



## LOS ANGELES CONSERVANCY 40TH ANNIVERSARY



Roosevelt High School's R Building, originally constructed in 1922 and remodeled in 1933, is the most recognizable building on this historic campus. The R Building played a key role in the 1968 East L.A. Chicano Student Walkouts (Blowouts), which helped catalyze the Chicano civil rights movement. Photo by Manuel Huerta/L.A. Conservancy.

### Roosevelt High School: Safety, Quality Education, AND History

by Rosalind Sagara

The Conservancy is currently supporting community efforts to save significant resources on the campus of Roosevelt High School in Boyle Heights.

The Roosevelt High School Comprehensive Modernization Project, as currently proposed by the Los Angeles Unified School District (LAUSD), will demolish and replace almost all the historically and culturally significant buildings on the school campus. Roosevelt's original Auditorium and Classroom Building (1922), also known as the "R" Building, is one of the buildings threatened with demolition.

This project is part of a larger school modernization program by LAUSD. Roosevelt High School is one of eleven schools identified in an initial phased effort to upgrade facilities throughout the school district.

A group of local residents and Roosevelt High School alumni have formed the Committee to Defend Roosevelt/Defendamos la escuela Roosevelt to urge LAUSD to reuse Roosevelt High School's significant resources as part of the campus-wide modernization effort. The Conservancy is working with the Committee to support their efforts to save campus buildings with important ties to the Chicano civil rights movement.

#### East L.A. Chicano Student Walkouts

Roosevelt High School played a key role in the 1968 East L.A. Chicano Student Walkouts (Blowouts), which helped catalyze the Chicano civil rights movement.

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### Special Events Mark Our 40th Anniversary

by Alex Inshishian

The Conservancy celebrates its fortieth birthday in March! Two special events this spring will celebrate this milestone, and we hope you'll be a part of them.

#### Anniversary Panel Discussion

What will historic preservation in Los Angeles look like over the next forty years? What's the Conservancy's role in addressing critical urban issues like density and housing? Who decides what to save?

On **Thursday, April 5**, join us at the Los Angeles Central Library (whose proposed demolition led to the Conservancy's formation), for an invigorating discussion where we will explore these questions and more. Panelists (see below) will discuss the role preservation will play in L.A.'s future. Panelists include:

**Margaret Bach**, founding president, Los Angeles Conservancy

**Christopher Hawthorne**, architecture critic, *Los Angeles Times*

**Luis Hoyos**, architect and urban designer, former Conservancy board member, professor of architecture at the Cal Poly Pomona College of Environmental Design, and member of the national Advisory Council on Historic Preservation

**Michelle Magalong**, executive director, Asian & Pacific Islander Americans in Historic Preservation

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## Los Angeles Conservancy

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laconservancy.org

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.

### Stay connected!

laconservancy.org  
Facebook /Twitter / Instagram: @laconservancy

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### Lifetime Cornerstone

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Major funding for the Los Angeles Conservancy's programs is provided by the LaFetra Foundation and the Kenneth T. and Eileen L. Norris Foundation.

## Forty Years of Leadership: A Conversation with Wesley Phoa and Margaret Bach

In celebrating the Conservancy's fortieth anniversary, we're looking back and ahead—reflecting on our evolution while looking forward to the next forty years. Communications Director Cindy Olnick asked our current board chair, Wesley Phoa, and our founding president, Margaret Bach, for their perspectives.

Below is a brief excerpt from this conversation. For much more, visit our blog at [laconservancy.tumblr.com](http://laconservancy.tumblr.com).



Wesley Phoa and Margaret Bach. Photo by Cindy Olnick/L.A. Conservancy.

### Cindy Olnick (CO): What challenges did the Conservancy face early on?

**Margaret Bach (MB):** Number one, identifying and building a constituency. We were twenty- and thirty-somethings, fresh from protesting the Vietnam War, concerned about the environment and passionate about architecture, asking, “What’s important about Los Angeles?” Also, how were we going to get the word out? Recall, this was in the dark ages, before the digital revolution.

Another challenge was reaching decision makers, who in the previous decades had embraced redevelopment (Bunker Hill as a prime example) as the panacea for urban renewal. That thinking started to migrate over to the Central Library—tear it down and build anew—and it was that proposed demolition that sparked the Conservancy's founding.

The tide was turning, and the Conservancy was beating the drum for changing the conversation. We were not sentimentalists but saw historic preservation as an essential tool to create an urban future, with a vibrant mix of old and new. The Conservancy helped to create a new way of thinking about Los Angeles.

### CO: What has changed since then? What challenges do you see now?

**Wesley Phoa (WP):** We've become so much more established. But that's the risk for us. We should not be seen as a stodgy organization that stops things from happening. Preservation is about helping Los Angeles bring its history, its past, into the future.

Also, it's easy to spend all our energy on individual issues, because something comes up every day. But we need to continue to step back and play a broader role, as we do with initiatives like the Preservation Report Card and our work in neighborhoods.

Some things haven't changed. So many people dedicate so much of their lives and their energy to the Conservancy. We couldn't exist without that. We have an army of enthusiastic people who [as volunteers] are showing people in the city what they have—and what they have to lose. Also, strategic allies and partners are just as important now as they were then.

**MB:** At its core, preservation is about making a livable city. We sensed this in 1978—and today, in the face of issues around housing, homelessness, density, and the environment, the issue of livability becomes even more urgent.

**WP:** I don't see an inherent conflict between preservation and these very important social and economic objectives. Very often, preservation helps offer a solution to these problems because it makes you think about them in different ways. Preservation is about making a city a meaningful place to live. We have to think about our built environment, what surrounds people, to make sure it stays that way.

## Preservation Issues

by Adrian Scott Fine, Rosalind Sagara, and Marcello Vavala

For more information about these and other preservation issues, please visit [laconservancy.org/important-issues](http://laconservancy.org/important-issues).

### Conservancy Nominates The Woman's Building for Landmark Designation

The Conservancy recently nominated The Woman's Building in Chinatown for Historic-Cultural Monument (HCM) designation. On Thursday, January 18, the City of L.A.'s Cultural Heritage Commission (CHC) unanimously voted to take the nomination under consideration.

The nomination is scheduled to come before the CHC again on March 15, when the Commission will vote on whether to recommend designation to the City Council.

The Woman's Building is a cornerstone in late twentieth-century lesbian and feminist culture. In 1973, three trailblazing women—Judy Chicago, Arlene Raven, and Sheila Levrant de Bretteville—created the Feminist Studio Workshop (FSW), the first independent art school for women.

FSW operated out of the 1914 Beaux Arts building from 1975 until its closure in 1991. Throughout its eighteen-year run, The Woman's Building cultivated an experimental space for women to explore ideas in feminist theory and sexuality through art. Artists whose work may have been marginalized in other venues found a platform for expressing political goals and viewpoints.

The Woman's Building is one of the sites featured in our *LGBTQ Historic Places in L.A.* short film series. Watch the film at [laconservancy.org/lgbtq-films](http://laconservancy.org/lgbtq-films) to hear two artists involved with FSW discuss the building's important history.

For the latest updates, and for information on how you can voice your support for the nomination, visit [laconservancy.org/womansbuilding](http://laconservancy.org/womansbuilding).

### Chuey Residence

An August 2017 real estate listing for this iconic home originally contained language



The Conservancy recently nominated The Woman's Building, a site that fostered experimental lesbian and feminist art for nearly twenty years, for landmark designation. Photo by Mike Hume.

describing the property as “a truly unique development opportunity” that’s “ideal for a compound,” while omitting any mention that the house was designed by master architect Richard Neutra.

Believing that the 1956-57 Chuey Residence could be at risk, the Conservancy nominated the house for Historic-Cultural Monument (HCM) designation in October 2017.

We have since withdrawn the HCM nomination for the Chuey Residence. We believe that the possibility for a preservation solution is greater if we work directly with the owners to consider a potential win-win outcome.

We have the option to re-file the HCM nomination in the future, and the Chuey Residence is protected in the interim. We will continue to work with the property owners and share updates as this issue progresses.

### Pickle Works, Still in a Pickle

The 1888-1909 James K. Hill & Sons Pickle Works Building has an interesting, layered history, which includes years of uncertainty about its future. Located along Center Street in the Arts District, the building is one of the few Victorian-era brick industrial buildings left standing in the city. In addition to its industrial roots, the Pickle Works Building is significant for its association with the

1970s and '80s emergence of the Arts District, when artists took up space in abandoned industrial buildings. Then known as Citizens Warehouse, the building also featured “Art Dock,” an innovative drive-up art gallery.

The Pickle Works Building sits next to the 1929 First Street Viaduct, and it was purchased by the City years ago to facilitate expansion of the viaduct to accommodate light rail. Under an agreement with Caltrans, the City removed a portion of the building in 2012 for the viaduct expansion. Yet they demolished more of the building than allowed per the agreement. For more than five years, the Pickle Works Building has been left in limbo and without a finished end wall.

A new plan threatens what remains of the building. Metro's Division 20 project calls for an expansion of the existing railyard along the river and immediately north of the building. If realized, the forty-five-acre railyard will facilitate greater service and provide a turnaround point for the Purple Line's extension (currently in progress). Metro says the project requires land currently occupied by the Pickle Works Building. They propose to demolish part of the building at the rear, leaving only the front façade and a portion of the original building still standing. We are currently working with Metro to press for alternatives and a long-term preservation solution for the building.

# 2018 Preservation Awards

Congratulations to the recipients of the Conservancy's 37th Annual Preservation Awards!



Our independent jury had the difficult task of selecting the winning projects out of many qualified applicants. Their selections represent a wide range of outstanding efforts to document, preserve, and revitalize the historic places that make Greater Los Angeles unique.

Please help us honor the hard work and dedication of all the people involved with these fantastic projects at our annual Preservation Awards Luncheon on **Wednesday, May 2**. Our deepest thanks to City National Bank, the luncheon's presenting sponsor for the eighteenth consecutive year.

The luncheon is a great opportunity to network with preservation, community, and business leaders while supporting the work of the Conservancy. Individual tickets are \$150. Table sponsorships begin at \$1,500.

For details on the awards luncheon, and to learn more about the recipients and project teams, visit [laconservancy.org/awards](http://laconservancy.org/awards).

## Awards Jury

Each year, we invite experts in architecture, historic preservation, community development, and urban design to serve on an independent jury to select the Preservation Award recipients. Many thanks to our 2018 jury for their thoughtful decisions!

### Gail Goldberg (Chair)

Executive Director, Urban Land Institute – Los Angeles (former)

### Bryan Eck

City Planner, City of Los Angeles

### Kelly Sutherlin McLeod, FAIA

Principal, Kelly Sutherlin McLeod Architecture, Inc.

### Mott Smith

Principal, Civic Enterprise Development LLC

### Sian Winship

President, Society of Architectural Historians Southern California Chapter

## Chair's Award Hauser & Wirth Los Angeles

901 East Third Street, Los Angeles

International art gallery Hauser & Wirth has restored historic places around the world. Locally, the company adapted the former home of the Globe Grain & Milling Company, a group of nineteenth- and early-twentieth-century buildings in downtown's Arts District. Hauser & Wirth revitalized the site for a range of community uses, and also hired a local artist to restore and extend an existing mural. Hauser & Wirth Los Angeles is a vibrant community anchor that is devoted to public engagement, rooted in the history of its location, and a prime example of what's possible in the Arts District during a time of rapid change.



Photo by Joshua Targownik.

## City of San Gabriel Historic Preservation and Cultural Resource Ordinance Update

The City of San Gabriel transformed a pioneering yet outdated preservation ordinance into a comprehensive program to manage its wealth of cultural resources. The City worked with a clear vision, deep commitment, and strong community support, to tailor the ordinance to its specific needs while meeting new challenges. The new law allows one of L.A. County's oldest cities to balance the needs of development with preservation, manage change to historic properties, maintain the character of historic neighborhoods, and preserve significant Native American sites.



San Gabriel Mission Playhouse, one of many historic resources in San Gabriel. Photo courtesy SWCA Environmental Consultants.

## Freehand Los Angeles

416 West Eighth Street, Los Angeles

Built in 1924, the former Commercial Exchange Building in downtown Los Angeles suffered from years of decline and stood largely vacant for decades. A rehabilitation project stripped away layers of alterations and uncovered long-forgotten features. The project restored and repaired historic elements including the neon blade sign, an original mosaic tile floor, and terra cotta details. The building now serves as a hotel with amenities for locals and travelers alike, connecting downtown denizens to each other and their past. The project was made possible through Federal Historic Tax Credits, which narrowly survived the 2017 tax overhaul.

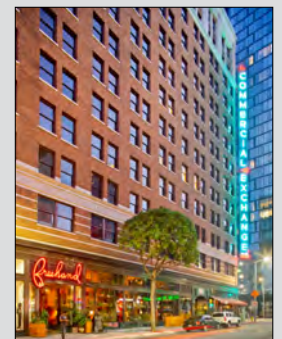


Photo by Jim Simmons Photography.

## Glendale Central Library

222 East Harvard Street, Glendale

Since the Glendale Central Library's completion in 1973, both the city and the needs of library patrons have changed significantly. This project embraced the often-derided Brutalist style, adapting the building to meet current safety standards and reflect the changing nature of libraries. Several modifications were reversed to restore the building's original design qualities. The main entrance was moved to better connect the library to the surrounding shopping and arts district. New features include a recording studio, a 3-D printer, and rentable space and tools for artists. This project gave a bright future to a landmark from the recent past.



Photo by Adrian Scott Fine/  
L.A. Conservancy.

## Lankershim Depot

11275 Chandler Boulevard, North Hollywood

Built around 1896, the Lankershim Depot is the oldest unmodified railroad structure in the San Fernando Valley. It connected the area's agricultural industry to the ports and later served as a Pacific Electric Red Car station. After housing a building supply company, the former depot stood empty and closed to the public for thirty years. The meticulous rehabilitation project restored the depot to its original look while adapting it for new uses. Now a coffee shop, the former depot once again serves L.A.'s transportation systems. It stands at the terminus of the Metro Red Line subway and Orange Line busway in North Hollywood, where thousands of commuters travel daily.



Photo by Justin Micheli, M2A Architects.

## Rose Bowl

1001 Rose Bowl Drive, Pasadena

In addition to the annual Rose Bowl college football games, this iconic Pasadena stadium hosted Olympic events in 1932 and 1984, as well as World Cup soccer games, five Super Bowl games, and countless concerts. Despite its long history and frequent use, the facility suffered from deferred maintenance and outdated services. A six-year project upgraded the stadium with more amenities, wider and safer tunnels, and a new press box with luxury seating. The project made the stadium more economically viable while using great restraint, respecting its historic character and providing a model for stadia across the country.

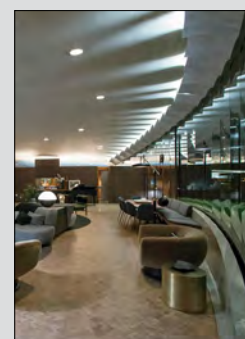


Photo by DAIO.

## Salkin House / Silvertop (shared)

1430 Avon Terrace, Los Angeles / 2138 Micheltorena Street, Los Angeles

Two designs by master architect John Lautner—a forgotten gem and a true icon—received top-notch renovations. The 1,100-square-foot Salkin House (1948), tucked into the hills of Echo Park, had suffered damage and neglect as a long-term rental property. The new owners actually removed square footage to restore its original footprint. In nearby Silver Lake, the Reiner-Burchill Residence (Silvertop, 1963; 1976) is a marvel of architecture, engineering, and technology that suffered from deterioration and deferred maintenance. A comprehensive project updated complex systems, restored original features, and added new ones with care and creativity. Two significant homes that could easily have been marred (or worse) were saved by stewardship. (Private homes; please do not disturb.)



Images (l-r): Salkin House by Laure Joliet. Silvertop by  
Larry Underhill.

## Starbucks

859 North Highland Avenue, Los Angeles

Built in 1935, this former Gilmore Gas Station stood vacant for nearly twenty years before a rehabilitation project brought it back to life as a Starbucks outlet. The Streamline Moderne-style building had been vandalized over the years, its distinctive cantilevered canopies were damaged in an auto collision, and the site required extensive environmental cleanup. Starbucks completed a sensitive adaptation, even making its logo smaller to fit historic designation guidelines. Through smart corporate investment, this prime example of L.A.'s car culture serves as a fuel station, once again.

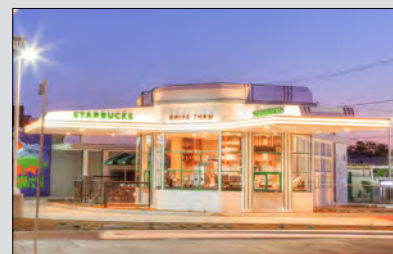


Photo by Douglas Olson.

## SPRING EVENTS

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Admission to this special panel discussion is \$20 for Conservancy members and \$25 for non-members. For details and registration, visit [laconservancy.org/40years](http://laconservancy.org/40years).

### Anniversary Walking Tours

We will also offer a new walking tour exploring the Conservancy's origins. Visit three downtown locations important to our history, and learn more about how and why the Conservancy was formed. The tour ends at the OUE Skyspace LA observation deck. Thanks to Skyspace, this tour will show you Los Angeles in a way that no other Conservancy tour has before. Enjoy unique vantage points as docents speak about buildings important to the Conservancy's history, from almost a thousand feet in the air! After the tour, you can take a trip down Skyslide, an exterior glass-enclosed slide high above Los Angeles.

This special walking tour will take place the evenings of **March 24** and **April 14**. Space is limited, so reserve early. Tickets are \$25 for Conservancy members and youth 17 and under, and \$30 for the general public. Access to OUE Skyspace LA and Skyslide is included. For details and registration, visit [laconservancy.org/anniversarytours](http://laconservancy.org/anniversarytours).



The developers of the U.S. Bank Tower purchased the air rights of the Los Angeles Central Library, allowing for the construction of a higher tower. This purchase helped save the library from demolition and financed its rehabilitation and expansion. Visit both buildings, and learn more about their closely linked history, on our fortieth anniversary tours this spring! Photo by Jessica Hodgdon/L.A. Conservancy.

## ROOSEVELT continued from page 1

In March 1968, thousands of Chicano students from Roosevelt High School, along with Belmont, Garfield, Lincoln, and Wilson High Schools, staged a series of organized walkouts to demand educational equity.

Roosevelt High School administrators locked the gates surrounding the school to prevent striking students from leaving, and Los Angeles Police Department (LAPD) squad cars surrounded the campus to intimidate the strikers. Yet students participated in the Walkouts all the same.

Roosevelt's R Building has been documented as the primary setting for Walkout-related activities at the school, such as a student sit-in and an assembly held by District officials. Historians have detailed the significance of the Walkouts as the first major protest against racial and educational inequality staged by Chicanos in the U.S., serving as an important catalyst for the Chicano civil rights movement in Los Angeles and beyond.

March 6, 2018 marks the fiftieth anniversary of the Walkouts, giving LAUSD a unique opportunity to recognize and preserve an important part of our shared Los Angeles history.

### Safety, Quality, AND History

LAUSD officials have claimed that the R Building has significant seismic issues. We have asked for data to substantiate this claim but had not received it as of press time.

Students deserve the safest and highest-quality school facilities possible. The Conservancy believes that LAUSD can provide safety, quality education, *and* historic preservation—it's not an "either/or" choice.

We fully support the modernization of Roosevelt High School, but it doesn't need to happen at the expense of the community's history. The campus has ample room for new construction and older buildings, and older buildings can be upgraded to meet current needs.

Historic buildings are commonly upgraded and seismically retrofitted. Interior rehabilitation of historic buildings may range from preservation of existing features and spaces to total reconfigurations to meet new community needs. Technological advances provide many options for seismically

retrofitting historic buildings. Preservation architects and engineers have made great strides in addressing these concerns.

LAUSD has upgraded older buildings at other campuses, including Jordan High School in South Los Angeles and John Burroughs School in Hancock Park, to meet current needs. We look forward to finding a similar solution for Roosevelt High.

### How You Can Help

The Draft Environmental Impact Report (DEIR) was released on February 6, 2018, and is currently open to public comment. Alternative 2 (Rehabilitation of Building 1, also known as the R Building), a partial preservation option, would upgrade the building to meet seismic, accessibility, and fire/life safety requirements while maintaining its character-defining features. This alternative would meet most project objectives of the modernization plan, while retaining a historically and culturally significant building in our city.

**To voice your support for Roosevelt High's preservation and modernization, please submit comments on the project's DEIR by Friday, March 23.**

In particular, if you attended Roosevelt High School, or if you live in the neighborhood, please include in your comments your personal reasons for supporting the preservation of this historic place.

Please email your comments to [edward.paek@lausd.net](mailto:edward.paek@lausd.net). Please copy [rsagara@laconservancy.org](mailto:rsagara@laconservancy.org) so we can track support.

If you prefer to submit your comments in hard copy, please mail them to the following address:

Los Angeles Unified School District  
Attn: Edward Paek, AICP  
333 S. Beaudry Avenue, 21st floor  
Los Angeles, CA 90017

Please visit the Roosevelt High issue page of our website at [laconservancy.org/roosevelt](http://laconservancy.org/roosevelt) for the most up-to-date information about this issue, including notices of upcoming public meetings. Thank you!

# NOVEMBER 30 / JANUARY 26 MEMBERSHIP REPORT

The Los Angeles Conservancy would like to acknowledge the generous contributions of our new or upgrading Supporting members, and the new and renewing members of our Sustaining, Benefactor, and Cornerstone groups.

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Jason White  
Brian Wilson  
Julie Yanow and Ronald Kutak  
Stephen Yoder

## WHY I JOINED: DAVID RAPOSA

David Raposa and partner Ed Trosper, current Cornerstone members, are longtime Conservancy supporters. David served on the board of



directors for six years, and Ed has been a docent for thirty-three years! David spoke with Director of Development Liz Leshin on why Conservancy membership matters. In his own words:

“The Conservancy is a needed voice for preservation and an irreplaceable advocate for preservation alternatives in a dynamic city that is development oriented.

“My interests and my background as a Harvard MBA merged when I purchased City Living Realty brokerage in West Adams, an architecturally diverse neighborhood where I felt a sense of community.

“In addition to brokering historic properties, I have personally restored twenty properties in dire need of restoration that weren't economically appealing to my home-buying clients. The Starr Farmhouse [for which David won a 2014 Preservation Award] is a prime example: a highly visible property, partially gutted without permits, and the oldest remaining home in a neighborhood then under consideration for HPOZ status [since granted]. Its restoration sent a message of confidence in the neighborhood, and in its architectural significance.

“Every Conservancy member adds strength to the organization and helps spread the importance of preservation to others.”

## CONSERVANCY WALKING TOURS

Tours cost \$10 for Conservancy members and youth 17 or younger, and \$15 for the general public.

Most tours require reservations. We accept walk-ins on some tours, subject to availability.

For details and reservations, visit [laconservancy.org/tours](http://laconservancy.org/tours). Questions? Contact us at [info@laconservancy.org](mailto:info@laconservancy.org) or (213) 623-2489.

### WALKING TOURS

#### Angelino Heights

First Saturday of each month

#### Art Deco

Every Saturday

#### Broadway Historic Theatre & Commercial District

Every Saturday

#### Historic Downtown

Every Saturday

#### Millennium Biltmore Hotel

Every Sunday

#### Union Station

Every Saturday

Customized group tours available by special arrangement. For details, visit [laconservancy.org/tours](http://laconservancy.org/tours) or contact us at [info@laconservancy.org](mailto:info@laconservancy.org) or (213) 623-2489.



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## UPCOMING EVENTS



Photo by Annie Laskey/L.A. Conservancy.

### 40TH ANNIVERSARY PANEL DISCUSSION

Thursday, April 5

As we celebrate the fortieth anniversary of our founding, we're looking ahead to the next forty years. Join us for a discussion on the role preservation will play in L.A.'s future. Learn more on page 1.



Photo by Larry Underhill.

### PRESERVATION AWARDS LUNCHEON

Millennium Biltmore Hotel  
Wednesday, May 2

Help us honor the best in preservation at our annual Preservation Awards Luncheon! Learn more about the 2018 award recipients on pages 4-5.



The Theatre at Ace Hotel. Photo by Mike Hume.

### LAST REMAINING SEATS

Wednesdays & Saturdays  
June 2 – 23

This June, join us for another great season of classic films in historic theatres! We'll announce our 2018 lineup mid-March, and member tickets go on sale March 28.