

# PALOS VERDES BULLETIN

PUBLISHED BY THE PALOS VERDES HOMES ASSOCIATION ~ ESTABLISHED 1924 ~ REPRESENTING PALOS VERDES ESTATES & MIRALETE

## OUR COMMUNITY'S HISTORY

Written by Monique Leahey Sugimoto

Community history has always fascinated me. So when I started my position as the archivist and local history librarian with the Palos Verdes Library District in 2012, I knew I had landed my dream job. Though my previous archival positions were exciting, nothing compares to documenting and preserving the history of your own community.

I moved to Lunada Bay in 1998 and like many residents, I spent a lot of time commuting off the Peninsula for work, leaving little or no time to explore or learn about our City's history. That all changed when I started as the archivist with the Palos Verdes Library's Local History Center. Assisting researchers find information on their home, neighborhood, or a historical event has thrown me into the center's records and allowed me to learn how unique and special Palos Verdes is.

Every day is a treasure hunt—whether I'm researching landscape architect Frederick Law Olmsted Jr. and his designs for the layout of the City, or city planner Charles H. Cheney's efforts to preserve the City's beauty and character through the Art Jury or Romaine Martin, the widow of Farnham B. Martin (for whom the park next to the library is dedicated), and her dedication to creating

the library and school districts.

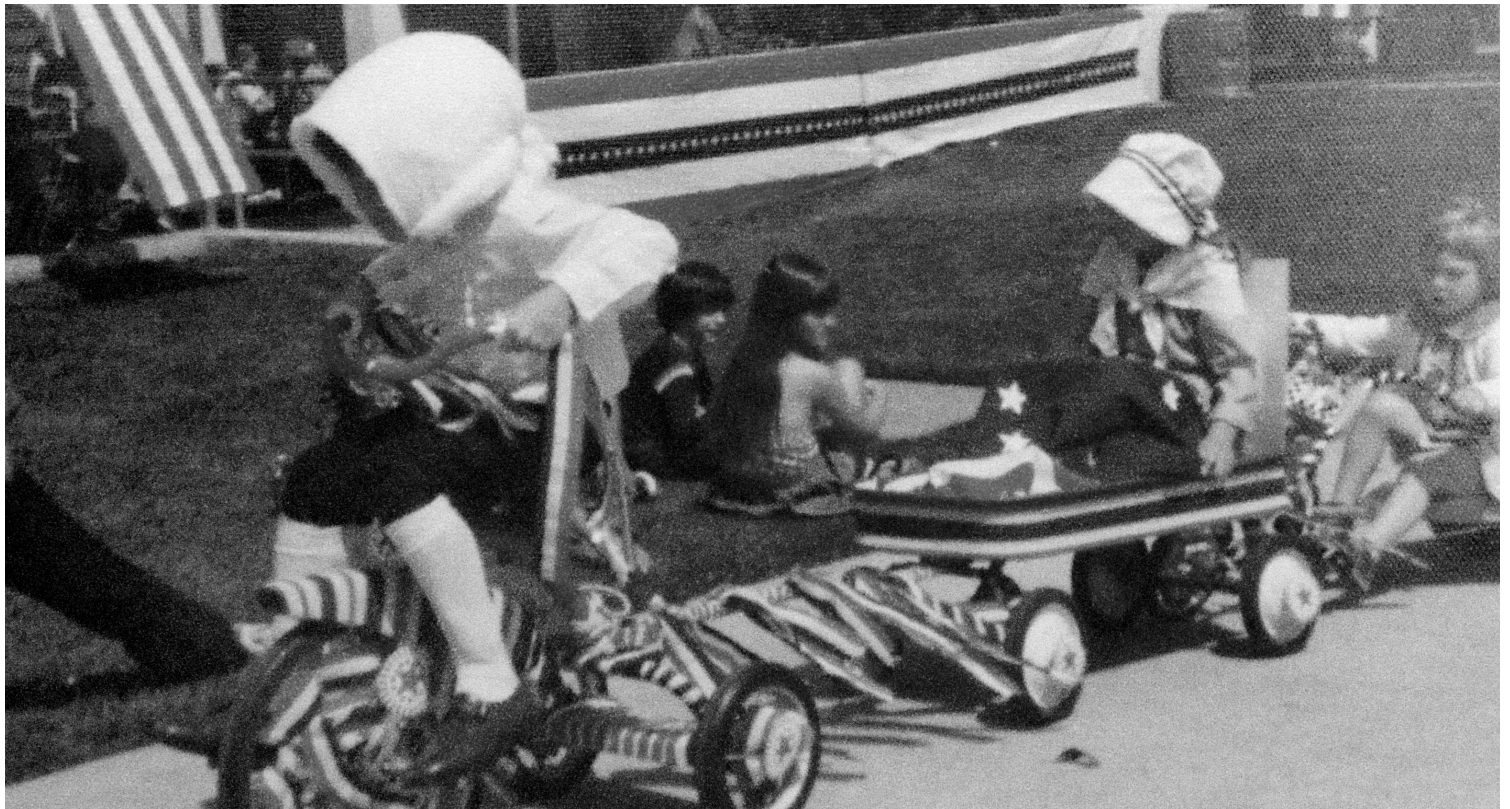
Over the last 50 years, the Local History Center has been receiving and collecting donations of a variety of materials. This includes photographs, slides, records from community organizations, scrapbooks, correspondence, council records, newspaper clippings, yearbooks, maps and oral histories. Recent donations include real estate brochures, Multiple Listing Service (MLS) books from the late 1960s to 1990s, homecoming football programs and a Malaga Cove yearbook from 1964. Donations come from residents and community groups alike.

The Local History Center's most important collection is the Palos Verdes Homes Association Photo Collection, one of the donations from the Palos Verdes Homes Association made over the years. Most of the photographs in this collection were used in the early editions of the Palos Verdes Bulletin. Starting in 1924, the Bulletin provided residents with news of the Homes Association, Art Jury and the progress of the overall development including roads, water supply, amenities and even landscaping ideas. It also reported on the burgeoning social life of the residents as they sought to develop vital institutions, such as a

library, a school system, a woman's club, an art gallery and a church.

The Crop Receipts and Leases Collection, another gift from the Palos Verdes Homes Association, documents the agricultural history of the City. The maps, lease agreements and correspondence reveal areas actively under cultivation before they were needed for residential development. This collection, along with the Palos Verdes Homes Association Photo Collection and the Palos Verdes Bulletin, provide a glimpse into the past and the transformation of an undeveloped area of land into the beautiful community that we live in today.

The Local History Center continues to collect historical material and is making more of it accessible online. In 2016, the Center received a grant from the Institute of Museum and Library Services (IMLS) for a project called Your Story is the Peninsula's Story (YSPS). At a series of special events throughout the Peninsula, community members shared photographs and documents from their personal collections, which were scanned and added to the Center's digital repository, [palosverdeshistory.org](http://palosverdeshistory.org). The project's goal is to document the community and continue to build a



July 4, 1975. Bike Parade at Malaga Cove School. 1st place winners, Erik Jones as George Washington and Holly Jones as Betsy Ross sewing the American Flag

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Courtesy Palos Verdes Library District, Local History Center

## A LETTER FROM THE PRESIDENT

### Dear PVHA Members,

Since I last had the chance to write to you, PVHA has had another Annual Meeting and an attempt at another qualified election of its directors. Unfortunately, for lack of a quorum, an election was not held. Of our 5,422 members, 1,589 participated in the election. A quorum, 2,712 of our members, is required to call the Annual Meeting to order and to have an election (this is 50% + 1 of our 5,422 members).

The PVHA board is committed to fair and open elections for directors. A slate of candidates for the open seat(s) is submitted by the existing Board of Directors and in recent years includes the sitting Board seeking reelection. The Association's process was improved in 2016 for the 2017 elections, which allows any member to submit themselves or their neighbors to be included on the PVHA official ballot. The process to be on the ballot is straightforward and easy, requiring a candidate to be nominated by petition with 100 signatures that can be validated, representing ownership of 100 parcels of our 5,422 parcels.

Some history is in order at this point. In 2015 for the 2016 election, after the Annual Meeting packages were printed, the Association received a letter from the lawyer representing a newly formed group, which was founded by the same individual member who had sued the Association, the City and a Member, over a land transfer between the School District, the Association, the Member and the City. The trial ended with a ruling of summary judgment. The Defendants: the Association, the City and the Member all elected to appeal

that decision. On the day that the Association held a meeting for the public to discuss the appeal, the lawyer's letter was received, announcing the formation of the dissident group and their intent to run candidates in the upcoming directors election.

Because the materials were already printed and set for mailing, the Board of Directors declined the demand to postpone the mailing to accommodate the groups efforts to qualify candidates by petition and include them on the ballot. Undeterred, the group circulated first ballots that mirrored the official ballots submitted by the Association, and then when objected to by the Association, circulated new ballots that were no longer facsimiles of the official ballot.

Faced with the first contested election in PVHA's recent history, the Association engaged a retired Los Angeles superior court judge to supervise the election. A great deal of confusion existed among our members and carried forward to the counting process, as some properties were represented with multiple ballots. In the end, with 2,101 participants, we were short a quorum by 611 votes.

For the 2017 annual meeting, the Board made adjustments to accommodate the group's stated intention to run alternate candidates for the Board. The Board established a process to include reasonable deadlines for a petition of 100 members (one per parcel) to be gathered and the property ownership/membership to be verified in plenty of time for petition-qualified candidates to be included on the ballot. Biographical information of the candidates was included on the Association's website.

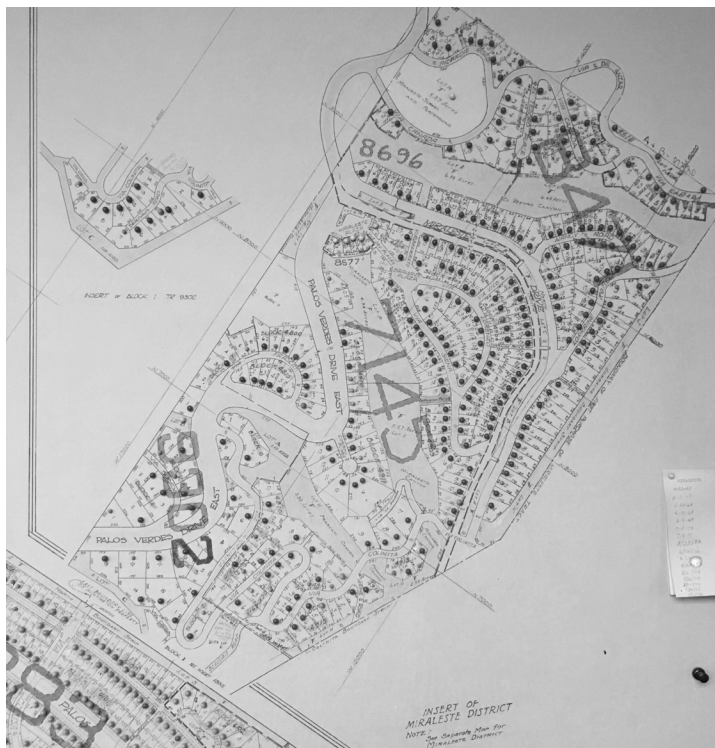
The Board submitted a slate of qualified incumbent members seeking reelection.

As you may recall, there was a spirited campaign by the group representing the petition candidates, including websites, lawn signs, candidate forums, email blasts and direct mail. Unfortunately a quorum was not reached, as 1,589 parcels were represented—1,123 short of a quorum. Therefore an election was not held. In spite of the group's herculean efforts, 512 fewer parcels participated.

Looking forward to the 2018 Annual Meeting and election of directors, the Association will continue to refine the process to assure fair and open elections. The Association will submit a slate of qualified candidates. We fully expect that the group will continue to produce petition candidates in an effort to unseat the existing Board of Directors, while the Appeal of the judgment is pending. Their stated goal is to win control of the Board in order to withdraw from the Appeal so that the judgment stands.

It is the Association's hope that all 5,422 parcels or at least 2,712 (a quorum) participate in the 2018 election and that a Board will be seated by an election that reflects the desires of a majority of our members. Please look for your annual meeting package in the mail in the month of November. The annual meeting date in 2018 is January 9, 2018. The balloting will close one week in advance, on January 2, 2018.

*Phil Trengs,*  
PVHA President



Map of Miraleste.

Courtesy Palos Verdes Homes Association Archives, [pvha.org](http://pvha.org).

## MIRALESTE

Written by Carol Swets, Director Palos Verdes Homes Association

If you don't live in Miraleste, or even if you do, you may not know exactly where it is. It is bordered by Via Colinita and Miraleste Dr., Via Subida and PD Dr E, and PV Dr E and Picardie. It includes all of the "Via" streets, Nancy and Lorraine, and Miraleste Dr. It does not include Miraleste Hills.

Miraleste was part of the original planned community Frank A. Vanderlip envisioned (along with PVE) and planned by the Olmstead Brothers and Charles Cheney. Some of the earliest houses on the hill are in Miraleste. These were unincorporated communities under the guidance of the Palos Verdes Homes Association. PVE became a city in 1939, but Miraleste was too small (350+ parcels) to become its own city. When PVE became a city, the management of the parklands moved from PVHA to the city of PVE. Subsequently, PVE transferred the parkland in Miraleste to a newly formed Board, the Miraleste Recreation and Park District.

In 1973 Miraleste became part of the new city of Rancho Palos Verdes, but properties still remained under the guidance of the PVHA.

The Miraleste Recreation and Park District does contain some properties which are not in Miraleste, which brings the numbers of parcels in the Park District to 395. There are 44 acres of parkland in Miraleste. In 2005 and 2006, because of a grant from the state of California the MRPD was able to carve out 7 to 8 miles of walking trails throughout the parkland. Since this same time period, the park board has been updating plantings to be native or drought tolerant.

Continued from page 1



rich resource of primary source materials for future generations. All too often, photos and other historical materials get tucked away in an attic or garage and are forgotten. The YSPS project seeks to capture the history and stories stored in those materials before they are lost forever. The Center plans on making these public scanning events an annual program.

The grant also allowed for the digitization of two key collections, the Malaga Cove Star Newspaper Collection and the Palos Verdes News Microfilm Collection. The Malaga Cove Star, a weekly paper entirely self-published and edited by 13-year-old Jimmy Damon, ran between 1938 and 1942. In addition to articles on the progression of the war in Europe and America's preparation to enter the war, the paper included news of local burglaries, the arrival of a new fire truck for the City of Palos Verdes Estates and a donation drive to get a drinking fountain in Malaga Cove for the thirsty dogs that roamed the plaza.

With a generous donation from the Peninsula Friends of the Library, the Local History Center was able to digitize the first 30 years (1937-1967) of the Palos Verdes News. Starting just a few years before the incorporation of the City in 1939, the Palos Verdes News captured the fight for cityhood and efforts to maintain the area's parklike environment by creating a parks district instead. The vote for cityhood won by only nine votes (213 to 204). The California Digital Newspaper Collection at UC Riverside is hosting the digital version of the paper. The paper can be accessed from the "Newspaper Collection" on our digital repository.

The Local History Center collection has moved several times since it was started in 1969. After spending a number of years at the Malaga Cove Library, the collection returned to the Peninsula Center Library in 2003, where a more climate-controlled environment has been maintained for long-term preservation of the materials. The Local History Center recently added the "Archives Lab," a room especially equipped to allow archivists and volunteers to process and catalog the Center's ever-expanding collection.

I invite you to come to the Local History Center at the Peninsula Center Library and delve into the past and learn more about our special community.

**MONIQUE LEAHY SUGIMOTO** has been the archivist and local history librarian with the Palos Verdes Library District (PVLDD) since 2012. Prior to joining PVLDD, Monique was an archivist with the National Archives at Riverside located in Perris, California, where she worked with records from various Federal agencies. For more information about Monique, visit [pvlha.org](http://pvlha.org).

"This photo of my mother was taken the day of her engagement at the family's Lunada Bay farm in 1931."  
- Josephine Sochi Hashimoto

## BRANDEL SCHOLARSHIP RECIPIENTS FOR 2017-2018

Harry M. Brandel Jr. served on the Palos Verdes Homes Association Board of Directors as director and president for many years. When he passed away in 1999, the Board established this educational scholarship in his memory. The goal of the Harry M. Brandel Jr. Scholarship is to award funds to qualified applicants who are majoring in or intend to major in architecture, landscape architecture, civil engineering, land use planning, historic preservation, or fine arts at an accredited college or university. Applications are available at [pvlha.org](http://pvlha.org), at the Palos Verdes Homes Association office and at many of the local high school college centers.



**MADISON MURRAY** is a 2012 graduate of Palos Verdes High School, and 2016 graduate of Lafayette College, is now attending the Rhode Island School of Design, where she is earning her Masters in Landscape Architecture. She

has obtained a research position with one of her professors, focusing on Dam Removal, a project funded by the National Science Foundation and is interested in stormwater management strategies in developing countries



**AMY MOON** is a recent graduate of Palos Verdes High School will be studying Visual Arts at Columbia University in the fall. Amy is interested in learning about neuroscientific and anthropologic aspects of emotional reactions to art.



**BROOKE VANDERDONCK** is a 2017 graduate of Palos Verdes High School. She has been extremely dedicated to developing her vocal, dance and acting skills since she was 10 years old. She will be attending New York University, Tisch School

of the Arts, in the New Studio on Broadway this fall. Brooke's goal is to someday become a Broadway stage performer.

## PALOS VERDES HOMES ASSOCIATION ARCHIVES PROJECT

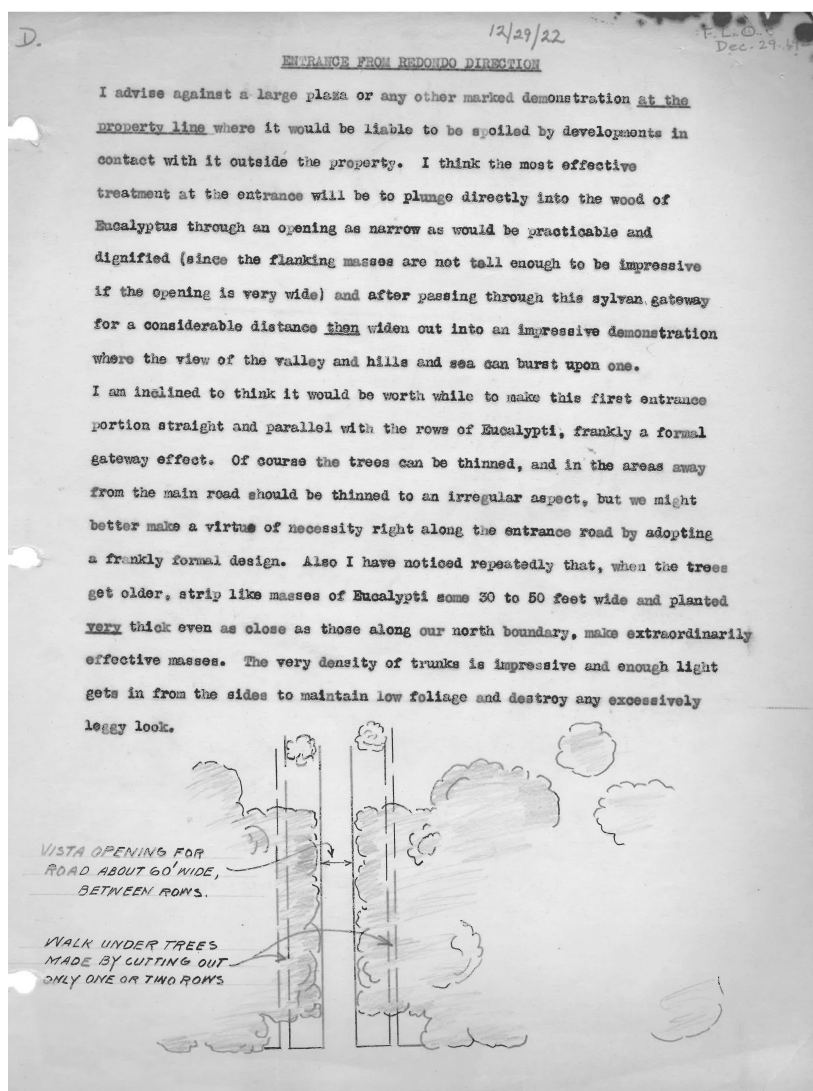
Written by Stella Castillo

In late 2016, the Palos Verdes Homes Association requested an archival needs assessment survey to evaluate the records held at the Homes Association and to create a plan for the archival preservation of historical materials. The survey itself concentrated on overall environment, storage, security, access, and usage of the materials at the Homes Association. Each of these factors influences the long-term sustainability and preservation of historical collections. The survey findings were used to determine the current status of the records based on collected observations and identified the level of preservation planning needed to bring the records up to general archival standards and best practices. Recommendations were then made on how to best access the materials without causing damage and how to properly preserve the historical materials held by the Homes Association and used by the Art Jury for the community. Currently an inventory of these rare and unique materials is being done, and the materials are being stabilized and protected.

Preservation and protection of these unique and rare pieces of Palos Verdes History includes removal of old fasteners and rehousing the items into acid-free archival housing, which will protect the materials and reduce deterioration. Materials held by the Homes Association encompass the substantial history of the Palos Verdes Peninsula, including the Palos Verdes Project. These materials include correspondence and sketches by Frederick Law Olmsted Jr. and the Olmsted Brothers Landscape Architecture Firm, alongside notes and drawings that outlined the vision of the Peninsula. The correspondence from the Olmsted Brothers, James Dawson and Jay Lawyer is dated as early as 1914 and includes maintenance plans, a preliminary freehand drawing of streets and terraces, and the original bylaws of the Palos Verdes Homes Association from 1923. Additional materials to be further preserved include: blueprints, photographs, correspondence associated with the design and building of the Point Vicente Lighthouse, correspondence from the beginning of the Palos Verdes Project, original documentation of utilities including the water supply and wiring for electricity, an original list of street names that is annotated, correspondence and initial planning for the never-to-be-constructed Zenith electric train line, and original budget proposals and notes for the Palos Verdes Project. Additionally, the Art Jury has a library which holds several books on architecture and art that are first editions dating back as early as 1900.

As part of the process of reviewing, inventorying and rehousing, the records held at the Homes Association are being streamlined and will aid the Homes Association staff and the Art Jury in serving the community. Working with the materials at the Homes Association is an exciting opportunity to uncover some of the original records that provide the foundation for a unique and beautiful part of Los Angeles and documents the intentions and fruition of protecting the beauty and integrity of the Peninsula. Preserving these heritage materials is an important part of the Peninsula's history and will safeguard the vision and the legacy of its design.

**STELLA CASTILLO** is an Archivist and Preservation Specialist. Stella earned her Master of Library Information Science at UCLA, specializing in Archival Studies, in 2015. For more information about Stella, visit [pvh.org](http://pvh.org).



A page with pencil sketch from Frederick Law Olmsted Jr.'s Palos Verdes Project Notebook, December 29, 1922.

## HOMES ASSOCIATION NEWS AND ANNOUNCEMENTS

- **Annual Meeting announcement and ballot mailings:** In an effort to encourage increased member participation, PVHA will be sending out two separate mailings regarding the annual meeting and election. Please advise us if the property owner(s) of record have had a change of address. Keep a lookout in your mailboxes for a postcard in October, communicating a reminder about the meeting and basic election information. In November, you will receive the PVHA Annual Meeting materials, member verification and Board of Directors election ballot. Please help us reach a quorum required to conduct business by returning your member verification as soon as possible before the busy holidays.

- **PVE Cares Senior Health and Wellness Faire:** On November 11 at Palos Verdes Golf Club, PVHA hosted a booth at the Annual PVE Cares Senior Health and Wellness Faire, providing information, refreshments and giveaways. The opportunity raffle gift donated by PVHA was two tickets to a performance at the Norris Theatre. Save the date—this year's event is scheduled for October 13, 2017 at the Neighborhood Church, 10 a.m. to 1 p.m.

- **Joint Meeting of City Council, Planning Commission, PVHA Board of Directors and the Art Jury:** This annual collaborative meeting is publicly noticed and was held at the PVCC on December 6, 2016. Topics discussed were neighborhood compatibility and view preservation, planning commission actions, trends, design-related considerations for projects and development. The group was in consensus that an Ad Hoc committee(s) would be created to further break down these issues.

- **Lunada Bay Plaza Revitalization Master Plan:** On April 25, 2017, Art Jury president Don Hendrickson, Art Jury member Criss Gunderson,

PHVA Board member Carolbeth Cozen and PVHA Manager Kimberly Robinson joined representatives from the City of PVE, business owners and community members at Lunada Bay Plaza for a tour led by Lunada Bay Homeowners Association. President Peter Bena assessed needs and discussed current conditions and potential improvements. The emphasis of discussion was the importance of collaboration and input with all segments of the community, to make improvements for the benefit of the entire community. Dialogue and collaboration continues between the LBHOA and the Art Jury.

- **The Palos Verdes Specialist program:** The Palos Verdes Specialist program is offered by the Palos Verdes Board of Realtors twice a year. On May 22, 2017, PVHA conducted an informational presentation with the City of PVE, educating real estate agents about the basics of working within the jurisdiction of the Palos Verdes Homes Association in the city of PVE and the Miraleste area of Rancho Palos Verdes.
- **Harry Brandel Scholarship:** PVHA has awarded three scholarships for the 2017-18 year. Scholarship Committee Chair Nancy Brandel and PVHA Director Carol Beth Cozen were pleased to presented two of the scholarships to graduating Palos Verdes High School seniors Amy Moon and Brooke Vanderdonck at the Annual Sea King Community Scholarship Dinner on May 22, 2017. For more information about this scholarship please go to [pvha.org](http://pvha.org).



- **PVE Citizens Academy:** PVHA Architectural inspector Suzie Ballentine delivered a presentation at Malaga Cove Library on May 24, 2017, about the Palos Verdes Homes Association and Art Jury. Afterwards we hosted a reception and tour of the office and archives, followed by a question and answer session. The PVE Citizen's Academy is a civic engagement program sponsored by the City of Palos Verdes Estates and is designed to inform and educate residents about their local City government.

- **PVHA Staff update:** In late June we welcomed Milet Libunao to the PVHA staff as Architectural Analyst Associate planner. Milet brings with her over 15 years of design experience and practice for both commercial and high-end residential projects involving private and public entities. She is knowledgeable in Architecture/Urban Design, Commercial Interiors, Master Planning and Landscape. Milet was involved in numerous projects throughout Southern California that included Higher Education, Public Parks, Recreation facilities, and private residential gardens. She is a LEED BD+C Accredited Professional. Milet frequents the South Bay beaches and gardens with her husband and young son, for local nature trips.

- **Annual 4th of July celebration:** At the Malaga Cove "It's as apple pie as America" contest, Director Ed Fountain continued the tradition of a Board member volunteer on the judge's panel. PVHA sponsors this fun community event with an annual donation.

- **Wireless communications facilities and equipment:** There is concern regarding aesthetics and locations of wireless communication facilities and related equipment located within PVE and Miraleste. PVHA continues to be involved in and monitoring these proposals to advocate for submittal of the least intrusive designs and provide the required Art Jury review.

- **City of PVE and PVHA Ad Hoc Committee:** Representatives from the PVHA Board of Directors, President Phil Frengs and Director Dale Hoffman, Art Jury Vice President George Sweeney, Art Jury member Criss Gunderson and PVHA Manager Kimberly Robinson joined representatives from the City of PVE, City Council and Planning Commission at the first meeting, held on May 18, 2017. Topics discussed were defining view, neighborhood compatibility and best practices for plan review. The meeting provided a great starting point for collaboration, sharing information and exploring how to better our review processes for new development. This was a publicly noticed meeting and time was provided for public comment. The next meeting is tentatively scheduled for July 27.
- **Palos Verdes Lateral Project:** PVHA responded to a request in May for input on potential or known historic resources or other cultural resources in the project area or vicinity. After some research, PVHA identified four significant resources and properties in Palos Verdes Estates, adjacent to the planned project area, for inclusion in the overarching project study. It is our hope that the report provided will mitigate any risk there may have been to our community's historic resources. The Palos Verdes Lateral Project in Los Angeles County is a joint project of the West Basin Municipal Water District, the City of Palos Verdes Estates, the City of Torrance and the Palos Verdes Golf Course, to provide recycled water from the existing Anza Lateral waterline to the Palos Verdes Golf Course. The route is proposed to be within existing roadways. The project is subject to the National Environmental Policy Act and Section 106 of the National Historic Preservation Act.



**THE PALOS VERDES HOMES ASSOCIATION**

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*"Landscape Architecture is primarily a fine art, and as such its most important function is to create and preserve beauty in the surrounding of human habitations and in the broader natural scenery of the country; but it is also concerned with promoting the comfort, convenience, and health of urban populations, which have scanty access to rural scenery, and urgently need to have their hurrying, workaday lives refreshed and calmed by the beautiful and reposeful sights and sound which nature, aided by the landscape art, can abundantly provide".*

-Charles Eliot. 1910

**PVHA ANNUAL MEETING**

As determined by the Palos Verdes Homes Association Bylaws, the annual meeting of members is scheduled for the second Tuesday of January in Palos Verdes Estates City Council Chambers. The 92nd Annual Meeting will be held on **January 9, 2018 at 8 p.m.**

Please verify your name and address on this mailing and notify the PVHA office at 310-373-6721 with any corrections.

**ABOUT US**

The *Palos Verdes Bulletin* is a publication of the Palos Verdes Homes Association. Office hours are Monday, Wednesday, Thursday and Friday 8:30 a.m. to 5:00 p.m. Closed from noon to 1 p.m. Prior to commencing any work, Art Jury approval is required for all exterior changes to properties in Palos Verdes Estates and the Miraleste area of Rancho Palos Verdes. This includes large and small building projects, window changes, roofing, exterior finishes, removal, repair and replacement of existing exterior items, landscaping, tree removal, and site alterations. Some items may be quickly approved over the counter; others may be seen in our weekly Art Jury meetings. It may interest you to know that the PVHA archives contain approved plans dating back to the first projects and historical files, including the protective deed restrictions, on each property in Palos Verdes Estates and Miraleste. Please stop by and visit with us. We look forward to meeting you.

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