Lehrer*
- Libby Motika*

Photos and other Carrillo memorabilia:

- Andrew Carrillo*
- Ricardo Bandini Johnson*

Music:

- Tim Collabre*
- www.timcollabre.com

Photos:

- Rich Schmitt*
- www.RichSchmittPhotography.com
- Stephen Schafer*
- www.schafphoto.com

Volunteers:

- Julie Cole*
- Rebecca Kuzins*
- Achee Stevenson*
- Jane Koehler*
- Libby Pachares*
- Libby Motika*
- Denise Simon*
- Martha Gruffi*
- Diane Locklear*
- Jean Hasselquist*
- Susan Eve*
- Ursula Kress*
- Sarah Benhagi*
- Ann Conkle*
- Catherine Conkle*
- Mario Fonda-Bonardi, AIA*
- Bob Lehrer*
- Ruth Shari*



Guests reviewing photos and memorabilia

PHOTOS: Rich Schmitt

Coastal Cleanup 2013

Adapted from Alison Rose Jefferson

On Saturday, September 21, Coastal Cleanup Day 2013, close to 700 people came to the end of Bay Street to help clean up the beach. The day's volunteers also learned about watershed stewardship, sea life and the social history of the Jim Crow-era at the African America beach site known as the "Inkwell."

Conservancy volunteers Carol Lemlein, David Kaplan, Sara Meric, Thomasine Rogas, Eric Natwig and Alison Rose Jefferson told participants and passers-by about the Santa Monica Conservancy programs, as well as the history and cultural significance of the "Inkwell." Alison's banner exhibit on display was called "Hidden Beach Stories & the



Santa Monica Conservancy volunteer Sara Meric talks with passers-by about Coastal Cleanup Day 2013, the Inkwell site and the Conservancy's programs

PHOTO: David Kaplan



Alison Rose Jefferson describes the African American experience at this beach site

PHOTO: Carol Lemlein

California Dream: African Americans, Beach Culture, Santa Monica & the American Narrative." The exhibit featured text and photographs depicting the people who used the site, including a section on sixty years of African America surf culture.

On February 7, 2008, the City of Santa Monica placed a plaque at Bay Street and Oceanfront Walk, officially recognizing this important gathering place and Nick Gabaldón, the first documented surfer of African and Mexican American descent.



Hotel owner Ted Broedlow, General Manager Juan Viramontes and Carol Lemlein



Juan Viramontes invites guests down to the Speakeasy



John Zinner, Chamber President Laurel Rosen, Downtown SM CEO Kathleen Rawson, and City Manager Ron Gould



The magician amuses Jane Koehler, Helly Langen and Doris Sosin

Georgian Hotel Salutes Conservancy

Our friends at the Georgian Hotel are marking their 80th Anniversary, and what did they do to celebrate? They threw an Old Hollywood-themed gala benefitting the Conservancy!

"We wanted to celebrate the 80th Anniversary of the Georgian Hotel with more than just a party and we felt that the important work being done by the Santa Monica Conservancy needed to be celebrated as well," explains Juan Viramontes, General Manager of the Georgian Hotel.

On Wednesday, October 16, guests were transported back in time to the Hotel's beginnings with a nostalgic 1930s-style cocktail hour. The party continued downstairs in the Georgian's authentic prohibition-era Speakeasy, where it is said that Bugsy Siegel, Al Capone, Clark Gable, Carol Lombard and "Fatty" Arbuckle once sought out exclusivity and seclusion.

PHOTOS: Joel Marasigan

What's Out There Weekend – Los Angeles

In late October, the Santa Monica Conservancy was one of many organizations participating in The Cultural Landscape Foundation's weekend of tours, "What's Out There Weekend – Los Angeles" (WOTW-LA). The tours were part of the Foundation's efforts to broaden public support and understanding for cultural landscapes nationwide.

Several of our members led tours in Santa

Monica and Los Angeles. They included Ruthann Lehrer, Pamela Burton, Harvey Kern, Alison Rose Jefferson, Jim Harris, John Berley and Robin Venturelli.

What's Out There Weekend dovetails with the Foundation's web-based What's Out There® (tclf.org/landscapes), a comprehensive searchable database of historic designed landscapes.

LANDMARKS COMMISSION REPORT

by Barbara Kaplan

On Saturday October 19, speeches, workshops and general celebration marked the official opening of both Ken Genser Square, in front of the landmark City Hall, and the green rolling hills of the new Tongva Park directly across Main Street. At Ken Genser Square, the demolished historic rose garden was replaced with a new central fountain and bronze plaque, rededicating the site to the American Gold Star Mothers. Tongva Park's sculpted and diverse landscape provided multifaceted experiences for the hundreds of visitors who came to explore it.

Festivities spread westward throughout Tongva Park to Ocean Avenue, and to a second Santa Monica landmark building, Chez Jay. Co-owners Michael Anderson and Anita Fiondella welcomed visitors to partake in a delicious barbecue in their parking lot, with checkered tablecloths and the iconic seashell as a backdrop. The

Landmarks Commission granted a Certificate of Appropriateness on September 9 for Chez Jay to extend the restaurant to the garden beyond, connecting a new foodservice window, ramp and patio seating to the Tongva Park picnic area. "Fingers crossed," said Mike Anderson, "to hopes of opening in December." At the moment I visited Chez Jay, I found Mayor Pam O'Connor, past Mayor Judy Abdo, City Councilman Robert Holbrook, and State Assembly Representative, Richard Bloom, all

continuing Chez Jay's history as both social magnet and gathering place in the midst of change.

The Landmarks Commission reviewed favorably three Mills Act contract applications in September; all were approved by City Council in October. The contracts covered landmarked properties at 642 Kensington Road, 128 Hollister Avenue and 1001 3rd Street, the former Embassy Apartments building, now called PaliHouse.

The Landmarks Commission continues to seek out best practices and incentives for landmarking and restoring properties. A recent focus has been to explore how the Mills Act contract, a property tax reduction program to help fund maintenance of historic properties, can best be utilized as a preservation tool. Members believe that a key will be to streamline and standardize the application process. A subcommittee of the Commission will study applications used by other municipalities in order to frame Santa Monica's discussions.

One suggestion that will incentivize preservation is to make sure *no property value cap or limit is established* for landmarked properties. Although most other cities do have a cap, this progressive approach will continue to allow all Santa Monica landmarked properties to qualify for a Mills Act Contract

In the future, the City Council will review a number of Landmarks Commission recommendations for modifications to the Mills Act contract application process.



Anita Fiondella and Michael Anderson at Chez Jay



642 Kensington Road

California Historical Building Code Workshop

The Santa Monica Conservancy is partnering with the California Preservation Foundation to present a workshop, "California Historical Building Code: From Purpose to Practice." The workshop will be offered December 5, 2013, from 9:00 am to 1:00 pm at the Marine Park Auditorium, 1406 Marine Street, Santa Monica.

The California Historical Building Code (CHBC) helps protect the state's architectural heritage by recognizing the unique construction challenges in historical buildings. This workshop will feature recent changes to the California Historical Building Code and how alternatives allowed under the CHBC have been successfully applied.

Participants will learn how to identify historic buildings that qualify under the CHBC, plus a process for applying alternative standards that preserve historic buildings while meeting life safety, access, and structural mandates of the code. Details and registration information are available at www.californiapreservation.org

NEW MEMBERS

Russ Belinsky & Nancy Hezlep Belinsky	Janet & David Kaplan
Richard Bloom & Robbie Black	Richard Lawrence
John Bohn	Ellyn Levine
Andrew Carrillo & Jenny Cooney-Carrillo	Susanne Meline
Steven Cerasale & Mary Katherine Cocharo	Tracy Orloff
Marlo Ehrlich & Tom Kuhn	Pam Popelka
Kevin & Beth Farrell	Patti Post & Heather Cohen
Sara Faulds	Nancy Robison
Greg Flewin	Stephen & Sherry Schafer
Melinda Gray & Bill Borden	Gaby Schkud
	Rich Schmitt
	William Spurgin
	Linda Standaart
	Patrick Tooley

BUSINESS MEMBERS

John Bohn, The Bradmore Group
Bourget Bros. Building Materials
Pamela Burton & Company
Scott Schonfeld, Centennial Real Estate Company
Susan Connally, Charmont Partners LTD
Chattell Architecture, Planning & Preservation, Inc.
Community Corporation of Santa Monica
Mike Deasy, Deasy Penner & Partners*
Downtown Santa Monica*
Daniel Scott Johnson, Merrill Lynch
La Senora Research Institute *
Gaby Schkud, Gaby & Associates
Coldwell Banker *
George Minardos, Minardos Group*
Mollenhauer Group, Inc, Chris Gray
Morley Builders*
Mary Ann Powell, Pacific Park
Spectra Company
Patrick Tooley, Tooley Interests, LLC *

*BUSINESS SPONSOR OR HIGHER LEVEL

2013 WINTER PRESERVATION EVENTS

TOUR

Urban Hikes: Forgotten LA, Burbank

SUNDAY / DECEMBER 15 / 11AM

Architecture + Design Museum

(323) 932-9393

aplusd.org/urbanhikes

EVENT

Annual Reinactment of the Signing of the Articles of Capitulation

SUNDAY / JANUARY 12 / 1PM-2:30PM

Campo de Cahuenga Historical Memorial

(818) 762-3998 ext: *2

www.campodecahuenga.com

LECTURE

Hearst Ranch:

Family, Land and Legacy

TUESDAY / FEBRUARY 11 / 7PM

Friends of Gamble House

(626) 793.3334

www.gamblehouse.org



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Susan Connally
for her
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BRE #01178267

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

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

DONATE TO THE CAPITAL 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

Member/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*