



LOS ANGELES CONSERVANCY NEWS



May/June 2019 · Volume 41 Number 3



The recipient of the 2019 Chair's Award: Vibiana | Redbird, downtown Los Angeles. Photo courtesy Vibiana | Redbird.

Announcing the 2019 Preservation Awards Recipients

May is Preservation Month! To celebrate, we're thrilled to announce the recipients of our 2019 Preservation Awards.

Each year, we invite individuals and organizations to apply for our Preservation Awards. Eligible projects must be located in L.A. County, be completed at the time of application, and meet the Secretary of the Interior's Standards for the Treatment of Historic Properties (for construction projects) or must follow the Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes (for cultural landscape projects).

We then invite experts in architecture, historic preservation, and community development to serve on an independent jury to select the recipients. Our advocacy staff visits each site to learn more about the projects so that they can answer any

questions the jury may have. Meet our esteemed panel of jurors in the sidebar.

This year the jury had the difficult task of selecting seven projects out of twenty-six qualified applications. The Chair of our Board of Directors also selects a project for a top award, aptly named the Chair's Award, bringing our total 2019 award recipients to eight.

Learn more about each of the projects to earn a 2019 Preservation Award beginning at the sidebar, and help us honor their great work at our annual Preservation Awards Luncheon! The luncheon takes place on **Thursday, July 25** at the Millennium Biltmore Hotel in downtown Los Angeles. Thank you to our presenting sponsor, City National Bank! For luncheon details and reservations, visit laconservancy.org/PAL2019.

The 2019 Jury

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Partner, Sheppard Mullin

Christopher P. Espinosa
General Manager,
El Pueblo de Los Angeles

Peyton Hall, FAIA
Principal Architect,
Historic Resources Group

Chandler McCoy
Senior Project Specialist,
Getty Conservation Institute

The Winning Projects

For more information on all of these, visit laconservancy.org.

Chair's Award: Vibiana | Redbird

Long overdue, the 2019 Chair's Award goes to Vibiana | Redbird in downtown Los Angeles, formerly the Cathedral of St. Vibiana.

Opened in 1876 following five years of construction, it was the first cathedral constructed for the Diocese, which at the time stretched from San Diego north to Monterey.

Designed by architect Ezra F. Kysor, one of Los Angeles' first practicing architects, the cathedral was a stunning work of architecture in a town still emerging

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LOS ANGELES CONSERVANCY

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

Upcoming Events

For more information and to register for our upcoming events, visit laconservancy.org/events.

June 1 - 29

*Last Remaining Seats**: See classic films light up the big screens of L.A.'s historic theatres (\$18 members, \$22 general public, \$16 youth 17 and under; laconservancy.org/lrs)

Saturday, June 1	8 p.m.	<i>It Happened One Night</i> (1934) Los Angeles Theatre
Saturday, June 8	2 p.m.	<i>The Bitter Stems</i> (<i>Los tallos amargos</i> , 1956, Argentina) Million Dollar Theatre
	8 p.m.	<i>The Maltese Falcon</i> (1941) Million Dollar Theatre
Sunday, June 16	3 p.m.	<i>Epic Sunday: Spartacus</i> (1960) Theatre at Ace Hotel
Saturday, June 22	2 p.m.	<i>A Day with Laurel & Hardy</i> The Orpheum Theatre
	8 p.m.	<i>Rebecca</i> (1940) The Orpheum Theatre
Saturday, June 29	2 p.m.	<i>Butch Cassidy and the Sundance Kid</i> (1969) The Wiltern
	8 p.m.	<i>Network</i> (1976) The Wiltern

Thursday, July 25

Preservation Awards Luncheon: Celebrate the best preservation projects in L.A. County at our annual luncheon at the Millennium Biltmore Hotel (laconservancy.org/awards)

*Lineup subject to change.



The Orpheum Theatre. Photo by Barry Schwartz.

Welcome Eric Solomon, Development Associate

Please join us in welcoming the Conservancy's new development associate, Eric Solomon.

A native of Westfield, New Jersey, Eric moved to Los Angeles two years ago. He earned dual bachelor's degrees in Philosophy and Art History from Wheaton College in Massachusetts.

Most recently, Eric served as marketing communications manager at DTIQ, a technology company in Pasadena. Prior to that, Eric was a grant writer for DOROT, a nonprofit serving older adults in New York City. His desire to work for a mission-driven organization led him to return to the nonprofit sector.

"I'm excited to be part of an organization that has taken a leadership role in working with stakeholders in the development, planning, and preservation communities to manage ongoing changes to Los Angeles' built environment."

We're thrilled to have Eric join the Conservancy team!



"Historic High" Brings Preservation to L.A.'s High School Students

In April, the Conservancy launched a new youth program—Historic High—aimed at introducing teenagers to historic preservation. A group of students from Lincoln Heights' historic Lincoln High School were the very first to participate in the five-week program.

Students learned about their school's architecture, history, and the communities that lived in the neighborhood. Alumni from the classes of 1962 and 1963 shared first-hand accounts of their high school experiences, and guest librarians from the Lincoln Heights Branch Library gave students research techniques and tools for gathering historic source material.



Lincoln High students lead a tour of their campus. Photo by Tiffany Narváez/L.A. Conservancy.

Working collaboratively in small groups, students learned how to weave their research into oral stories, which, when put together, became a walking tour 'script,' complete with anecdotes, architectural details, and original research.

By week five, the students successfully used that script to lead a walking tour for their peers. Embedded in the tour was the well-reasoned argument that their historic school has value, and deserves to be preserved.

Rooted in rich cultural history, the Moderne-style 1937 campus played a key role in the 1968 East L.A. Chicano Student Walkouts (Blowouts).

Lincoln High is one of the schools currently slated to undergo modernization under Los Angeles Unified School District's initiative to update legacy schools. In May 2018, the district approved a plan to modernize historic Roosevelt High School—a nearby school which, like Lincoln, participated in the Walkouts. The plan called for the demolition of several historic structures.

Unlike Roosevelt, however, Lincoln High is likely to retain its most important structures, which have become newly important for these students. An excerpt from

Preservation Snapshots

The **Arcadia** City Council voted to adopt its **first-ever preservation ordinance** on April 2, following two years of preparation, outreach, and public meetings. The Conservancy worked closely with community advocates and city staff throughout this process.

Senate Bill 50 is intended to ease perceived land use barriers to increase density and streamline the production of multi-family housing development statewide. If passed, SB 50 would override local land use restrictions, allowing multi-family buildings to go up near "high quality" train and bus stops. Decisions on the bill are on hold until 2020, and the Conservancy is working to include safeguards for preservation in the legislation, as part of a statewide coalition led by the California Preservation Foundation.

Proposed revisions to the National Register of Historic Places would substantially impact how historic resources are nominated and determined eligible. The Conservancy opposes this action as it would severely undermine the effectiveness and purpose of the National Register, the nation's leading tool to recognize the country's built environment and heritage.

Tom Bergin's inches closer to becoming a Historic-Cultural Monument. The longtime tavern closed in March 2018 and widespread concerns that the restaurant could be purchased as a teardown prompted the decision by the Conservancy and the Miracle Mile Residential Association to nominate the property. On March 7 the Cultural Heritage Commission unanimously supported the nomination. Next, it is scheduled to go to the city council's Planning and Land Use Management Committee on May 28.

Stay up to date on all of our issues by subscribing to our email list at laconservancy.org/subscribe

Please see YOUTH on page 6

2019 Preservation



Bradbury House, Pacific Palisades. Photo courtesy the Fisher Family.



Asian Americans in Los Angeles Historic Context Statements; Los Angeles. Above, a Filipino alumni homecoming event and worship service at the Filipino Christian Church, now known as the Filipino Disciples Christian Church. Shades of L.A. Collection/Los Angeles Public Library.

Awards continued from page 1

from its pueblo origins. Renowned architect John C. Austin enlarged the structure in 1924.

Unfortunately, the cathedral suffered damage during the 1994 Northridge earthquake. Alleging irreparable damage, the Roman Catholic Archdiocese of Los Angeles launched efforts to demolish the original structure to make way for a new cathedral on the same site. The Conservancy led an epic multi-year effort—which included to successful lawsuits—to preserve the building.

The Archdiocese ultimately decommissioned and deconsecrated the cathedral, vacated the site, and built the new cathedral a few blocks away on Temple Street.

In 1999, Tom Gilmore, a developer championing the revitalization of downtown L.A., purchased the former cathedral. Taking advantage of the new Adaptive Reuse Ordinance, Gilmore worked to rehabilitate the historic site.

After years of painstaking retrofitting and rehabilitation, the Cathedral of St. Vibiana reopened as an event venue under the name Vibiana in 2006.

Today, in addition to the event space, the rectory houses the restaurant Redbird—owned by Chef Neal Fraser and Amy Knoll Fraser—whose name pays



Beverly Fairfax National Register Historic District Nomination; Los Angeles. Photo courtesy Architectural Resources Group.

homage to its former use as the home for the Cardinal. This creative project continues to serve as a model for adaptive reuse solutions.

Asian Americans in Los Angeles Historic Context Statements

Historic context statements provide a framework for identifying and evaluating historic locations, making them a critical first step in protecting historic places.

In Los Angeles and across the nation, very few sites associated with Asian American history are designated landmarks at the local, state, or national levels.

To help address this disparity, the City of Los Angeles' Office of Historic Resources (OHR) completed five citywide historic context statements for L.A.'s Asian

American communities. The Asian Americans in Los Angeles Historic Context Statements identify important themes and will help guide the identification and designation of sites with connections to Chinese, Japanese, Korean, Filipino, and Thai American communities in Los Angeles from 1850 to 1980.

Though not all-encompassing, the context statements identified over 350 individual sites and districts with significant ties to Asian American history, resulting in a successful National Register of Historic Places nomination for the Filipino Christian Disciples Church in Historic Filipinotown.

A.V. Walberg Residence & Adjoining Properties

Within the Highland Park-Garvanza Historic Preservation Overlay Zone,



Union S



William

Award Recipients



ation; downtown Los Angeles. Photo courtesy Architectural Resources Group.



Google Playa Vista. Photo by Connie Zhou.



Andrews Clark Library, West Adams. Photo by Stephen Schafer.



A.V. Walberg Residence & Adjoining Properties; Garvanza District, Highland Park. Photo by Thom Shelton.

two historic homes sat vacant for years. The property owner kept them empty with the intention of demolishing them and building a small lot subdivision on these properties and on an adjoining vacant lot.

Neighborhood activists worked to keep them standing until the properties were included in the HPOZ. Thankfully, a preservation-minded buyer stepped in and worked to develop a project that would add more housing to the sites while meeting the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The project team rehabilitated the historic homes, adapting an original two-car garage into a studio apartment, and adding another studio within one of the homes. They constructed a new two-story single-

family home on the adjacent lot, which had long sat empty. The new construction, while contemporary, fits in with the surrounding historic neighborhood in both size and style.

Ultimately, the owner tripled the amount of housing, successfully turning two single-family homes into six residences. This visionary approach serves as a model for historic neighborhoods across L.A., and proves that density and preservation can and should coexist.

Beverly Fairfax National Register Historic District Nomination

With no racial covenants in place, the Beverly Fairfax district became the

destination of many Jewish people who migrated from the eastside starting in the 1920s. Due to its large Jewish population, the neighborhood became a sanctuary for numerous Holocaust survivors, where they settled and rebuilt their lives after World War II.

Boasting a collection of largely intact Period Revival homes, the neighborhood remains predominantly Jewish, with some residents living in the same apartment buildings that their grandparents once called home.

In 2016, several major development projects near the district threatened the neighborhood's character. Motivated by this, a small volunteer committee formed

Youth continued from page 3

the class walking tour script attests to that fact.

The rose garden has been a part Lincoln High School for decades, and has seen the school evolve... [Its] tiles are the original tiles... The “opportunity gate” represent[s] the gate when the school first opened in 1913. It is the original gate and has stood there for over 100 years.

A later part of the script emphasizes the importance of place by imagining its demolition. “By taking these historical buildings they’re also destroying a part of history.”

We couldn’t say it better ourselves.

Interested in bringing this program to a school near you? Contact Sana Ahmed at sahmed@laconservancy.org.

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the group Save Beverly Fairfax.

They spent over a year-and-a-half cultivating relationships with neighbors and homeowners through mailings and meetings—a daunting task, given the size of the district.

Their hard work proved worthwhile: the Beverly Fairfax Historic District was officially listed in the National Register in October 2018.

This huge undertaking by a group of residents exemplifies the value of place and community.

Bradbury House

Renowned local architect John W. Byers designed the 1922 adobe home in Pacific Palisades for Lewis L. Bradbury, Jr., the youngest son of Lewis Bradbury, the mining magnate and businessman who commissioned the iconic Bradbury Building in downtown Los Angeles.

In 1994, the Northridge earthquake caused giant cracks to split open across the house. Plaster shattered off the walls, and the entire southeast wall sheared

away from the crossbeams.

The Fisher family, who lived in the home since 1982, assessed the wreckage and made a personal commitment to rehabilitate the site following the Secretary of the Interior’s Standards for Rehabilitation to the letter. The project took twenty years to complete.

The property was designated a City of Los Angeles Historic-Cultural Monument in 1994 and was listed on the National Register of Historic Places in 2010. The Conservancy holds an easement protecting the exterior of the residence, including the courtyard.

Los Angeles Union Station

In 2011, the Los Angeles County Metropolitan Transportation Authority (Metro) purchased L.A.’s beloved 1939 Union Station.

Over the course of five years, Metro undertook an exhaustive project to restore, rehabilitate, and revitalize the historic station, top-to-bottom.

In addition to rehabilitating the station’s original details, Metro made a series of upgrades to bring the historic site into the 21st century. They installed a new HVAC system, bringing air conditioning to the station for the first time, and added a Bike Hub. Metro also committed to bringing the long-empty former Harvey House restaurant back to life. Closed since 1967, Metro found a willing tenant in the new Imperial Western Beer Company.

This thorough and thoughtful long-term project proves that, with the right stewards, historic places can stand the test of time.

Google Playa Vista

With the likelihood of U.S. involvement in World War II, industrialist Howard Hughes commissioned architect Henry L. Gogerty to design a building specifically for the manufacture of the H-4 Hercules “flying boat,” or “Spruce Goose.” Completed in 1943, the hangar—known as the Cargo Building—became one of the largest wooden structures in the world.

After Hughes’ death in 1976, the

hangar and its surrounding campus were sold. While Hollywood kept the hangar standing by using it as a soundstage, over the years it suffered from deferred maintenance.

In 2010, developer Wayne Ratkovich acquired the site and led an ambitious rehabilitation of the historic campus.

In 2018, Google completed its move into the hangar after a creative conversion. This “building within a building” includes four stories of office and meeting spaces—all with aviation-inspired names—along with soaring atriums and sight lines with expansive views of the historic enclosure.

A hub of innovation from day one, this hangar has evolved beautifully to fuel new dreams, new economies, and new generations.

William Andrews Clark Memorial Library

Designed by architect Robert Farquhar for philanthropist William Andrews Clark, Jr., the 1926 Beaux Arts-style library in West Adams houses one of the world’s most renowned collections of rare books and manuscripts.

After decades of serving the public, the library had received only two alterations (the addition of an underground annex in 1950, and an expansion of the annex in 1966) until a major, multi-year renovation beginning in 2015.

While largely intact, the library posed a major safety issue due to its antiquated entry system. Additionally, the structure lacked reinforcement, putting it at risk of major damage in the event of an earthquake.

The project team seismically retrofitted the building and constructed a new entry pavilion with interior stairs and an elevator. Its design, while contemporary, compliments the historic library without overshadowing it. The team also took great care to position the pavilion in an inconspicuous area.

This creative and sensitive project proves that preservation and modernization can coexist. •

FEBRUARY 1 / APRIL 29

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