Members Advance to Fellowship Status

A dvancement to fellowship is one of the highest honors the American Institute of Architects confers upon a member. A delegation to fellowship not only recognizes the achievement of the architect as an individual, but also elevates those public and private sectors. The several landmark developments that have emerged and are currently unfolding through a myriad of proposals generating from the private and public sectors. At the forefront of these a number of exciting new offerings; sports enthusiasts are looking forward to the sports/entertainment and tourism, and residential developments. As the region's public centers of American culture and are poised to the Downtown Center. With the advent of these developments, the Los Angeles Angels have been honored with the status of Fellow. They are: James J. Amis, FAIA Michael L. Bubewicz, FAIA Frank Dimster, FAIA Michael Hricak, FAIA Brenda A. Levin, FAIA Charles W. Oakley, FAIA Michael Rotondi, FAIA John Ruble, FAIA Fellowship is granted to architects who have shown distinction in fulfilling the objects of the Institute. Those objects (categories) and the means of their fulfillment by notable and outstanding achievement are as follows:

1. To promote the aesthetic, scientific and practical efficiency of the profession.
2. To advance the science and art of planning and building by advancing the standards of architectural education, training and practice.
3. To coordinate the building industry and the profession of architecture.
4. To ensure the advancement of the living standards and working environment of architects.
5. To make the profession of ever-increasing service to society.

The Los Angeles Chapter Nominating Committee is presently soliciting letters of consideration for fellowship from the Chapter membership. A letter of consideration to the Committee should identify the principal category for the consideration and verification of the most conservative years membership in the American Institute of Architects.

Send letters to the Chapter office, Attn: Nominating Committee.

—Edward R. Niles, FAIA

Chair of the AIA/LA Nominating Committee

AIA/LA Presents:

British Pavilion, Expo 92, Sevilla, Spain by Nicholas Grimshaw & Partners, Ltd. Grimshaw is keynote speaker for the Masters of Architectural Lecture Series, April 17 at LACMA. Photo: Joe Reid & John Peck

The Masters of Architecture Lecture Series wraps up its Spring program with two outstanding final presentations. British architect Nicholas Grimshaw has written eight books and given more than 100 seminars on the subject in 24 countries. He is a leading educational source for understanding the correct interpretation and application of disabled access requirements. Learn what it really takes to get your projects approved; where state and federal current projects of local architecture to render you and your projects against violation. Mike Gibbons, member of the California State Access Board, has written eight books and given more than 100 seminars on the subject in 15 states. His seminars are considered to be one of the leading educational sources for understanding the correct interpretation and application of disabled accessibility compliance in the country!

The seminar takes place Tuesday, April 29, (8:00 am - 4:30 pm) at the PDC Blue Conference Room. It provides 12 AIA CEU/LU's and fulfills requirements for architects. This event sold out last year, so early registration is encouraged. RSVP to the Chapter office at (310) 785-1809.

The AIA/LA and Mike Gibbons are teaming up to present their latest research and master class project on accessibility to your project. AIA/LA Members are cordially invited to attend.

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For additional information regarding AIA/ LA calendar events, call (310) 785-1809.
For Your Consideration

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L.A. Architect
Editorial Calendar 1997
June/July
Interior Architecture
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August/September
Young Firm's New Work
October
Second Annual Entertainment Architecture Issue
November
Residential Work
December
Design Awards/Next LA

Classifieds
Luxury furnished, full 2 station and computer station office space on Wilshire Boulevard to share. Ideal for architect. (310) 447-8078.

Events Around Town
Los Angeles County Museum of Art: "Exiles and Emigres: The Flight of European Artists from Hitler." An exhibition featuring the work artists and architects who fled Europe. The exhibition was designed by Frank Gehry. Thru May 11. (Photo: Chicago Hist. Soc.)

"Exiles and Emigres in Modernist Architecture" The Society of Architectural Historians, Southern California Chapter (SAH/SCC), in conjunction with LACMA, is sponsoring a twoday tour celebrating the work of emigre architects J.R. Davidson, Paul Landis, Richard Neutra, Jack/David Peters and R.M. Schindler. The tours take place over two Saturdays, May 3 & 10 on the Westside and in the Silverlake area. The cost is $55 each day, $45 for SAH/SCC members. Two day pass is available. Call (800) 9-SAH/SCC.


J. Paul Getty Trust, Public Programs: "L.A. Culture Net: Connecting Community." Christine Boyer, Dept. of Architecture, Princeton University and Marcos Novak, Dept. of Architecture, UCLA, discuss the ways in which technology transforms human thoughts, experiences, etc. May 12 at 7:00 pm at Korn Convocation Hall, John E. Anderson Graduate School of Management, UCLA.

Los Angeles Forum for Architecture and Urban Design: Spring Lecture Series begins Tuesday, April 15, with "Architecture/Interior Design: The Design Divorce?" All three spring lectures take place at 7:00 pm at the Schindler House. For information, call (213) 852-7145.

Los Angeles Area Master Plan Vision
by Richard Thompson, AICP

U
like the Forum in Inglewood, which is surround-
ed by a vast parking lot, Los Angeles' proposed new
Sports Arena is being planned as an integral part of a larger,
regional entertainment complex in the heart of downtown
and adjacent to the Los Angeles Convention Center. This vision plan,
presented by Albert C. Martin & Associates for Majestic Realty,
envisions the creation of a regional destination oriented
towards sports and entertainment.

The Convention Center, linking with the south
end of the Entertainment Complex, would be located in the
Convention Center Hotel and the Entertainment Center Hotel, positioned adjacent to the free-
way, providing easy access to the region from nearby on and off
ramps. The "Urban Entertainment Center" is located on the east
side of Figueroa, directly oppo-
site the new Arena and is envi-
sioned as a "theme-based village" using the entertainment industry
to capture both the imagination of tourists to the city and local
residents alike. Defined by a major plaza that echoes the
shape of the Arena, this space
would provide outdoor gathering spaces, including an amphithe-
ater, small shops and other
kiosks, creating a festive atmos-
phere, all visible and accessible
to passers-by on Figueroa.

A three-story atrium, with exterior video screens and programmed
light shows ring the top of the building to animate both the
plaza and entire neighborhood
with images of events at the
Arena, current films or Holly-
wood news. View from the
freeway, this animated billboard
would serve as a sign device
for the overall complex, includ-
ing the Arena. From this central
plaza, a series of escalators

lead to the theaters, specialty
retail, restaurants and shops con-
tained in the complex. At the
south end of the Entertainment
Center would be a new
museum dedicated to sports and
entertainment, planned as a sec-
ondary regional destination in
and of itself.

Critical to the success of this
project will be its ability to act
catalytically in stimulating other
development action and how
well it is linked to the surrounding
neighborhoods. By orienting the
complex outwardly, as opposed to internally, and by
using major boulevards, such as
Figueroa and Flower as linking devices for pedestrian circula-
tion, to the heart of downtown
Los Angeles to the north and
USC/Coliseum Complex to the
south, people will be encouraged to
walk those few extra blocks,
thereby calving the street and

encouraging small scale infill
development. To provide access and openness to the areas to the
east, a major opening in the cen-
tral plaza links to Flower Street
and provides easy access to the
Light Rail Station on Flower and
future revitalization and devel-
opment to the east.

A key goal will be to create a
live / work / leisure environment
which extends the use of the
community, streets and public
spaces beyond an eight hour day
mind-set. Smaller scale revital-
ization, such as small restaurant
renovations, smaller scale urban
residential / retail projects, the
conversion of older buildings to
retail or even live / work / lofts
will be fostered as a result of
increased activity in and around
the new Arena and entertain-
ment Complex. By designing a plan which is open to the com-

munity, making good connec-
tions and integrating the project
with the neighborhood, the Los
Angeles Arena will encourage
new development as well insure
its own long term success.

—Richard Thompson, AICP,
Albert C. Martin & Associates

Downtown Events

Disney Concert Hall Symposium
Six panels from the architecture
and music communities: Doug
Suzian, Nicholas Goldb
born, Aleks Istanbullu, Morris
Newman, Nicholas Ourousoff,
Ernest Fleischmann will discuss
the impact of the Concert Hall
on the Downtown landscape.
Andrea Van de Kemp, Music
Center Board Chair, will moder-
ate. Thursday, April 17, 6:30 pm,
at MOCA. For ticket informa-
tion, call (800) 9-SAH/SCC.

Sound Bite

"Throughout time, healthy cities have undergone a variety of
transitions as they respond to such diverse
influences as economic
swings, population influxes,
and technological advances.
Such changes, made with
respect for the patrimony
of the city’s fabric, often
result in an
exciting multivalent
environment, enriched by
the heterogeneity of people
and places. Our "metro"
now under construction
may be just such an
influence, capable of
redefining our urban
existence as was the case in
the late nineteenth century
when the London tube and
Paris metro gave new
meaning and potential for
their city centers. As a
respectful gift to the future,
the strategic downtown
locations of the metro
stations in Los Angeles have
the potential to redefine
densities and accentuate
the activities of their physical
environ. Such changes can
transform the downtown
into a city center,
vibrant in its contrasts of
uses, humanist in its pedes-
trian orientation, and proud
of its cultural diversity."

• Robert Timme, FAIA
Dean, School of
Architecture, University
of Southern California
Downtown Growth
New Tools for the Architect
by Dennis Bowman, PAL

Sophisticated tools of statistical analysis, combined with renewed excitement and vigor, the architectural community could change the density of Downtown Los Angeles. Your enthusiasm and the influence you have with your clients, may be one of the keys for the transformation of Downtown.

The national economy continues to perform well, maintaining moderate growth of real GDP around 2.2%. Unemployment is low at 5.4%, while prices and wages remain stable. Southern California is steadily recovering from the recession with continued strong growth in technology, tourism, international trade and the booming entertainment industry to provide the economic context. The entertainment industry accounted for 3.5% of the jobs, but the industry has provided 33% of the job growth over the last two years.

The Downtown Los Angeles office market is comprised of 54 Class "A" and "B" office buildings totaling thirty million square feet which makes up 20% - 25% of the total office base in the county. The market has experienced the impact of corporate downsizing trends as well as major mergers/acquisitions in the banking industry. However, the last two quarters of 1996 showed positive signs as the vacancy rate decreased nearly 2% and the net absorption measured in at more than 800,000 sq. ft. while the steady reduction of available space is expected to continue.

The top fifteen premiere buildings experienced a vacancy factor of 50% three years ago with twenty-nine tenant opportunities for 75,000 contiguous sq. ft. available as compared to less than a 15% vacancy factor and only one opportunity for a large tenant in 1994. Twenty-one Class "C" properties totaling an additional one and a half million square feet have little or no activity and a vacancy rate of over 50%. Properties east of Olive have no activity from major office users and are considered to be in another community.

Leasing rates and net absorption are the benchmarks for future refurbishment and project development. Many of the surrounding communities have seen recent growth and investment. These indicators point towards downtown to be the next investment market. The current Downtown effective lease rates are $1.00 - $1.25 per sq. ft. "as is" with no concessions. All tenant improvements are being amortized over the lease period. We are forecasting sizable rent increases. In comparison, Glendale leads asking monthly lease rates at $2.02 with West Los Angeles at $1.97, Ventura, South Bay, Hollywood-Wilshire Corridor, San Fernando Valley are in the $1.39 - $1.45 range and San Gabriel Valley and the Inland Empire West are $1.23 and $1.29 respectively.

Rent and sales prices inching forward as Institutional investors returned to the market in greater force, looking for a diminishing supply of Class "A" investment opportunities. The purchase of buildings are the immediate move for investors and developers looking at every property in the "A" and "B" Class. The renovation of these buildings is eminently and activity is expected to intensify over the next year.

There has been one major building sale and one more sale to be completed in the next few weeks sowing the presence of investment capital in the market.

Activity for the majority of the "B" and "C" Class buildings is not expected to commence for the next three to five years while numerous others. Downtown buildings have severe ADA issues, hazardous materials, sprinkler, zoning and parking problems in addition to poor property condition.

Extremely sophisticated national economic and econometric tools have developed for major investors, developers and the financial communities to garner market knowledge for better planning and more informed decision-making, these econometrics are well as accurate up-to-date building data, provide a comprehensive analysis of a single office market and can provide and identify important turning points in the market. Examples of this data would include uncovering and selecting information to identify a geographic area which meets particular investment criteria, or recent employment history for the market which is very helpful in identifying the fastest growing market sectors. Additional analysis such as "flight to quality" (tenants moving from Class "B" to "C" space to "A" space), mapping, demographic, cross-market comparisons, historic market data, national and local market comparison, all lead to a multi-faceted forecasting for the individual market. Finally, a market report customized to a specific property and area with historical comparisons on vacancy, rent and absorption rates, will be the final decision possible for the client.

I see exciting benefits to the architectural disciplines in consulting with real estate professionals. This association enables you to help clients make decisions more quickly and confidently from an economic basis. The tools are available to the architectural community to advise and encourage clients who need sophisticated help in all aspects of moving a project forward.

—Dennis Bowman came to CB Commercial with over twenty years experience in the architecture and design communities.

Sound Bite
"Despite superficial and misleading propaganda, Downtown Los Angeles remains the generator of jobs, incomes and revenues for the region. Its crime rate is remarkably lower than many other parts of the City. Within Downtown are many fascinating places and buildings, and a number of districts and people are important to its continuing succ..."
Los Angeles
Civic Center:
Shared Facilities and Enhancement Plan

Executive Summary Issued by Dan Rosenfeld

By supporting government's investment in transit through the development of a pedestrian-ori­ented Civic Center, automobile trips will be reduced in the Civic center area which will help con­serve natural resources and improve air quality, resulting in a cleaner and more attractive envi­ronment.

Fundamental
Concepts of the Plan
Three fundamental concepts pro­vide direction and focus for this Plan and its recommendations.

Shared Facilities
The first concept is that an eco­nomic benefit can be realized by sharing facilities among levels of government. Benefits can be derived by sharing some existing facilities but an even greater opportunity exists for sharing facilities in the future. However, sharing future facilities will require coordinated planning, cre­ative thinking and innovative man­agement. The sharing of future facilities also provides an opportunity to plan facility loca­tions so that these facilities support the urban design goals of this Plan.

Mix of Uses
The second concept is that a "civic center" contains more than just government offices and agen­cies. To be truly a center for all the people, the Civic Center must contain a mix of uses including government, office, retail, cultural and residential; reflect the rich cultural and ethnic diversity of our region; and be a center of activity during business hours, evenings and weekends.

Pedestrian Orientation
The third concept is that the Civic Center is a pedestrian-ori­ented district which is easy for visitors, workers and residents to use. This means that enhance­ments within the public realm must be made, including an open space network which links ele­ments within the Civic Center as well as connecting the Civic Cen­ter to surrounding districts.

Summary of the Plan
Concentration of Government Facilities
Contrary to a tendency to sprawl or de-centralize, this Plan strongly recommends that government concentrate in the Civic Center in order to create a critical mass to achieve the goals of the Plan, including shared facilities, a more accessible government, and an attractive and active public environment.

—Dan Rosenfeld, Manager, Department of General Services, Los Angeles

Sound Bite
"Our office has recently made a major commitment to downtown by moving our offices to the corner of Wilshire Boulevard and Flower Street. Not only is it the most accessible location in the region, but we also enjoy it as an urban neighborhood. As the CBD emerges from the recession of the past few years, growth will be quite different than in the past. As many corporate head­quarters have left downtown, new business formations are possible now, taking advantage of the low rents available here. Government continues to move ahead with recently planned and rehabilitated space, viewing older buildings as an asset for govern­ment location. Good examples of this are the State Office Building and the Civic Center Masterplan currently underway. Finally, housing is key to downtown's revival. My hope is that middle-class families, along with their buying power, can be attracted here. This is related to the quality of schools offered in the downtown and to a serene and peaceful neighborhood environment."
—William H. Fain, Jr., FAIA
Managing Partner, Johnson Fain & Partners

Below: Rendering of Broadway Office Building courtesy of JFP Architects; Civic Center diagrams courtesy of Shared Facilities Enhancement Plan (Dan Rosenfeld)

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Gordon A. Forrest
David M. Mackler
Ralph Rhoades
Un. A. Resni
Rheonda G. Sebel
Jeff Shelton
S. Ernest Swickard
Associates
Michael A. Clayton
Jonathan W. Drexner
Chandrasekar Ganti
Robert A. Guzman
Kyno B. Hauy
David Koo
Lieslottge Mirk
Michele Saee
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Calvin Al6
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Steven Lusk
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Tony Pashalis
Chome & W Color Lab
Joel Polacheck
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Sharlene Silverman
One Anp & Partners
Zafar Sturwele
BlueLine/On-Line, Inc.
Linda Zasetsa
Universal Reprographics

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Letter from the Editor

In recent months, LA Architect has been undergoing some changes—inevitability perhaps. I’d like offer an explanation.

Since the end of 1996, LA Architect has been actively soliciting a partner to serve as publisher and relaunch the Chapter and volunteer Editorial Board of the advertising, production and financial load. Though we had hoped to have a publishing entity organized by now, it appears that we are realistically looking towards the fall as the date any noticeable changes to LA Architect will take place. Therefore, the next few months, just as the previous few have been, will be a transition period. During this time, we will publish three bi-monthly issues: April/May, June/July, and August/September. We anticipate that in October, as a gatekeeper of innovative architecture and design, we are preparing to reflect the diversity of projects, thought, practices and practitioners that makeup our community. In short, we are working towards a forward looking approach.

We would have been delighted to review more projects which approached such criteria. Regarding whether previous winners should be excluded from entering, then in fact the competition becomes a limited condition which should convey a limited recognition. The NEXT LA Award means that certain projects are premiained against a wide open field and can compete according­ly. If the NEXT LA committee continues to keep the competition open, then all entrants must compete against very good architects, for we are working in an extremely competitive region. Our jury, upon conclusion of the process, felt that the competition should become even more open: entrants should be encouraged regardless of professional affiliation or credentials. Some interest in design should be encouraged to participate. In particular, our jury members this year were all architects, although this is not always the case in similar competitions. This year’s selection was based on an interesting idea, and the built work jury of notable architects from out of town and the NEXT LA group be local architects. This will undoubtedly change from year to year. Whether community or other activists are included is always open to the selection committee.

I would agree with the criticism that judges for one program should not be allowed to enter the adjunct program. I also agree that the costs of submissions are too high. Los Angeles is one of the costliest regions in the country for submissions, which I do not believe is justifiable, particularly in light of attracting a diverse field of entrants.

It is inaccurate to characterize the jury process as an old boy network (Arthur Ford, Letters to the Editor, Nov/Dec 1996.) Editors do not qualify as an old boy within or beyond the Santa Monica Boys’ Club and am not familiar with what is in progress in offices outside of Los Angeles. In my opinion, the jury on the NEXT LA program, is self-admittedly working to re-establish the relevance and importance of the program. "His process, felt that the competition should become even more open: entrants should be encouraged regardless of professional affiliation or credentials—someone interested in design should be encouraged to participate. In particular, our jury members this year were all architects, although this is not always the case in similar competitions. This year’s selection was based on an interesting idea, and the built work jury of notable architects from out of town and the NEXT LA group be local architects. This will undoubtedly change from year to year. Whether community or other activists are included is always open to the selection committee.

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Fourth World Congress on Art Deco to Meet in Los Angeles
by Diane Bates

With headquarters at the Biltmore Hotel and an opening night bash at the Argyle Hotel on Sunset Boulevard, The Art Deco Society internationally welcomes the Fourth World Congress on Art Deco to Los Angeles, May 21 through 26. While, sadly, many of the classic so-called Art Deco buildings of Los Angeles have been destroyed, attendees at the Congress will be treated to tours of some of the city's most exquisitely preserved examples of the form: the 1928 Oviatt Building, Frank Lloyd Wright's Hollyhock House, Bullock's Wilshire, and the Willburn Theatre.

In keeping with this year's theme, "L.A. Art Deco and the Movies," a screening of Cecil B. DeMille's 1930 over-the-top Art Deco classic, "Madame Satan," will be held at the opulent Orpheum Theatre on Friday, May 23. The theme is aptly chosen, for the use of the many Art Deco buildings of the period as backdrops for movies starring Harold Lloyd and Buster Keaton helped disseminate the new modern look of architecture to the rest of the country (and world) and established Los Angeles as a more cosmopolitan city. "Topper," "Dinner at Eight," and "Top Hat" are only a few of the films in which Art Deco set design was extravagantly featured. Art Deco and the movies were a perfect fit. A symbiotic relationship was forged early in the inter-war years between modern architecture and a new medium hungry for visuals. Think Buck Rodgers. Think Busby Berkeley's genre its name. In America, the form was best used in skyscrapers. After World War I, new developments in building materials such as concrete and stainless steel made it possible to create buildings faster and cheaper.

Between 1925 and 1945 Art Deco was a creative, social and cultural phenomenon. The architectural teams produced a wide range of buildings including modern homes, shops, supermarkets, banks, movie theatres, and musicals. The movies, of course, featured Art Deco and the movies were a perfect fit. A symbiotic relationship was forged early in the inter-war years between modern architecture and a new medium hungry for visuals. Think Buck Rodgers. Think Busby Berkeley's "Gold Diggers of 1933." Art Deco made this town "she says. And Art Deco buildings are still used in recent films like "Bugsy," "Who Framed Roger Rabbit?" "Devil In A Blue Dress," and "Independence Day" reminding filmgoers all over the world that Los Angeles is a place to find many fine examples of a grand, lost architectural genre. The Fourth World Congress on Art Deco, are $357. Mail inquiries to the Art Deco Society, P.O. Box 972, Hollywood, CA. 90028 or fax to (310) 659-3328.

-Diane Bates is a staff member at the AIA/LA Architect Chapter office. She has written professionally for the Baltimore Sun among other daily publications.

Visions of St. Vibiana: A Cathedral Reborn

In January, the Los Angeles Conservancy, with the cooperation of the Archdiocese of Los Angeles, commissioned the USC School of Architecture to direct a panel of 16 architects, preservation, planning and economic consulting firms to develop a range of reuse strategies for the 120-year-old cathedral. An exhibition, presented by the Historic Preservation Program of the USC School of Architecture, featured schematic drawings of nine architectural designs to reuse the 19th-century Cathedral of St. Vibiana, as well as historic drawings of the cathedral from the archives of the Archdiocese.

The architectural teams produced a wide variety of reuse options ranging from modest, incremental development suggested by the "Latinos Cultural Center" (Mose and Polysoides) to the ambitious "Japanese Trade Mission and Information Mall" (Jarko Bielek).

Other schemes included "Faith Center of Los Angeles" (Johnson, Favaro Architects); "Performance Center and Music School" (Barton Myers & Associates, Inc.); "US Government Immigration and Naturalization Services Facility" (Daly Genik, Architects); "Vibiana Hotel and Conference Center" (Moore Ruble Yudell); "The Cathedral Hotel" (Alexa Istanbullu John Kallos I Large Hotel" (Trautmann and Lin, Architects); and "Senior Housing and Social Services Center" (Roger Sherman Architect).

In the meantime, SCI-Arc has conducted an international search for his potential successor. A final announcement is expected in May.

Above: exterior view of St. Vibiana Cathedral— the oldest structure in downtown Los Angeles. Photo courtesy of Julius Shulman.