

The revised Los Angeles Cultural Heritage Ordinance would protect potential landmarks from demolition while nominations are pending, helping to avert preemptive demolitions such as Lou Ehlers Cadillac in 2008. Photo by LAC staff.

Support Needed for Upcoming Vote on Preservation Ordinance Improvements

by Mike Buhler

A major obstacle to historic preservation in Los Angeles has been the city's notoriously weak preservation law – until now. In the first major overhaul of the city's 1962 preservation ordinance, the city's Office of Historic Resources (OHR) and Cultural Heritage Commission (CHC) are proposing important changes that would finally bring Los Angeles up to par with preservation laws around the nation. After a series of public hearings and workshops to hone its provisions, the CHC unanimously endorsed the revamped ordinance last November, with the Planning Commission scheduled to vote on it **Thursday, May 14**.

The revised ordinance would dramatically enhance preservation in L.A. by clarifying critical yet often unclear procedures, strengthening the city's ability to protect historic properties, and ensuring fairness for everyone involved. It is also more user-friendly by consolidating preservation incentives and existing maintenance, enforcement, and penalty provisions all in one place. The most significant changes would:

- **Allow for the denial, not merely the delay, of a local landmark's demolition.** Contrary to popular belief, the city cannot prevent outright the demolition of a designated Historic-Cultural Monument (HCM). The proposed changes would rectify this shortcoming in Los Angeles' preservation law, and would also call for demolition review earlier in the development process.
- **Protect potential landmarks from demolition while their nominations are pending.** If the owner of a historic property opposes its landmark designation, s/he currently has a window of opportunity to demolish the structure before it can be considered for landmark status. This preemptive demolition has happened on several occasions — most recently for Lou Ehlers Cadillac on Wilshire Boulevard (pictured above). The revised ordinance would close this loophole, while ensuring fairness for property owners by notifying them earlier of the nomination.
- **Enforce and penalize violations such as illegal demolition and alteration.** Although the city does have a five-year building moratorium under its "scorched-earth" ordinance to punish owners for illegal demolition, the current preservation ordinance makes no mention of it. The update would clearly reference this provision, as well as other existing enforcement provisions elsewhere in the building code.
- **Clarify designation criteria for Historic-Cultural Monuments.** Similar to most preservation ordinances throughout the U.S., the new ordinance would also require designated HCMs to retain their historic integrity, providing guidance that the CHC has lacked in the past. "Integrity" refers to

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28th Annual Preservation Awards Salute the Best in L.A. Preservation

Congratulations to the winners of the Conservancy's 2009 Preservation Awards! This was a particularly competitive year, with the highest number of project applications ever submitted. This year's winners are Biscuit Company Lofts; Cole's, Originators of the French Dip; First Church of Christ, Scientist, Pasadena; Griffith Park City of Los Angeles Historic-Cultural Monument Application; Hollywood Palladium; La Laguna de San Gabriel Historic Structures Report and Preservation Plan; Malibu Pier; Mark Taper Forum; and Pisgah Village. We are pleased to present the 2009 President's Award to Robert W. Winter, Ph.D. Please see pages 8-10 for project descriptions.

Each year's Preservation Awards are selected by an independent jury of experts in architecture, preservation, and community development. Many thanks to our 2009 jurors: Jessica Wethington McLean (chair), Executive Director, Bringing Back Broadway, Office of Los Angeles City Councilmember José Huizar; Kenneth A. Breisch, Ph.D., Director of Graduate Programs in Historic Preservation, University of Southern California School of Architecture; Marie Campbell, President, Sapphos Environmental, Inc.; John D. Lesak, AIA, LEED AP, Principal, Page & Turnbull; and Will Wright, Director of Government and Public Affairs, AIA/Los Angeles.

We will present the awards at a luncheon on **Thursday, May 14** at downtown's Millennium Biltmore Hotel Los Angeles. We are very grateful to City National Bank for sponsoring the luncheon

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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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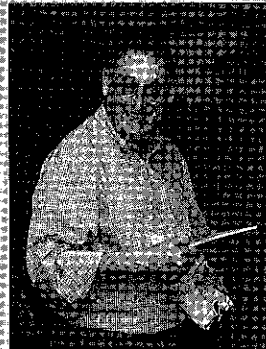
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Thanks to Julius Shulman and The Getty Research Institute for access to his photography archives.

In Memoriam: Martin Eli Weil, AIA (1940 – 2009)
Founding Member and Past President of the Los Angeles Conservancy

The Los Angeles Conservancy deeply mourns the passing of Martin Eli Weil, a Conservancy founding member and past president, who died on February 22 at age 68.

A highly accomplished restoration architect, Martin was perhaps best known for his unparalleled expertise in historic interior finishes, color analysis, and period furnishings. He led, participated in, or consulted on countless restoration and preservation projects, from Frank Lloyd Wright icons to neighbors' bungalows. Just a few examples include the Ennis, Hollyhock, and Storer Houses by Wright; the El Capitan Theatre; the Gamble House; Griffith Observatory; the MacGowan Residence in West Adams; Pasadena City Hall; Villa Riviera in Long Beach; Watts Towers; and the Workman and Temple Family Homestead Museum. He also served as a consultant to the cities of La Verne, Monrovia, San Gabriel, and Santa Monica.



Raymond Kwan

Yet he was much more than a skilled architect. Martin was a fierce preservation advocate, a strong proponent of preservation outreach, a tireless researcher and wellspring of knowledge, and a source of encouragement and inspiration. He was also a devoted friend and neighbor with a sharp wit and an unmistakable, booming laugh.

Born in Glasgow, Montana, the youngest of three brothers, Martin earned a bachelor's degree from the University of Iowa; a master's degree in architecture from the University of Pennsylvania; and a master's degree in early American culture and decorative arts from the University of Delaware. He lived in Ottawa in the early 1970s and made great contributions to preservation in that region. He served as chief restoration architect in the Canadian Department of Indian and Northern Affairs, founded the Society for the Study of Architecture in Canada (which created the Martin Eli Weil student prize in his honor), and served as president of Heritage Ottawa.

Martin moved to Los Angeles in the late 1970s. A true urban pioneer, he bought and restored a historic home in the North University Park area of West Adams. He moved to Harvard Heights in 1985, where he purchased the 1905 Lucy E. Wheeler Residence, the only Greene and Greene-designed house remaining in Los Angeles. He carefully restored this home as well and lived there until his death. An early and active member of the West Adams Heritage Association (WAHA), Martin helped to create the Harvard Heights Historic Preservation Overlay Zone. In 2006, WAHA established the Martin Eli Weil Historic Preservation Award, naming him its first recipient.

In 1978, Martin worked with a small group of concerned citizens to establish the Los Angeles Conservancy. The effort started during the fight to save the Los Angeles Central Library from demolition, though the Conservancy's founders had a far broader vision: one of advocacy and education to prevent senseless demolition and create a true preservation ethic. "It was a question of concern over preserving what was left of Los Angeles," he told the *Los Angeles Times* in 1980. "There was no voice for what was happening to these old buildings."

Martin served as president of the Conservancy's Board of Directors twice, in 1981-1982 and in 1985-1986. "Martin was instrumental in establishing the right tone and an approach to preservation issues that was both good policy and pragmatic," said Ruthann Lehrer, the Conservancy's first executive director. "I think his work at the Conservancy meant a great deal to him personally. He realized he had made a real contribution to the preservation movement in Los Angeles and had helped an important organization get established on solid footing."

Indeed, Martin made extraordinary contributions to both the Conservancy and the preservation movement in Los Angeles. He was a dear friend and is greatly missed.

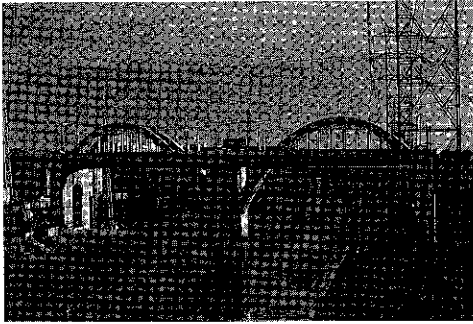
In Memoriam

The Los Angeles preservation community recently lost two other important members. Renowned architectural photographer **Marvin Rand** passed away February 14 at age 84. A native Angeleno, Marvin played a critical role in documenting the history, artistry, and importance of Los

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Preservation Issues In The News

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



The historic Sixth Street Viaduct. Photo by Eric Richardson.

Sixth Street Viaduct

The historic Sixth Street Viaduct that connects downtown to Boyle Heights has been recommended for replacement. The City of Los Angeles' Bureau of Engineering (BOE) unveiled a cable-supported design at a meeting of the Community Advisory Committee (CAC) earlier this year, which the Conservancy attended. The CAC had previously voted in favor of a replica design if the bridge could not be saved. Several CAC members objected to the cable-supported span, prompting the BOE to evaluate a wider range of designs including a replica more faithful to the bridge's original design.

The 1932 viaduct is one of the most iconic of the L.A. River Bridges, with its steel arches and Art Deco-Classical Moderne design. The bridge concrete suffers from a degenerative chemical reaction that has weakened the structure.

The Draft Environmental Impact Report is expected to be released within the next few weeks, including an evaluation of retrofit and replacement alternatives. The Conservancy has not taken a position on the proposed replacement span, nor conceded that replacement is necessary, although safety remains a top priority. We will keep you updated on this issue.

See's Candy Shop and Kitchen

The country's first See's Candy Shop and Kitchen is located in Los Angeles' Koreatown neighborhood on Western Avenue near Beverly Boulevard. The modest 1921 Italian Renaissance Revival building was the first retail store and kitchen of this distinctive Los Angeles business and was the birthplace of the company's signature black-and-white corporate design.

Charles Alexander See immigrated to California from Canada in 1919 and opened his candy store at

this location in 1921 using recipes from his mother, Mary See. By October 1922, four more stores were opened in the Los Angeles area, and by the 1960s there were over 130 See's stores with manufacturing plants in Los Angeles and San Francisco.

A remodel has been proposed to the site that would obscure the roofline, remove classical detailing, and reorient the entrance toward the parking lot. At its April 2 meeting, the Cultural Heritage Commission unanimously voted in favor of designating the building as a Historic-Cultural Monument for its association with the iconic See's Candy Company and its ties to Los Angeles. The nomination will now go to the City Council for a final vote.

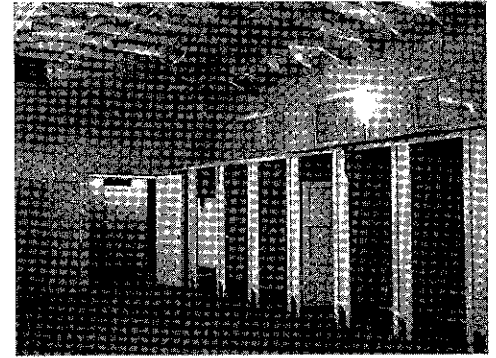
Bob Baker Marionette Theatre

The Conservancy's Historic Theatres Committee (HTC) has prepared its first-ever Historic-Cultural Monument (HCM) nomination, for the Bob Baker Marionette Theatre. Baker's theatre is the longest-running puppet theatre in the nation and the only one of its kind in Los Angeles.

Bob Baker is an L.A. native who has been influential in the field of puppetry for more than sixty-five years. He is widely acknowledged as one of the most important puppeteers of the twentieth century. Former head of the Paramount Studios-contracted Puppets division, Baker worked on films and television shows such as *Bedknobs and Broomsticks* and *Star Trek*.

The theatre is housed in a one-story vernacular commercial building constructed in 1953. Baker and his partner Alton Wood purchased the building in 1961 for use as a live puppet theatre. The theatre has entertained roughly three million children since its inception as a field trip destination for LAUSD students. It also houses the nonprofit Academy of Puppetry and Allied Arts, where high school students from underserved communities learn the art of puppeteering.

The recent announcement of financial difficulties galvanized members of the HTC to submit the nomination focusing on Bob Baker and the theatre's cultural significance. With donations and assistance from the community, Baker's financial situation is not as dire as it once was, but he remains committed to designating the theatre. On April 2, the Cultural Heritage Commission voted 3-0 to recommend designation of the theatre as an HCM. It will now go to City Council for a final vote.



109th Street Pool in Watts. Photo by LAC staff.

Pool Replacement Projects – 109th Street Pool (Watts) & Costello Pool (Boyle Heights)

The City of Los Angeles Department of Recreation and Parks has released Environmental Impact Reports (EIRs) for the proposed replacement of two historic pools and bathhouses as part of the department's capital improvement program for its fifty-nine pool facilities. These two complexes, 109th Street Pool (1938-39) in Watts and Costello Pool (1946-47) in Boyle Heights, are eligible for the California Register and are both threatened with demolition.

The 109th Street complex is significant for its association with the Works Progress Administration (WPA) building program. It was one of two public pool facilities in Los Angeles constructed following WPA standard plans and partially financed with WPA funding. The Mediterranean Revival-style 109th Street bathhouse retains a high degree of integrity both inside and out, including exposed truss roof framing, original stalls in the girls' changing room, and original signage.

The Costello Recreation Center is eligible based on its association with comedian Lou Costello and his foundation, which was dedicated to reducing juvenile crime through social programs and services for underprivileged youth, a rising trend in the late 1940s and early 1950s. Originally, the four structures on the site (auditorium, gymnasium, pool, and bathhouse) were unified architecturally in a simple modern style that can still be seen in the bathhouse.

The Conservancy commented on both EIRs in support of options that would preserve and maintain the eligibility of both complexes for the California Register.

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a property's ability to convey its significance, not its current condition—historic resources can keep their integrity despite physical deterioration.

Dispelling the Myths

The ordinance's path to approval has been slowed by misconceptions. Some property owners have objected to "new" requirements under the ordinance that in fact merely restate existing provisions found elsewhere in the code.

The most persistent myths include:

Myth 1: The proposed ordinance will punish owners of historic properties by imposing a new duty to maintain their property in good repair.

FACT: The Los Angeles Building Code already includes detailed provisions that require all property owners to maintain their properties in good repair, whether historic or not. By clearly referencing existing requirements, the new ordinance would help protect against demolition by neglect.

Myth 2: The proposed ordinance imposes a new mandate requiring city review and the issuance of a Certificate of Appropriateness whenever a permit is required for an HCM.

FACT: The OHR must already sign off on all permit applications for local landmarks. The proposed ordinance includes clear guidelines to help demystify the process and provide greater certainty to property owners by having OHR review projects earlier in the process. Routine maintenance and upkeep that does not require a permit is explicitly excluded from review.

Myth 3: The proposed ordinance imposes significant new civil and criminal penalties for any violation.

FACT: Any violation of the city's building code, including the duty to keep in good repair, is already subject to criminal and civil liability, although these penalties are rarely invoked. The revised ordinance merely references existing enforcement provisions in the building code, without adding any new penalties.

Voice your support for protecting L.A.'s heritage when the ordinance goes before the Planning Commission. Visit laconservancy.org or call Mike Buhler at (213) 623-2489 to find out more about the hearing and how you can help.



Lake Street looking north from 12th Street, 1907, in what is now the Pico Union HPOZ, site of the Eighth Annual HPOZ Conference. Photo courtesy Los Angeles Public Library.

Historic Preservation Overlay Zone (HPOZ) Updates**Expanded Eighth Annual HPOZ Conference**

The Los Angeles Conservancy once again joins the Los Angeles Department of City Planning and Office of Historic Resources to present the Eighth Annual HPOZ Conference on **Saturday, May 30**. The day-long conference is a valuable opportunity for HPOZ board members from throughout the city to join Planning staff for a day of educational workshops and networking. This year, for the first time, the conference will be open to homeowners and residents in existing and proposed HPOZs, with concurrent sessions offered on such topics as economic incentives, architectural styles, becoming an HPOZ, and wood window repair.

Building on the Conservancy's efforts in Pico Union, the conference will be held at Angelica Lutheran Church, a contributing structure in the Pico Union HPOZ. Tours of Pico Union based on the Conservancy's new self-guided walking tour will be offered as part of the conference. Registration is \$20, including lunch and the tour. To sign up, please visit laconservancy.org/neighborhoods. We hope to see you there!

New Pico Union Self-Guided Walking Tour

With support from the Community Redevelopment Agency, the Conservancy recently published a self-guided walking tour of the Pico Union HPOZ, celebrated with a kickoff event and community fair at the Pico Union Branch Library on March 21. Continuing our outreach efforts in the neighborhood, "Pico Union: Layers of History" showcases several architecturally and culturally significant sites that reflect the community's development and diverse background, including its recent socio-cultural history as a major point of entry for Central American refugees in the 1980s. With welcoming remarks by Councilmember Ed Reyes, the kickoff event included representatives from a dozen neighborhood organizations, several of whom were featured on the tour, and fun activities for kids to learn more about their community. The tour begins at the Pico Union Branch Library, where free copies of the bilingual map guide are available. A printable version of the guide is also available at laconservancy.org.

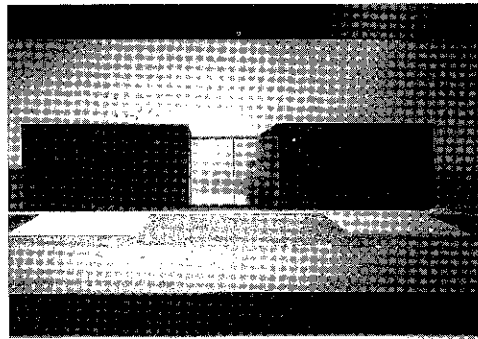
HPOZ Code Enforcement Fund

We would like to sincerely thank **Murray Burns** and **Planaria Price** for donating their 2009 Economic Stimulus Check to bolster our efforts to strengthen code enforcement within the city's historic districts – and for inspiring others to follow suit. As residents of Los Angeles' first HPOZ in Angelino Heights, Murray and Planaria are longtime champions of the HPOZ program. They are founding members of the HPOZ Alliance, which is working alongside the Conservancy to remove impediments to effective code enforcement within the city's two dozen HPOZs. To find out more or to donate to the HPOZ Code Enforcement Fund, please contact Mike Buhler at (213) 623-2489 or mbuhler@laconservancy.org.

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Angeles architecture. He worked with Welton Becket and Associates, Charles and Ray Eames, John Lautner, Ray Kappe, Craig Ellwood, Louis Kahn, Frank Gehry, Lawrence Scarpa, and architectural historian Esther McCoy (who helped launch his career), among many others. The American Institute of Architects awarded him the title of Honorary AIA, a rare distinction for a photographer.

Marvin photographed Watts Towers before their completion and four decades later, in an exhaustive photographic survey for the city. He also



documented the work of Greene and Greene and Irving Gill, and fought to save Gill's Dodge House, which was ultimately demolished. Marvin strongly supported historic preservation, donating his time, skill, and images to help save threatened landmarks. He was very generous in sharing his work with the Conservancy, and we will always be greatly indebted.

Barbara Adams passed away January 23 at age 77. The model of historic home stewardship, Barbara spent much of her life preserving, protecting, and sharing the story of her family home: the 1939 Adams House, a tiny gem in Reseda designed by Lloyd Wright for her in-laws. She lived in the home for nearly three decades, always respecting its craftsmanship and historic integrity. Barbara had the house designated as a Los Angeles Historic-Cultural Monument (HCM #629) to honor its significance and help protect it into the future. She gave countless impromptu tours to unannounced visitors, produced her own handout about the home, and welcomed hundreds of Conservancy supporters to the house on our 2006 Spectacular Vernacular tour of modernism in the San Fernando Valley. Barbara was a beloved and unsung preservation hero, embracing her role as temporary steward of this piece of our collective history and devoted to protecting it for future generations.

LEFT: Photographer Marvin Rand in front of two of his photos of the Hunt House in Malibu (Craig Ellwood, 1954) at the 2007 exhibition "Jerold E. Lomax, FAIA: The First 80 Years," presented at the MODAA Gallery at SPFA. Photo by John Rock.

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for the ninth consecutive year. Luncheon tickets are \$125 and still available; table sponsorships are also available. For more information, please visit laconservancy.org, e-mail pal@laconservancy.org, or call Adrienne Kisson at (213) 430-4204.



Farmers and Merchants Bank Building. Photo by Andy Perkins.

Los Angeles Conservancy Annual Meeting

Sunday, June 14, 1 - 3 p.m.

Join us for the Conservancy's 2009 annual meeting at 1 p.m. on Sunday, June 14 at the Farmers and Merchants Bank building (Morgan and Walls, 1905) at 401 S. Main Street in downtown Los Angeles. 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 also have a special program by architectural photographer and author Tom Zimmerman.

The annual meeting is free and open to the public. While reservations are not required, they are recommended and can be made when returning the enclosed ballot, or by e-mailing info@laconservancy.org. Please see enclosed ballot for details.

New! Tour Partners

The Conservancy's new Tour Partners Program helps promote regularly scheduled historic tours by like-minded organizations. Some Tour Partners offer discounts to Conservancy members, and we're getting new listings all the time! Check out laconservancy.org/tours for details.

Successful Survey – Thank You Members!

The Conservancy would like to thank all of you who completed the member communications survey from the March/April issue. We really appreciate your taking the time to give us feedback and advice as we move forward with our communications strategy. **With an overwhelmingly high response rate of just over 18 percent**, we received more than 1,300 surveys. Congratulations to **Richard Altman, Ann Collette, Gail Conway, Claire Drean, Wendy Phillips, and Mark Taylor** for winning the survey prize drawing for two reserved seats to any night of Last Remaining Seats. We are compiling the results now and will have more details in the next issue.



NBC Universal



Warner Bros.



NBC Universal

Select films from the 23rd annual Last Remaining Seats series. From left to right: *The Sting*, *A Streetcar Named Desire*, and *Buck Privates*.

2009 Season of Last Remaining Seats Starts May 27

Last Remaining Seats (LRS), the Conservancy's most popular program, returns in May for its twenty-third season. This year's series features the historic theatres of Broadway, with screenings at the Orpheum Theatre (1926), the Million Dollar Theatre (1918), and the Los Angeles Theatre (1931).

The 2009 season runs Wednesdays at 8 p.m. from May 27 through July 1, with six great evenings of classic films. Tickets went on sale to members April 1 and to the general public on April 15. Last Remaining Seats typically sells out, so please check for availability at laconservancy.org before ordering tickets. For more information about the films and the theatres, and to order tickets, please visit our website at laconservancy.org or see the brochure mailed to all members.

For all evenings, doors open at 7 p.m. and shows start at 8 p.m. and typically end between 10:30 p.m. and 11 p.m. Tickets are \$16 for Conservancy members and \$20 for the general public. Groups of ten or more pay the member rate for tickets. Any tickets remaining on the night of the event will be sold at the door for \$20. See you on Broadway!

The 2009 LRS Lineup

Wednesday, May 27
Orpheum Theatre
The Sting (1973)

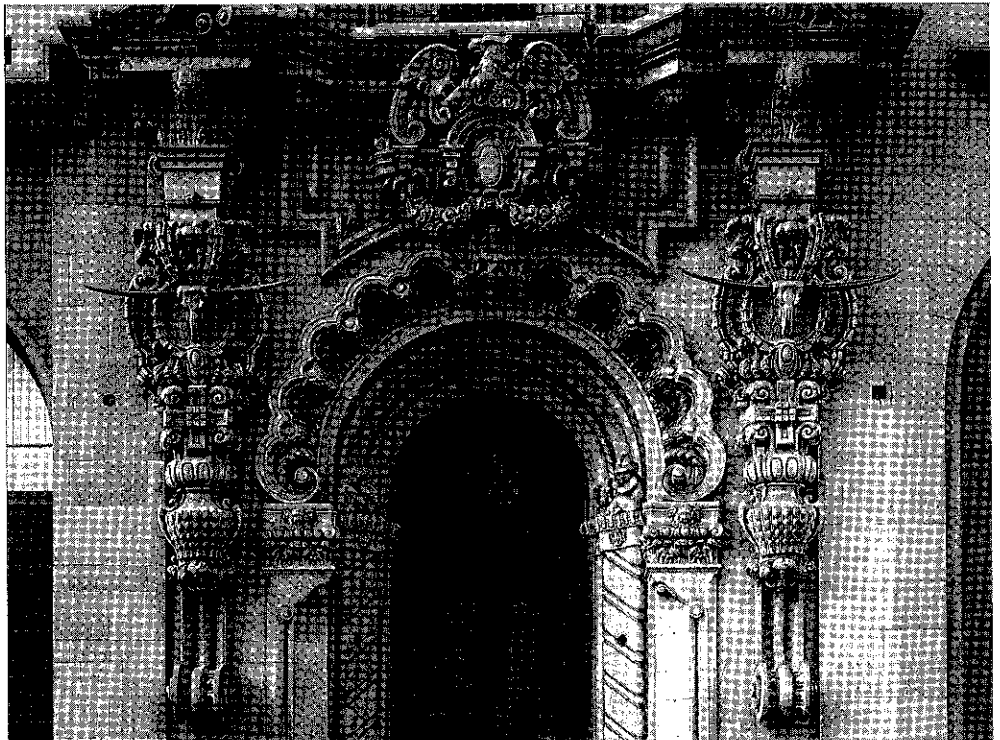
Wednesday, June 3
Million Dollar Theatre
Buck Privates (1941)

Wednesday, June 10
Los Angeles Theatre
Cabaret (1972)

Wednesday, June 17
Million Dollar Theatre
Macunaíma (1969)
co-presented with the Latin American
Cinemateca of Los Angeles

Wednesday, June 24
Los Angeles Theatre
A Streetcar Named Desire (1951)

Wednesday, July 1
Orpheum Theatre
Pandora's Box (1929)



Part of the ornate facade of the Million Dollar Theatre. Photo courtesy of Berger/Conser Photography, from the book *The Last Remaining Seats: Movie Palaces of Tinseltown*.

2009 LRS Sponsors

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ADDITIONAL SUPPORT

Councilmember José Huizar (CD14);
Randal Johnson, Director, UCLA Latin
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Los Angeles Conservancy Member Perks at Last Remaining Seats

All Conservancy members get reduced LRS ticket prices of \$16, compared to \$20 for the general public! All Benefactor (\$500) and Cornerstone (\$1,000+) members are invited to the VIP opening night reception for Last Remaining Seats on Wednesday, May 27. The evening features musical entertainment, drinks, and hors d'oeuvres at a historic downtown Los Angeles site, followed by complimentary reserved seats at the 1926 Orpheum Theatre for the screening of *The Sting* (1973), starring Paul Newman and Robert Redford.

As a special benefit for Granite (\$2,500), Marble (\$5,000), and Travertine (\$10,000+) Cornerstone members, we also offer a limited number of reserved seats to Last Remaining Seats screenings. Tickets are available first-come, first-served, and requests for reserved seating must be received at least twenty-four hours before each screening. You can request up to four seats per show by confirming your sponsorship level when you order your tickets.

If you have questions or would like to upgrade your membership to receive these benefits, please contact Adrienne Kisson at (213) 430-4204 or akisson@laconservancy.org.

PARTNER EVENT: Jules Verne Legendaire Awards: The Magic of Tony Curtis

The Conservancy is pleased that the popularity of our Last Remaining Seats series has encouraged other organizations to host screenings in the beautiful theatres of the Broadway Historic Theatre District. As part of our Broadway Initiative Cultural Partners Program, we are excited to announce the Jules Verne Festival's fourth annual Legendaire Awards, honoring Tony Curtis, on **Saturday, June 13**. The Jules Verne Festival and the Los Angeles Historic Theatre Foundation will present classic films starring Curtis and live entertainment at the beautiful Million Dollar Theatre at 307 S. Broadway, in downtown Los Angeles.

The event will kick off with a special screening of *Houdini* (1953) at 2:30 p.m. starring Tony Curtis and Janet Leigh. Before the show, marvel at the maneuvers of escape artist Curtis Lovell II as he attempts Houdini's water torture stunt!

The main event is a 7:30 p.m. screening of Marilyn Monroe, Tony Curtis, and Jack Lemmon in *Some Like It Hot* (1959), celebrating the film's fiftieth anniversary. This red carpet affair will feature guest stars

and a book signing by Tony Curtis of *American Prince: A Memoir*. An award tribute and presentation will take place before the film.

The event will be hosted by Jean-Christophe Jeauffre and Frédéric Dieudonné, founders of the Jules Verne Adventure Film Festival. Proceeds will help to present more entertainment on Broadway's historic stages and to share with new generations the magic of great classics on the silver screen.

For tickets and more information, visit julesverne.org.



Tony Curtis and Janet Leigh star in *Houdini*. Photo courtesy of the Jules Verne Adventure Film Festival.

2009 Los Angeles Conservancy Preservation Awards

President's Award

Robert W. Winter, Ph.D.

This renowned architectural historian, author, and educator has spent decades promoting awareness and appreciation of Los Angeles built environment. Widely celebrated for his work on the Arts and Crafts Movement in California (which earned him the moniker, "Bungalow Bob"), Dr. Winter taught at both UCLA and Occidental College, served on several preservation commissions, and has long been active in local historical societies and preservation organizations.

Perhaps his greatest single contribution to the field of preservation lies in one book. Among many other works on California architecture, Dr. Winter co-wrote the groundbreaking *Los Angeles: An Architectural Guide* with the late David Gebhard. This definitive guide helped change the public's perception of Los Angeles from an endless landscape of sprawl to a trove of unique architectural treasures. Nearly fifty years after publication, the guide remains a vital resource and a key factor in fostering a culture of preservation in Los Angeles.

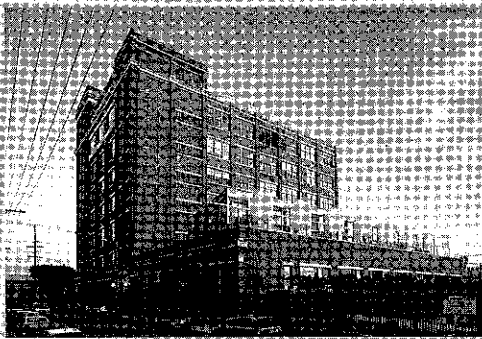


Project Awards

Biscuit Company Lofts

1850 Industrial Street, Downtown Los Angeles

In 1925, the National Biscuit Company (Nabisco) built its West Coast headquarters at the corner of Mateo and Industrial Streets just east of downtown Los Angeles. Prominent Midwestern architect E. J. Eckel designed the seven-story "skyscraper" of brick, steel, and concrete, which was built at a then-astronomical cost of \$2 million. After serving as a clothing manufacturing facility decades later, the building languished until 2006, when it was adapted into 104 live/work lofts with ground-floor retail. The project brought new life to a historic industrial building, used the Mills Act Program to offer residents tax relief, and helped to create a vibrant new mini-community in the Arts District.



Tom Bonner

Cole's, Originators of the French Dip

118 East Sixth Street, Downtown Los Angeles

The oldest public house in Los Angeles, Cole's has been serving Angelenos since 1908. Harry Cole established the restaurant and saloon in the Pacific Electric building, in a former terminal for horse-drawn streetcars. Cole's became a hangout for Red Car commuters, downtown workers, even prizefighters and gangsters. After nearly a century of ongoing use, Cole's needed major upgrades and a good cleaning. In a project that could easily have been overdone as a caricature of an old-time eatery, this careful restoration used invaluable restraint, doing just enough to renew original features while keeping the authentic patina of a century-old landmark.



Francisco Arcute

First Church of Christ, Scientist, Pasadena

550 East Green Street, Pasadena

This Classical Revival church, built in 1910 for Pasadena's burgeoning Christian Scientist congregation, was the largest building in the city at the time. It was designed to be completely fireproof and was topped by one of the earliest examples of a reinforced concrete dome. Nearly a century later, structural work revealed the need for a large-scale seismic upgrade. The project team analyzed the building's condition, installed a major structural system that is virtually invisible, and restored historic finishes. And they did it all with a budget of only \$3.5 million, and without disrupting a single church service in eighteen months.



Architectural Resources Group

For lists of project teams, visit laconservancy.org

Griffith Park City of Los Angeles Historic-Cultural Monument Application

4730 Crystal Springs Drive, Los Angeles

At over 4,000 acres, Griffith Park is the largest interurban wilderness park in the United States. It is also widely considered the heart and soul of Los Angeles. To help protect the park from incompatible development and foster public involvement in future planning, members of the Griffith family nominated the park for designation as a Los Angeles Historic-Cultural Monument. The exhaustive 400-page nomination provides a model for addressing the complex issues involved in designating a large-scale cultural landscape. The project paid great tribute to the crown jewel of Los Angeles parks, as well as the value of public space in general.



Daniel Paul, ICF Jones & Stokes

Hollywood Palladium

6215 Sunset Boulevard, Hollywood

Noted architect Gordon Kaufmann designed the Hollywood Palladium on a site once occupied by one of the precursors to Paramount Studios. The Streamline Moderne nightclub opened in 1940 and has been an entertainment icon ever since. Yet for decades, it was vulnerable to demolition due to deferred maintenance, management troubles, and even Hollywood's own renaissance. A new owner chose to revitalize the Palladium as the centerpiece for new development. The project team renovated the building for modern use while returning it to its original appearance. The result is a revitalized entertainment icon in a legendary entertainment district, and a model for other large-scale developments in Hollywood.



COE Architecture International, Jiri Simmons

La Laguna de San Gabriel Historic Structures Report and Preservation Plan

300 West Wells Street, San Gabriel

In the corner of Vincent Lugo Park sits La Laguna, a playground handcrafted in the mid-1960s by master concrete artist Benjamin Domínguez (1894-1974). This beloved "lagoon" of whimsical sea creatures was threatened with demolition in 2006 as part of a park expansion plan. After successfully rallying to save the playground, a grassroots group commissioned a groundbreaking study and preservation plan for this unique architectural treasure. Preservation professionals applied standard methodologies to an unconventional resource: the postwar playground. In addition to laying the essential groundwork for preserving La Laguna, the project created a framework for historic playgrounds everywhere, already serving as a model around the state and the nation.



The Arboretum

Malibu Pier

23000 Pacific Coast Highway, Malibu

This iconic sports fishing pier has been a public recreational destination for over seventy-five years. Particularly vulnerable to fire elements, the wooden pier had suffered heavily from daily exposure to wind and water, recurring storm damage, and years of deferred maintenance. Over a decade of phased planning and implementation, the project team repaired and restored deteriorated portions of the pier's superstructure, restored and rehabilitated four buildings from 1945, restored nearby structures designed by Stiles Clements for the adjacent Adamson House, improved access and utilities, and planned historically inspired concessions. With this project, the California State Parks Department showed



California State Parks

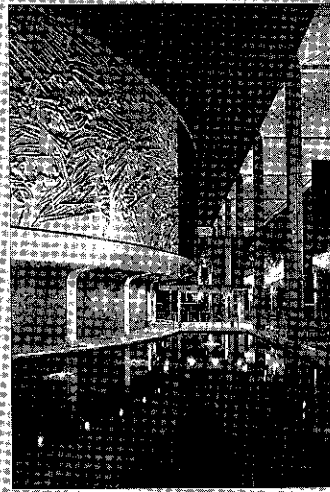
2009 Los Angeles Conservancy Preservation Awards

strong stewardship of this beloved historic resource and public amenity.

Mark Taper Forum

135 North Grand Avenue, Downtown Los Angeles

Designed by Welton Becket and Associates, the Mark Taper Forum opened in 1967 as part of the Music Center of Los Angeles County. By 2007, the Taper was bursting at the seams, needed major upgrades, and had endured decades of piecemeal alterations. Rather than expand the building upward or outward—raining the historic integrity of both the Taper and the Music Center—the project team expanded into the parking structure below the building, preserving its signature circular shape and context within the complex. The project restored original features, carefully blended old with new, and recognized the value of historic resources from the 1960s, now coming of age.



Tom Donnet

Pisgah Village

6000 and 6010-6044 Echo Street, 6051 A-D Hayes Street, and 215 Ave. 60, Highland Park

In 1895, Dr. Ernis E. Yoakum founded a non-denominational Christian movement to serve the poor in Los Angeles. His Pisgah Home Movement headquarters was a Highland Park compound that grew to encompass eleven structures in various styles. The site served as a mission through the early 1990s, although by 2002 the buildings had fallen into serious disrepair and were vulnerable to demolition.

By rehabilitating the historic buildings and adding five new ones, the project revitalized a full city block as a cohesive village with forty-seven units of low-income senior housing. A preservation trifecta, Pisgah Village improves lives, preserves history, and enhances the community.



Eva Dubneff Architects



Cornerstone members enjoyed an afternoon at the beautiful How House, graciously opened up by owners and Cornerstone members Michael (far left) and Alison (right) LaFetra. Photo by LAC staff.

Cornerstone Reception Celebrates Schindler

In gratitude for their leading support of the Conservancy's mission and programs, Cornerstone members were invited to an afternoon reception at architect Rudolph Schindler's How House in February. The house, a Los Angeles Historic-Cultural Monument in Silver Lake, was recently restored by its owners, Conservancy board member Michael LaFetra and his wife, Alison.

Schindler worked for many years with Frank Lloyd Wright, most significantly on the Hollyhock House in Los Feliz. The 1925 How House is widely considered to be Schindler's first great departure from Wright's style, focusing less on incorporating the exterior environment into the design and more on the internal spaces. The home features interlocking spaces, a skylight that provides a direct view from the bottom floor to the roof, and a wrap-around loft in the living room.

Guests enjoyed *hors d'oeuvres* while exploring the home and learning about its history and architecture from our staff docents. We are grateful to Michael and Alison for their wonderful hospitality; board members Alison Crowell, Bob Foster, Luis Hoyos, Maura Johnson, Lauren King, and Don Weggeman for attending; and all those who joined us for this special event.

In addition to exclusive receptions, Cornerstone members enjoy a host of other special benefits. For more information, please contact Adrienne Kisson at (213) 430-4204 or akisson@laconservancy.org.

Conservancy Receives Generous Bequest

The Conservancy recently received a generous bequest of \$100,000 from the George V. Caldwell and Phila M. Caldwell Living Trust. Phila Caldwell was a longtime member of the Conservancy. In 1990 her home, the Milbank House, was featured on the Conservancy's Adelaide Drive Neighborhood Tour in Santa Monica. The home was built in 1911 for her grandfather, industrialist Isaac Milbank; it has been remarkably preserved and stands as an excellent example of Craftsman architecture. In 2002, Mrs. Caldwell successfully applied for its designation as a Santa Monica landmark. The Conservancy is truly grateful to the Caldwells for this wonderful gift.

If you would like to explore planned giving options with the Conservancy, please contact the development office at (213) 430-4204. If the Conservancy is already in your estate plan, please let us know so we may have the opportunity to thank you.

JANUARY 13 / MARCH 17 MEMBERSHIP REPORT

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

TRAVERTINE CORNERSTONE (10,000+)
Trina Turk and Jonathan Skow

CORPORATE MARBLE CORNERSTONE (\$5,000-9,999)
Forest City Development

MARBLE CORNERSTONE (\$5,000-9,999)
Shonda Rhimes
Ben Stiller and Christine Taylor Stiller

CORPORATE GRANITE CORNERSTONE (\$2,500-4,999)
Architectural Resources Group
Coldwell Banker
Myman, Abell, Fineman, Greenspan & Light, LLP

GRANITE CORNERSTONE (\$2,500-4,999)
Lauren and Richard King
Don Weggeman
Jamie and David Wolf

CORPORATE LIMESTONE CORNERSTONE (\$1,000-2,499)
Bank of America
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Gensler
KSM Architecture, Inc.
MJW Investments

LIMESTONE CORNERSTONE (\$1,000-2,499)
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Mike and Becky Harutunian
Thomas Lucero
Thomas R. and Noreen D. Miller
Jackie K. Park
Bret Parsons
Allyne Winderman and Glenn Wasserman

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Mary Kay and Boyd Hight
Kathryn Welch Howe and Con Howe
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William S. Crawford
Jeffrey and Wendy Dahlgren
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Pankow & Norman Roberts and Mark Fellows
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The Geller Agency and Scott Benson
Adrian Velicescu and Standard/Tainbreaker Films

Sandy Weiner
Elizabeth and Samantha Whitehead
Colleen McAndrews Wood

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Angeles Martinez
Frank O. Mason and John P. Glueckert
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Lauren McCollum
Larry McFarland and Todd Williamson
Chris McIntyre and Chris Smith
Guy Newmark
Marsha D. Nikora
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Loren N. Pluth and Bonnie Schwartz
George and Peggy Pollinger
Heather Pritchett
Glenn and Amy Putnam
David Rechtman
Suzanne and Ron Rector
S & R Associates, Inc. and Deborah Lazicki
Eric and Dayna Shannon
Leona and James Tatossian
Bob Timmerman and Killefer Flammang Architects
Paula Ulatowski
Andree Valdry
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Stephen WeiIert
Gary J. Weinstein
Robert W. Winter
Melinda H. Woodruff



MEMBERSHIP APPLICATION

Join or renew at laconservancy.org

MEMBERSHIP TYPE (please check one)

- New
 Renewal
 Gift

MEMBERSHIP LEVEL (please check one)

- Individual (\$40)
 Dual/Household (\$60)
 Supporting (\$100)
 Sustaining (\$250)
 Benefactor (\$500)
 Cornerstone (\$1,000, \$2,500, \$5,000, \$10,000)

MEMBERSHIP INFORMATION

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Daytime Ph. _____

E-mail _____

Please send me Conservancy E-News

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Please enter your contact information so that we may acknowledge your gift.

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* Less value of premiums; call for details.

The Los Angeles Conservancy is a 501 (c)(3) nonprofit organization. Please mail or fax (credit card payments) this form to receive your membership card entitling you to a full year of benefits. Thank you, and welcome to the Los Angeles Conservancy!

Los Angeles Conservancy

Attn: Membership

523 West Sixth Street, Suite 826

Los Angeles, CA 90014

(213) 623-2489 ■ fax: (213) 623-3909

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 Art Deco, Evolving Skyline and Historic Core. Pre-payment is required on all others. 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 District

Every Saturday

Historic Core

Every Saturday

BI-WEEKLY AND MONTHLY TOURS

Angelino Heights

First Saturday

Downtown Renaissance: Spring & Main

Second and Fourth Saturdays

Evolving Skyline

First and Third Saturdays

Union Station

Third Saturday

Union Station Family Tour

Fourth Saturday, 11 a.m.



Los Angeles Conservancy

523 West Sixth Street, Suite 826

Los Angeles, California 90014

laconservancy.org

TIME VALUE

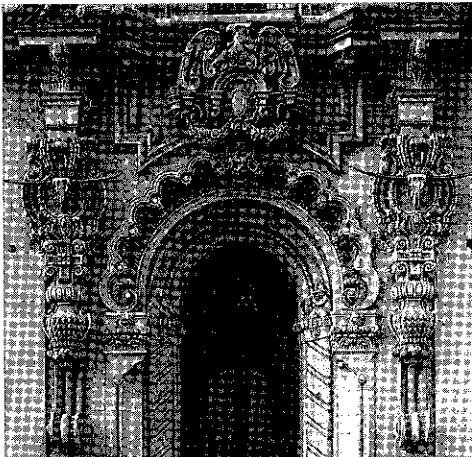
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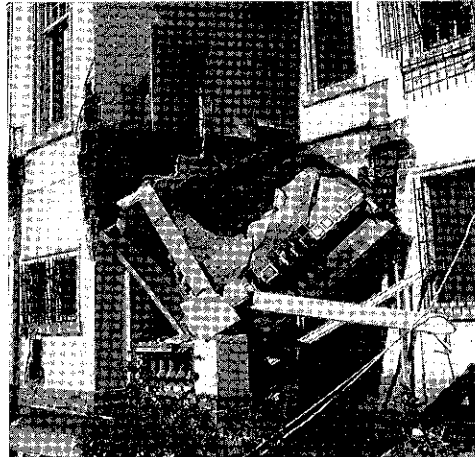


May is National Preservation Month!
Visit preservationnation.org for a list of events near you.

UPCOMING EVENTS



Courtesy Berger/Conser Photography



LAC archives



Tom Zimmerman

LAST REMAINING SEATS

Wednesdays, May 27 - July 1
Broadway Historic Theatres

Join us for the 23rd season of Last Remaining Seats, featuring classic films in historic theatres. The series kicks off with *The Sting* starring Robert Redford and Paul Newman on May 27. See page 6 for details, or visit laconservancy.org.

PLANNING COMMISSION MEETING

Scheduled for Thursday, May 14
(Subject to change)

Please attend the upcoming City of Los Angeles Planning Commission meeting to support strengthening the city's preservation ordinance. See cover story for details, and call (213) 623-2489 for updates.

LAC ANNUAL MEETING

Sunday, June 14, 1 - 3 p.m.
Farmers and Merchants Bank building

Join us as we introduce newly elected members of the Board of Directors, recognize exceptional volunteers, review the year in preservation, and have a special presentation by photographer and author Tom Zimmerman. See insert for details.