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The 1962 Edward Durell Stone-designed Edward T. Foley Center at Loyola Marymount University houses Strub Memorial Theatre. It is not considered significant in the draft EIR for the campus master plan. Photo by LAC staff.

Loyola Marymount University Master Plan Ignores Rich Postwar Legacy

by Flora Chou

In January 2010, Loyola Marymount University (LMU) released the draft environmental impact report (EIR) for a twenty-year master plan for its Westchester campus. The plan would retain the school's earliest buildings from the 1920s, yet leave a strong collection of postwar structures vulnerable to demolition.

The campus dates from 1928, when developer Harry Culver donated about 100 acres high on a bluff in West L.A. to Loyola College. Only two buildings had been completed when the Great Depression halted all construction in 1929. World War II further depleted construction resources and reduced enrollment to fewer than 100 students. With the end of the war, and the passage of the G.I. Bill to pay for veterans' college tuition, enrollment swelled eighteen-fold to over 1,800 students. Loyola's Westchester campus underwent a postwar building boom, as did many other colleges and universities across the country.

Several noted architects designed buildings for the campus in the postwar era, including Wallace Neff, A. C. Martin & Associates, and Edward Durell Stone. However, the draft EIR identifies only three structures as "heritage buildings" to be retained: the first two buildings from 1929 and the Sacred Heart Chapel from 1953, all in the Spanish Colonial Revival style. No other postwar buildings are identified as significant architectural or cultural resources.

Among the most distinctive postwar buildings on campus is the Edward T. Foley Center, designed by Edward Durell Stone in 1962. Stone (1902-1978) is a recognized master architect whose mid-career shift into expressive and abstracted historical forms advanced New Formalism as an alternative to the glass-and-steel aesthetic of International Style modernism.

Please see LOYOLA on page 7

Golden Gate Theatre Reuse Plan Approved

by Mike Buhler

On March 17, the Los Angeles County Regional Planning Commission approved the conversion of the Golden Gate Theatre into a retail pharmacy, subject to a long list of conditions to protect its historic features. Built in 1927 at the corner of Whittier and Atlantic Boulevards, the theatre is the only East Los Angeles building listed in the National Register of Historic Places. It has sat vacant for approximately twenty years.

The Conservancy has worked with owner the Charles Company, tenant CVS, and preservation architect Robert Chattel over the past year to explore options for improving the project. Changes to the original plan include retaining the balcony, exposing at least seventy-five percent of the auditorium ceiling, leaving visible all of the original gold ornamentation, and leveling the auditorium rake in a reversible manner. The shell-shaped concession stand will be removed and safely stored on-site for future use.

Although the building's use as a retail pharmacy is not ideal, the Conservancy believes that it is far better than leaving the theatre vacant and deteriorating. The modified plan is a significant improvement over the original project, and the mandatory conditions agreed to by the owner and tenant provide much-needed safeguards. The reversible nature of the alterations will ensure that the building can return to theatrical use in the future.

We appreciate the collaboration of the Charles Company and CVS, and we applaud the County Regional Planning Commission for making the building's preservation a priority. We look forward to seeing the long-vacant Golden Gate Theatre once again occupied and accessible to the public.

I N S I D E

Annual Meeting	2
Preservation Issues in the News	3
Preservation Awards	4-5
Last Remaining Seats	6
Membership	7



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The Los Angeles Conservancy is a nonprofit membership organization that works through education and advocacy to recognize, preserve, and revitalize the historic architectural and cultural resources of Los Angeles County.

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Thanks to the Getty Research Institute for access to the Julius Shulman photography archive.

Annual Meeting Celebrates the Sixties

Please join Conservancy board, staff, and fellow members for our 2010 annual meeting on **Saturday, June 19**, from 3 - 5 p.m. at the Sepulveda Unitarian Universalist Society (“The Onion”) sanctuary in North Hills. We will introduce the newly elected members of the Board of Directors, present our annual Volunteer Recognition Awards, and review the past year in preservation. We will then have a special program by distinguished journalist, editor, author, and blogger Kevin Roderick. Kevin is the creator and publisher of LA Observed, a highly esteemed news website covering Los Angeles news, politics, and culture. He is a contributing writer on politics and media at *Los Angeles* magazine, an award-winning radio commentator (with weekly LA Observed segments on KCRW), and a frequent media source regarding Southern California issues.

Kevin is a native Angeleno whose 2001 book *The San Fernando Valley: America’s Suburb* (Los Angeles Times Books, 2001 and 2003) examines the origins, lore, and cultural standing of the nation’s largest and most famous suburban enclave. His most recent book is *Wilshire Boulevard: Grand Concourse of Los Angeles* (with research by Conservancy member Eric Lynxwiler; Angel City Press, 2005). He will be signing both books after the meeting.



The Sepulveda Unitarian Universalist Society sanctuary was designed by Hungarian-born architect Frank Ehrental and completed in 1964. The building is widely known as “The Onion” for its unique, bulbous shape. The contoured wood-beam structure features a circular shape with a flat point at the highest peak of the roof, resembling the tapered end of a giant onion. Conservancy Student Advocates from the Kennedy High School Architecture Magnet in Granada Hills successfully nominated the building for local landmark designation (see below). “The Onion” earned first place in our “People’s Choice” Top 60 of the ‘60s poll for the ecclesiastical category, with more than 200 votes! Learn more about this unofficial poll at laconservancy.org/sixties.

The Sepulveda Unitarian Universalist Society (“The Onion”) sanctuary in North Hills, a new Los Angeles Historic-Cultural Monument and the top “People’s Choice” religious site in our unofficial Top 60 of the ‘60s poll. Photo by LAC staff.

The annual meeting is free and open to the public. While reservations are not required, they are recommended and can be made on the enclosed ballot or by e-mailing the Conservancy at info@laconservancy.org.

Four Student Advocate Landmark Nominations Approved

In February, the Los Angeles City Council voted to declare three new Historic-Cultural Monuments in the San Fernando Valley. The nominations for these sites, which include the Lankershim Reading Room in Mission Hills, a mid-century Modern home in Corbin Palms, and “The Onion” sanctuary at the Sepulveda Unitarian Universalist Society in North Hills, were all prepared by the Conservancy Student Advocates from the Kennedy High School Architecture Magnet in Granada Hills. Great job, everyone!

The students began researching and writing their landmark nominations last spring, seeing their work all the way through to City Hall, where they testified before the Cultural Heritage Commission. Earlier this year, another group of Kennedy students successfully landmarked the Squire House, a Spanish Colonial Revival-style home in Huntington Park, where they went through a similar process.

The Conservancy is very proud of all the students for their hard work during the long nomination process. Thanks to everybody who helped make this happen!

Preservation Issues in the News

by Mike Buhler, Flora Chou, Karina Muñiz, and Marcello Vavala

Wheeler House Easement

The Conservancy accepted its twenty-seventh conservation easement in January for the Wheeler House, a 1905 Craftsman-style home designed by Charles and Henry Greene that is the last example of the firm's work remaining within the city of Los Angeles. From the mid-1980s through 2009, the Wheeler House was the residence of Martin Eli Weil, the renowned preservation architect who passed away in 2009. Weil was also a founding member and past president of the Conservancy, and his meticulous restoration work is evident throughout the house.

The Wheeler House was commissioned by Miss Lucy Wheeler, the proprietor of a stenography and mimeograph service whose early clients included the Greenes. Located in the Harvard Heights Historic Preservation Overlay Zone, the two-story house is clad in redwood shingles and features wide eaves. Less than two decades after its completion, the house was enlarged and converted into rental units, and the stained redwood shingles and interior woodwork were painted. The house remained in this state until purchased by Weil, whose extensive restoration work uncovered original Greene and Greene finishes and paint colors, and returned the house back to its early appearance.

Donated by the Estate of Martin E. Weil, the easement will help to ensure the home's preservation in perpetuity. The exceptionally detailed easement contract will enable the Conservancy to protect both the exterior and interior, including original colors and finishes that Weil identified through his historic analysis.

Contrary to popular belief, the only way to permanently protect a historic resource in Los Angeles County is through a conservation easement. For more information about easements, visit the Preservation Resources section of our website at laconservancy.org.



The 1905 Wheeler House, protected by an interior and exterior conservation easement held by the Conservancy. Photo by LAC staff.

HPOZ Preservation Plans

On February 8, the Conservancy commented on the Los Angeles Department of City Planning's proposed initiative to complete seventeen Historic Preservation Overlay Zone (HPOZ) preservation plans and delegate certain work to planning staff for approval (in lieu of full HPOZ board review). The department faces a forty-five percent decrease in staffing and resources due to the City's current fiscal crisis. The initiative seeks to sustain the HPOZ program during this period by significantly streamlining the HPOZ review process.

Preservation plans serve as valuable resources for residents and boards of HPOZs, helping to ensure that building alterations meet preservation standards. Under the proposed initiative, minor work that conforms to design guidelines tailored for each HPOZ could be approved "over the counter" with less staff time and fewer delays. Major projects such as additions, demolitions, and new construction would continue to be reviewed by the HPOZ board.

Although the Conservancy generally supports this initiative given the City's deepening fiscal crisis, we have insisted that each HPOZ retain the flexibility to tailor its preservation plan to address unique neighborhood conditions. Our comments also questioned the appropriateness, or sought clarification, of several proposed exemptions and delegations. Finally, based on concerns raised by members of the HPOZ Alliance, we proposed specific changes that would retain an HPOZ board's ability to review tentative staff approvals and, if necessary, schedule a hearing before they become final.

Some longtime HPOZ residents and board members have opposed the initiative, insisting that HPOZ boards have sufficient expertise to conduct meetings without planning staff and that HPOZ residents are most qualified to review projects in their neighborhood. However, many residents of recently designated HPOZs have less experience with the HPOZ design review process and have expressed their desire for the continued guidance of planning staff.

The proposal is expected to be reviewed soon by the Cultural Heritage Commission and Planning Commission, with a citywide HPOZ workshop on preservation plans scheduled for **Monday, May 3**. For more information, visit the Office of Historic Resources website at preservation.lacity.org.



A home in the Balboa Highlands Eichler Tract. Photo by LAC staff.

Balboa Highlands Eichler Tract

On February 12, Balboa Highlands in Granada Hills became the twenty-fifth Historic Preservation Overlay Zone (HPOZ) in the City of Los Angeles. The group of around 100 homes was built in the early 1960s by developer Joseph Eichler and is his only tract in Los Angeles County. Eichler hired noted architects for site planning and design, including A. Quincy Jones, Frederick Emmons, and Claude Oakland, making quality modernist housing affordable to postwar homeowners. Congratulations to the residents of Balboa Highlands for their decade-long effort to achieve HPOZ designation, and thanks to our Student Advocates from Kennedy High for their help in surveying the tract.

L.A. County Preservation Fund

In February, the National Trust for Historic Preservation announced the first grant winners for its new Los Angeles County Preservation Fund. The twelve recipients will each receive funds ranging from \$2,000 to \$10,000 for preservation, stewardship, and community revitalization. Congratulations to these very worthy recipients.

Grant funding was made possible by support from the Getty Foundation, the Ahmanson Foundation, and the Ralph M. Parsons Foundation. The Conservancy worked with the National Trust to help raise funds, identify eligible projects, provide technical assistance to applicants, and participate on the selection committee. Selection criteria included urgency of need, geographical distribution, preservation significance, and overall impact. The application deadline for the next grant round is **Tuesday, June 15**. For details and a list of the grant winners, visit preservationnation.org/lapf.

2010 Preservation Awards

Congratulations to the winners of the Conservancy's 2010 Preservation Awards! This was a competitive year, with over twenty projects submitted. We will present the awards at a luncheon on **Thursday, May 13** at downtown's Millennium Biltmore Hotel Los Angeles. We are very grateful to City National Bank for sponsoring the luncheon for the tenth consecutive year. Luncheon tickets are \$125 and still available; table sponsorships are also available. For more information, visit laconservancy.org/awards, e-mail pal@laconservancy.org, or call Adrienne Kisson at (213) 430-4204.

President's Award

Bob's Big Boy Broiler

7447 Firestone Boulevard, Downey

Designed by Paul B. Clayton and opened in 1958, Harvey's (later Johnie's) Broiler was a hub of Southern California's cruising culture and the best remaining example of the area's Google coffee-shop architecture. It closed in 2001 and, thanks to strong grassroots advocacy, survived several demolition threats—until January 2007, when it was largely and illegally demolished. Public outrage, decisive action by the City of Downey, extraordinary advocacy, collaboration, and perseverance led to the resurrection of the Broiler as a Bob's Big Boy in October 2009. This roadside icon rose from the ruins to reclaim its place as a great source of pride for Southern California.



John Eng

Bubeshko Apartments

2036 - 2046 Griffith Park Boulevard, Los Angeles

In the late 1930s, modernist master R. M. Schindler designed two apartment buildings in Silver Lake for Anastasia Bubeshko and her daughter Luby. This rare and innovative example of multi-family housing by Schindler remained Luby's home for sixty-five years. By the time the property came on the market in 2005, it was highly intact yet suffered from deferred maintenance. A number of potential buyers proposed extensive remodeling. Instead, Luby sold the apartments to a young family who rehabilitated the buildings in an extremely scholarly, sensitive, and economical approach. The project revived a significant historic resource and showed how individuals can make strong contributions to our cultural heritage.



© Grant Muedford

Annenberg Community Beach House at Santa Monica State Beach

415 Pacific Coast Highway

The grand ocean-side estate built by William Randolph Hearst for Marion Davies was the hottest spot on Santa Monica's Gold Coast in the late 1920s and '30s. It had served as the members-only Sand & Sea Club since the 1940s but languished for nearly two decades, damaged by earthquakes and with the main mansion long demolished. The state-owned property was ultimately transformed into a vital asset through extensive public input, community advocacy, and funding from the Annenberg Foundation. The project team revitalized the original guest house and swimming pool while skillfully integrating new construction. The public can now enjoy the site's rich history and the beach-club experience, no membership required.



Noah Webb

Hollywood Bungalow Courts

1516, 1544, 1554 N. Serrano Avenue and 1721 N. Kingsley Drive, Hollywood

These four bungalow courts from the 1920s exemplify Hollywood's residential development during the early twentieth century. Despite being somewhat neglected and altered over the years, the properties retained many of their historic features. Yet much of the land had since been zoned for much higher density, making the bungalows prime demolition targets during the building craze of the early 2000s. Through civic leadership, public-nonprofit partnership, and a federal historic tax credit, the properties were rehabilitated into forty-two units of special-needs and low-income housing. The project rescued a considerable amount of threatened historic architecture, providing valuable housing along with a priceless link to the past.



MZA

For details and project teams, visit laconservancy.org/awards

Preservation Awards are selected by an independent jury of experts in architecture, preservation, and community development. Many thanks to our 2010 jurors: **Luis G. Hoyos (chair)**, Associate Professor of Architecture, California Polytechnic University, Pomona; **Marla Felber**, Principal, FK Design Group and Chairperson, Ennis House Foundation; **Evonne J. Gallardo**, Executive Director, Self Help Graphics & Art; **Christopher Koontz**, Planning Deputy, Office of Councilmember Paul Koretz; **David R. Raposa**, Broker & Owner, City Living Realty; **Susan Strauss**, Chair, Design Review Commission, City of Beverly Hills; and **Antoine M. Wilmering**, Program Officer, The Getty Foundation (recused from vote on SurveyLA).

Japanese Pioneer Memorial Restoration & Rededication

111 E. Lancaster Boulevard, Lancaster

Created in 1938 to honor deceased Japanese settlers in the Antelope Valley, this elegant monument fell victim to anti-Japanese sentiment during World War II. Vandals severely damaged the memorial in 1942 after Japanese American residents had been taken to an internment camp. Despite attempts by descendants to repair the memorial, it remained broken and neglected for sixty-five years. They finally succeeded through an intensive effort involving family members, cemetery staff, community leaders, contractors, and even local seventh-graders. The memorial was rededicated in 2008, reuniting original families, righting a wrong, and reinstating an important tribute to the region's unsung heroes.



Dayle DeBry

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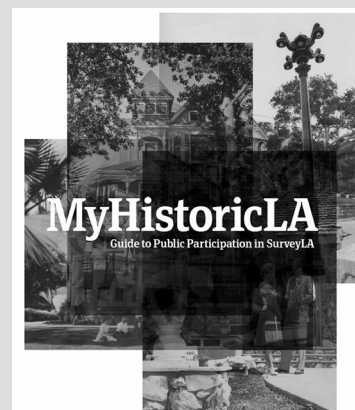
SurveyLA Public Participation Program

City of Los Angeles

How does a tiny government department make sure that its first-ever survey of historic resources accurately reflects the multicultural heritage of one of the world's largest and most diverse cities?

By getting creative and taking it to the people.

The Los Angeles Office of Historic Resources crafted—and found funding for—a comprehensive approach to engaging the public in one of the most far-reaching preservation initiatives in the nation. The program includes a video, multilingual brochures, a guide to community participation, a volunteer program and speakers bureau, and an interactive website. It's a model effort that, among other things, has helped residents throughout the city become personally invested in preservation.



Office of Historic Resources, City of L.A.

National Recognition of Historic Resources Associated with African Americans in Los Angeles

A thoughtful approach to recognizing sites related to the African American experience in L.A. produced a ninety-page context document, nine nominations to the National Register of Historic Places,



Teresa Grimes

and a basic survey of the Central Avenue corridor. With this one project, the number of such resources that are nationally recognized increased from three to nearly a hundred. Political leadership, public funding, and skillful research paved the way for the ongoing preservation of specific sites, a far greater understanding of African Americans' critical role in the growth of L.A., and the use of historic preservation as a tool for economic development.

Walker House

121 N. San Dimas Avenue, San Dimas

Designed by Samuel and Joseph Cather Newsom, the Queen Anne-style San Dimas Hotel was built in 1887 along the Santa Fe Railway to attract migrants from back east. The economic boom went bust, and the building never opened as a hotel. Instead, it served as home to the family of James W. Walker from 1889 through the 1970s.



Pete Bleyer

It operated as a restaurant for years, then fell into decline and suffered two decades of neglect and earthquake damage. The City of San Dimas stepped up, purchasing the property and rehabilitating it into a mixed-use community facility. This beautiful, significant landmark came back from the brink to serve as a vital asset and source of civic pride, while keeping the authentic patina of a century-old landmark.



MGM/JUA



The Robert S. Birchard Collection

The 24th annual Last Remaining Seats series opens May 26 with 1967's *How to Succeed in Business Without Really Trying* (left) and closes with 1924's *Peter Pan* (right).

Last Remaining Seats Starts May 26

Last Remaining Seats (LRS) returns in May for its twenty-fourth season. The series features the historic theatres of Broadway, with screenings at the Los Angeles (1931), Million Dollar (1918), and Orpheum (1926) Theatres.

The 2010 LRS Lineup

Wednesday, May 26

Los Angeles Theatre

How to Succeed in Business Without Really Trying (1967)

Wednesday, June 2

Million Dollar Theatre

Strangers on a Train (1951)

Wednesday, June 9

Orpheum Theatre

American Graffiti (1973)

Wednesday, June 16

Los Angeles Theatre

The Graduate (1967)

Wednesday, June 23

Million Dollar Theatre

Flor silvestre (Mexico, 1943)
co-presented with the Latin American
Cinemateca of Los Angeles

Wednesday, June 30

Orpheum Theatre

Peter Pan (1924)

The 2010 season runs Wednesdays at 8 p.m. from May 26 through June 30, with six great evenings of classic films. Tickets went on sale to members March 31 and to the general public on April 14. For more information about the films and the theatres, and to order tickets, visit our website at laconservancy.org or see the brochure mailed to all members.

Each evening, doors open at 7 p.m. and shows start at 8 p.m., typically ending between 10:30 p.m. and 11 p.m. Advance tickets are \$16 for Conservancy members and \$20 for the general public. Groups of ten or more pay the member rate for tickets.

Want the VIP Treatment at LRS? Consider Upgrading Your Membership!

All Benefactor (\$500) and Cornerstone (\$1,000+) members are invited to the VIP LRS opening night reception at the Broadway Bar on **Wednesday, May 26**. Reception guests will enjoy pre-show cocktails and hors d'oeuvres provided by Cole's French Dip, as well as reserved seats for *How to Succeed in Business Without Really Trying*.

As a special benefit for Granite, Marble, and Travertine (\$2,500 - \$10,000+) Cornerstone members, we also offer a limited number of reserved seats for the remaining screenings. For information about upgrading your membership, please contact Adrienne Kisson at (213) 430-4204 or akisson@laconservancy.org.

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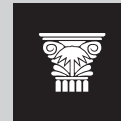
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Los Angeles Conservancy
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LOYOLA continued from page 1

The Foley Center is highly characteristic of Stone's work. The pavilion-style structure houses a theater, classrooms, and offices in a rectangular building, set on a podium behind an expansive reflecting pool. Hallmarks of New Formalism include its symmetrical composition, massive projecting roof, and tall arches forming a colonnade around the building. In the highly intact lobby, a site-specific tapestry by acclaimed artist Millard Sheets dominates the oval space.

Like Century Plaza Hotel architect Minoru Yamasaki, Edward Durell Stone was once criticized for the expressive forms and historic references in his works. His "lollipop building" at 2 Columbus Circle in New York was the subject of an intense preservation battle before it was dramatically altered in 2008. Yet the debate fostered a greater understanding of, and appreciation for, Stone's work and the New Formalism style.

The Conservancy commented on the draft EIR in March, urging the City to reconsider LMU's mid-century architectural legacy and the significance of its postwar transformation. Given the twenty-year lifespan of the master plan, we also sought mandatory reevaluation of the campus' postwar buildings if they have reached the age of forty-five at the time they are targeted for demolition or redevelopment in the future.

CONSERVANCY WALKING TOURS

Walking tours begin at 10 a.m. except where noted. Tours are \$5 for Conservancy members and children twelve and under; \$10 for the general public. Walk-ins are accepted on most tours, although pre-payment is required on the Angelino Heights, Biltmore Hotel, and Broadway tours. For details and reservations, visit laconservancy.org or call (213) 623-2489.

WEEKLY TOURS

Art Deco

Every Saturday

Biltmore Hotel

Every Sunday, 2 p.m.

Broadway Historic Theatre & Commercial District

Every Saturday

Historic Core

Every Saturday

BI-WEEKLY AND MONTHLY TOURS

Angelino Heights

First Saturday

Downtown Renaissance: Spring & Main

Second and Fourth Saturdays

Downtown's Modern Skyline

First and Third Saturdays

Union Station

Third Saturday

Youth, family, and group tours by arrangement; call the number above for information.



Los Angeles Conservancy

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REMINDER: Conservancy News is available by e-mail; to receive yours, contact amatthews@laconservancy.org.

UPCOMING EVENTS



Pete Bleyer

29TH ANNUAL PRESERVATION AWARDS LUNCHEON

Thursday, May 13

Millennium Biltmore Hotel

Join us as we celebrate outstanding achievement in the field of historic preservation across Los Angeles County at our 2010 Preservation Awards Luncheon. For details, see page 4.



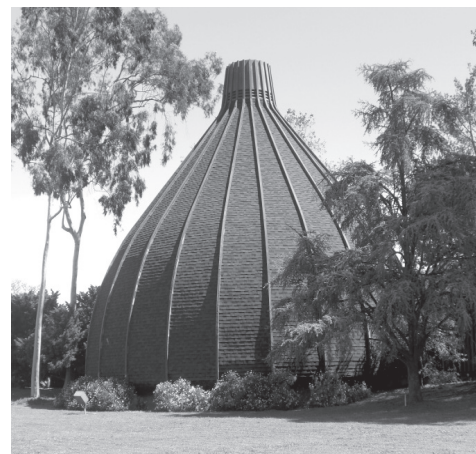
NBC Universal

LAST REMAINING SEATS

Wednesdays, May 26 - June 30

Broadway's Historic Theatres

Join us for our 24th annual Last Remaining Seats series in the movie palaces of Broadway! This year's films include *American Graffiti* (pictured above), *The Graduate*, and *Peter Pan*. For details, see page 6.



LAC staff

ANNUAL MEETING

Saturday, June 19

SUUS "The Onion" Sanctuary

Join Conservancy board, staff, and fellow members for our 2010 annual meeting at the Sepulveda Unitarian Universalist Society ("The Onion") sanctuary in North Hills. For details, see page 2.