**THE WEST** 

## ARCHITECT SNEWSPAPER 10\_11.26.2014

ARCHPAPER.COM IF IT MATTERS, WE TELL YOU

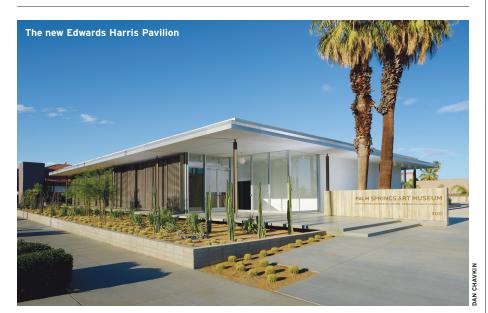
\$3.95



SAN FRANCISCO'S MASSIVE 5M PROJECT BRIDGES NEIGHBORHOODS

### URBAN REFLECTOR

Real estate development company Forest City is moving forward with a plan to build a residential and office complex on four acres around the San Francisco Chronicle building, a 1924 structure on the corner of 5<sup>th</sup> and Mission streets, where the city's South of Market, Downtown, and Mid-Market neighborhoods **continued on page 4** 



PALM SPRINGS ART MUSEUM OPENS ARCHITECTURE AND DESIGN CENTER

## DESERT OASIS

On November 9, The Palm Springs Art Museum opened its newly renovated, \$5.7 million Architecture and Design Center— The Edwards Harris Pavilion. E. Stewart Williams designed the original 13,000square-foot glass and steel structure in 1961 for the Santa Fe Federal Savings & Loan. In its new incarnation, the modernist building recognizes architecture and design in its own right, not as a **continued on page 5** 

PRSRT STD US POSTAGE PAID Glendale, CA PERMIT VO. 209

The Architect's Newspaper 21 Murray St., 5th Floor New York, NY 10007 ZUMTHOR'S LACMA EXPANSION GETS INITIAL FUNDING FROM LA COUNTY

## SUPER INTENTIONS

In early November, the County of Los Angeles Board of Supervisors approved the appropriation of \$125 million in bond funds for LACMA's \$600 million makeover. The plan, designed by Peter Zumthor, proposes to tear down most of the campus and erect a new building that snakes over Wilshire Boulevard. If approved, the new 410,000-square-foot facility could open by 2023, with the remaining funding coming from private donations.

According to the *LA Times*, LACMA director Michael Govan told the Board of Supervisors that the museum's older buildings "are really ailing. They are not worth saving. The continued on page 2



ONIENIS

05 SAITOWITZ GOES HOLLYWOOD

SUBLIME DIGS AT ART CENTER

15 HAUNTING WITH MALTZAN

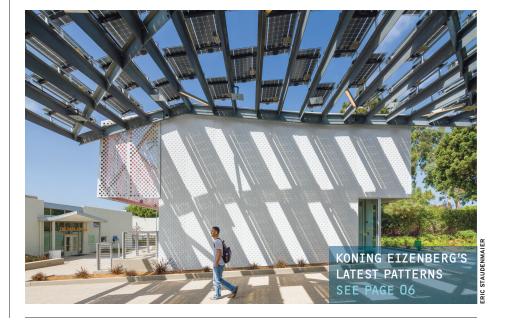
03 EAVESDROP 14 CALENDAR 17 MARKETPLACE



DS+R IS DESIGNING A NEW ART AND ART HISTORY FACILITY AT STANFORD

#### **Culture Club**

Next fall, Stanford University's art and art history departments will move into a new home together. Diller, Scofidio, + Renfro (DS+R) is designing the 96,000-square-foot building with continued on page 3



HOUSING

MORE AFFORDABLE

BUILD

MUST

EXECUTIVE EDITOR
Alan G. Brake

Sam Lubell

MANAGING EDITO

**Aaron Seward** 

ASSOCIATE MANAGING EDITOR

**Nicole Anderson** 

**Dustin Koda** 

Branden Klayko

Henry Melcher

PRODUCTS EDITOR
Leslie Clagett

PECIAL EVENTS COORDINATOR

Susan Kramer

TRAFFIC MANAGER

**Kevin Hoang** 

ACCOUNT EXECUTIVES

Lynn Backalenick Dionne Chandler

**Kristin Smith** 

Daria Wilczynska

Anna Bergren Miller

JAMES BRASUELL / TIM CULVAHOUSE / GREG GOLDIN / ALAN HESS / GUY HORTON / CARREN JAO / SAM HALL KAPLAN / LYDIA LEE / ALLISON MILIONIS / ARIEL ROSENSTOCK / ALISSA WALKER / MICHAEL WEBB

EDITORIAL ADVISORY BOARD
FRANCES ANDERTON / STEVE CASTELLANOS / ERIN CULLERTON / TEDDY CRUZ / MIKE DAVIS / NEIL DENARI / BETTI SUE HERTZ / BROOKE HODGE /
CRAIG HODGETTS / WALTER HOOD / KIMBERLI MEYER / JOHN PARMAN / SIMON SADI FR / ROGER SHERMAN / WILLIAM STOUT / WARREN TECHENTIN / HENRY URBACH

GENERAL INFORMATION: INFO@ARCHPAPER.COM EDITORIAL: EDITOR@ARCHPAPER.COM ADVERTISING: DDARLING@ARCHPAPER.COM SUBSCRIPTION: SUBSCRIBE@ARCHPAPER.COM REPRINTS: REPRINTS@PARSINTL.COM

\$149.00 ONE YEAR. GHT 2012 BY THE ARCHITECT'S NEWSPAPER, LLC.

PLEASE NOTIFY US IF YOU ARE RECEIVING DUPLICATE COPIES. THE VII OF OUR REVIEWERS AND COLUMNISTS DO NOT NECESSARILY REFLECT THOSE OF THE STAFF OR ADVISORS OF THE ARCHITECT'S NEWSPAPER.

NIA OFFICE: 724 SOUTH SPRING STREET, SUITE 1101, LOS ANGELES

Now that the Great Recession is more or less over (for the time being) there seems to be a mistaken sense that we're all doing better. But if you're someone who can't afford the rent—and that number is growing as rents nationwide grow astronomically—that couldn't be further from the truth. In California that issue is problematic not just in San Francisco, but also in Los Angeles.

According to a recent study by the state-funded California Housing Partnership Corporation, the financial crisis converted homeowners into renters and drove down salaries. In Los Angeles County, the study asserts, rents went up 25 percent from 2000 to 2012, but incomes fell 9 percent. They indicate that the county now needs at least 490,340 more affordable homes. Reinforcing these findings, a recent study by the UCLA Luskin School of Public Affairs found that LA is now the most unaffordable rental market in the country, with lower incomes than those of cities like New York and San Francisco and only a small difference in rent.

The private market, which zeroes in on maximum profit, isn't much help. In the Los Angeles Times, urbanist Joseph Mailander pointed out that the market "works to serve only the affluent and double-income professionals, because the returns to the builder and the contractor are so much more promising than they are for building starter homes.'

Meanwhile government support has waned dramatically. The city has allowed its affordable housing trust fund to nosedive, using its resources to pay off deficits, while federal Housing and Urban Development funds have fallen off severely. According to the Los Angeles Housing and Community Investment Department, federal and city money for affordable housing has dropped from \$108 million per year in 2008 to \$26 million this year.

There are signs that the city and the affordable housing world are beginning to address the problem. Affordable housing developers, unable to rely on as many public funds, have gotten creative at financing projects through new grant sources and public-private partnerships, to name some strategies. And last month Mayor Eric Garcetti announced a goal of building 100,000 new housing units in Los Angeles by 2021 through restoring the Affordable Housing Trust Fund; subsidizing affordable housing on sites currently owned by METRO, the city's transit agency; and cutting red tape on building in general through development streamlines and CEOA reform.

But much more needs to be done, and fast. For one, the city should take councilman Mitch O'Farrell's advice and put at least 25 percent of its former Community Redevelopment Authority funds into affordable housing. The city should impel developers to include more affordable housing in their buildings, with such demands offset by allowing developers to build higher and denser. Another good technique: other west coast cities like Seattle and San Francisco have effectively forced developers of non-housing projects to pay "linkage fees" to help support affordable housing.

Meanwhile Los Angeles should think more creatively with its models and codes. It can follow some cities in Europe by developing its own affordable housing on government-owned land (transit sites should be just the beginning) and by updating zoning restrictions to battle sprawl with affordable density and allow, for example, prefab homes and even shipping containers to be made into affordable housing.

None of these plans should badly burden businesses, or the city, but all will benefit from a healthy mix of income. Among other things, affordable housing means stable communities, more jobs (affordable housing encourages companies to move in), shorter commutes (and hence less traffic and pollution), and less (very costly) homelessness. We may think we're getting more prosperous as our economy improves, but that will prove to be a dangerous, and expensive, mirage if we don't manage our development the right way. SAM LUBELL





Looking up at the tower (top); glassy entry at street level (bottom).

SUPER INTENTIONS continued from front page new building will be much more energy efficient and accessible to a broad public."

LACMA SVP of External Affairs Terry Morello told AN that bringing the campus' buildings up to code would cost over \$350 million; so demolishing the existing built fabric and starting from scratch would be the most economic choice. "There's been very little call for preservation of this building. said Mordello. "The original design was compromised within the first year of its being built."

William Pereira's Ahmanson, Hammer, and Bing buildings, as well as Hardy Holzman Pfeiffer's 1986 addition would all meet the wrecking ball. The plan does preserve some of the museum's spaces, including Renzo Piano's new BCAM and Resnick buildings and Bruce Goff's Japanese Pavilion.

"It's another great day in Los Angeles," said LA Supervisor Mark Ridley-Thomas at a November 6 press conference. "The new LACMA is about to come forward. It's exciting, it's inspiring. It will deepen and expand the footprint of this institution."

The move to extend Zumthor's eastern addition over Wilshire took place in June, in response to fears that Zumthor's curving, ink spot-like design would disturb the adjacent La Brea Tar Pits. The new iterationwhich has worried some neighborswould touch down on the site of a current parking lot across the street. LACMA is also reportedly talking with LA's Transit Agency, METRO, about developing a Frank Gehrydesigned tower across the street, closer to Fairfax Avenue.

The Zumthor project is still far from moving ahead. There are several months remaining before the project's feasibility study concludes. Morello said that the project's EIR would take 18 months to two years to complete. And there are still hundreds of millions of dollars to be raised. The agreement with the supervisors provided approximately \$7.5 million for feasibility and planning studies. sL

#### UNVEILED

#### **ELEVON AT CAMPUS EL SEGUNDO**

El Segundo, California, is second only to San Francisco in the state for its concentration of Fortune 500 companies—including DirecTV, Mattel, and several aerospace

firms. The city's latest business. campus, Elevon at Campus at El Segundo, will feature something unusual for Southern California: business-owned, neighborhoodscale work spaces for media, tech, and entertainment. The project includes 15 buildings on over 45 acres with 210,000 square feet of

for retail and restaurants

Steven Fhrlich Architects is leading the design with Ware Malcomb as the executive architect. The indoor and outdoor work areas focus on bringing a more residential connection with buildings outside feel to the site, with flexible and adaptable work spaces. There are planned fire pits, al fresco gardens, a t-shaped pedestrian zone, roll-up garage style doors, balconies, rooftop decks, and dog-friendly spaces. Each building will be no more than two stories high, and all of the facades, which are composed of metal, wood, and glass, are different.

"One of the goals of the project 2015. SL was to create an environment that was conducive to pedestrian activity, in a place that was completely devoid of that," said Patricia Rhee, a partner at Ehrlich Architects. "The site was a challenge because it is office space and 13,500 square feet surrounded by high-traffic roads,

including one 6-lane street, and is very close to the 105 freeway.

Rhee added that the firm strategically placed certain buildings and open spaces to establish a the campus. "We wanted to create a place that was intimate, while also engaging the surrounding community," she said.

Continental Development Corporation and Mar Ventures are developing Elevon, which is financed in part by two SBA loans of up to \$16 million total. Completion is anticipated by the 2<sup>nd</sup> quarter of

Architect: Steven Ehrlich Architects with Ware Malcomb Client: Continental Development Corporation and Mar Ventures Location: El Segundo, CA Completion: 2015

WWW.ARCHPAPER.COM

HOUSING

MORE AFFORDABLE

BUILD

MUST

Diana Darling William Menking EXECUTIVE EDITOR
Alan G. Brake

Sam Lubell

MANAGING EDITO

**Aaron Seward** 

ASSOCIATE MANAGING EDITOR

**Nicole Anderson** 

**Dustin Koda** 

Branden Klayko

Henry Melcher

PRODUCTS EDITOR
Leslie Clagett

PECIAL EVENTS COORDINATOR Susan Kramer

TRAFFIC MANAGER

**Kevin Hoang** 

ACCOUNT EXECUTIVES

Lynn Backalenick Dionne Chandler

**Kristin Smith** 

Daria Wilczynska

Anna Bergren Miller

JAMES BRASUELL / TIM CULVAHOUSE / GREG GOLDIN / ALAN HESS / GUY HORTON / CARREN JAO / SAM HALL KAPLAN / LYDIA LEE / ALLISON MILIONIS / ARIEL ROSENSTOCK / ALISSA WALKER / MICHAEL WEBB

EDITORIAL ADVISORY BOARD
FRANCES ANDERTON / STEVE CASTELLANOS / ERIN CULLERTON / TEDDY CRUZ / MIKE DAVIS / NEIL DENARI / BETTI SUE HERTZ / BROOKE HODGE /
CRAIG HODGETTS / WALTER HOOD / KIMBERLI MEYER / JOHN PARMAN / SIMON SADI FR / ROGER SHERMAN / WILLIAM STOUT / WARREN TECHENTIN / HENRY URBACH

GENERAL INFORMATION: INFO@ARCHPAPER.COM EDITORIAL: EDITOR@ARCHPAPER.COM ADVERTISING: DDARLING@ARCHPAPER.COM SUBSCRIPTION: SUBSCRIBE@ARCHPAPER.COM REPRINTS: REPRINTS@PARSINTL.COM

\$149.00 ONE YEAR. GHT 2012 BY THE ARCHITECT'S NEWSPAPER, LLC.

PLEASE NOTIFY US IF YOU ARE RECEIVING DUPLICATE COPIES. THE VII OF OUR REVIEWERS AND COLUMNISTS DO NOT NECESSARILY REFLECT THOSE OF THE STAFF OR ADVISORS OF THE ARCHITECT'S NEWSPAPER.

NIA OFFICE: 724 SOUTH SPRING STREET, SUITE 1101, LOS ANGELES

Now that the Great Recession is more or less over (for the time being) there seems to be a mistaken sense that we're all doing better. But if you're someone who can't afford the rent—and that number is growing as rents nationwide grow astronomically—that couldn't be further from the truth. In California that issue is problematic not just in San Francisco, but also in Los Angeles.

According to a recent study by the state-funded California Housing Partnership Corporation, the financial crisis converted homeowners into renters and drove down salaries. In Los Angeles County, the study asserts, rents went up 25 percent from 2000 to 2012, but incomes fell 9 percent. They indicate that the county now needs at least 490,340 more affordable homes. Reinforcing these findings, a recent study by the UCLA Luskin School of Public Affairs found that LA is now the most unaffordable rental market in the country, with lower incomes than those of cities like New York and San Francisco and only a small difference in rent.

The private market, which zeroes in on maximum profit, isn't much help. In the Los Angeles Times, urbanist Joseph Mailander pointed out that the market "works to serve only the affluent and double-income professionals, because the returns to the builder and the contractor are so much more promising than they are for building starter homes.'

Meanwhile government support has waned dramatically. The city has allowed its affordable housing trust fund to nosedive, using its resources to pay off deficits, while federal Housing and Urban Development funds have fallen off severely. According to the Los Angeles Housing and Community Investment Department, federal and city money for affordable housing has dropped from \$108 million per year in 2008 to \$26 million this year.

There are signs that the city and the affordable housing world are beginning to address the problem. Affordable housing developers, unable to rely on as many public funds, have gotten creative at financing projects through new grant sources and public-private partnerships, to name some strategies. And last month Mayor Eric Garcetti announced a goal of building 100,000 new housing units in Los Angeles by 2021 through restoring the Affordable Housing Trust Fund; subsidizing affordable housing on sites currently owned by METRO, the city's transit agency; and cutting red tape on building in general through development streamlines and CEOA reform.

But much more needs to be done, and fast. For one, the city should take councilman Mitch O'Farrell's advice and put at least 25 percent of its former Community Redevelopment Authority funds into affordable housing. The city should impel developers to include more affordable housing in their buildings, with such demands offset by allowing developers to build higher and denser. Another good technique: other west coast cities like Seattle and San Francisco have effectively forced developers of non-housing projects to pay "linkage fees" to help support affordable housing.

Meanwhile Los Angeles should think more creatively with its models and codes. It can follow some cities in Europe by developing its own affordable housing on government-owned land (transit sites should be just the beginning). And it can update zoning restrictions to battle sprawl with affordable density and allow, for example, prefab homes and even shipping containers to be made into affordable housing.

None of these plans should badly burden businesses, or the city, but all will benefit from a healthy mix of income. Among other things, affordable housing means stable communities, more jobs (affordable housing encourages companies to move in), shorter commutes (and hence less traffic and pollution), and less (very costly) homelessness. We may think we're getting more prosperous as our economy improves, but that will prove to be a dangerous, and expensive, mirage if we don't manage our development the right way. SAM LUBELL





Looking up at the tower (top); glassy entry at street level (bottom).

SUPER INTENTIONS continued from front page new building will be much more energy efficient and accessible to a broad public."

LACMA SVP of External Affairs Terry Morello told AN that bringing the campus' buildings up to code would cost over \$350 million; so demolishing the existing built fabric and starting from scratch would be the most economic choice. "There's been very little call for preservation of this building. said Mordello. "The original design was compromised within the first year of its being built."

William Pereira's Ahmanson, Hammer, and Bing buildings, as well as Hardy Holzman Pfeiffer's 1986 addition would all meet the wrecking ball. The plan does preserve some of the museum's spaces, including Renzo Piano's new BCAM and Resnick buildings and Bruce Goff's Japanese Pavilion.

"It's another great day in Los Angeles," said LA Supervisor Mark Ridley-Thomas at a November 6 press conference. "The new LACMA is about to come forward. It's exciting, it's inspiring. It will deepen and expand the footprint of this institution."

The move to extend Zumthor's eastern addition over Wilshire took place in June, in response to fears that Zumthor's curving, ink spot-like design would disturb the adjacent La Brea Tar Pits. The new iterationwhich has worried some neighborswould touch down on the site of a current parking lot across the street. LACMA is also reportedly talking with LA's Transit Agency, METRO, about developing a Frank Gehrydesigned tower across the street, closer to Fairfax Avenue.

The Zumthor project is still far from moving ahead. There are several months remaining before the project's feasibility study concludes. Morello said that the project's EIR would take 18 months to two years to complete. And there are still hundreds of millions of dollars to be raised. The agreement with the supervisors provided approximately \$7.5 million for feasibility and planning studies. sL



#### UNVEILED

#### **ELEVON AT CAMPUS EL SEGUNDO**

El Segundo, California, is second only to San Francisco in the state for its concentration of Fortune 500 companies—including DirecTV, Mattel, and several aerospace

firms. The city's latest business. campus, Elevon at Campus at El Segundo, will feature something unusual for Southern California: business-owned, neighborhoodscale work spaces for media, tech, and entertainment. The project includes 15 buildings on over 45 acres with 210,000 square feet of office space and 13,500 square feet surrounded by high-traffic roads,

for retail and restaurants

Steven Fhrlich Architects is leading the design with Ware Malcomb as the executive architect. The indoor and outdoor work areas focus on bringing a more residential connection with buildings outside feel to the site, with flexible and adaptable work spaces. There are planned fire pits, al fresco gardens, a t-shaped pedestrian zone, roll-up garage style doors, balconies, rooftop decks, and dog-friendly spaces. Each building will be no more than two stories high, and all of the facades, which are composed of metal, wood, and glass, are different.

"One of the goals of the project 2015. SL was to create an environment that was conducive to pedestrian activity, in a place that was completely devoid of that," said Patricia Rhee, a partner at Ehrlich Architects. "The site was a challenge because it is

including one 6-lane street, and is very close to the 105 freeway.

Rhee added that the firm strategically placed certain buildings and open spaces to establish a the campus. "We wanted to create a place that was intimate, while also engaging the surrounding community," she said.

Continental Development Corporation and Mar Ventures are developing Elevon, which is financed in part by two SBA loans of up to \$16 million total. Completion is anticipated by the 2<sup>nd</sup> quarter of

Architect: Steven Ehrlich Architects with Ware Malcomb **Client:** Continental Development Corporation and Mar Ventures Location: El Segundo, CA Completion: 2015

WWW.ARCHPAPER.COM

#### EXPO LINE'S FIRST RIDERS?

There's been a lot of sunny news revolving around the incoming Expo Line in Santa Monica, which is scheduled to open sometime in 2016. But with all the feverish construction, it appears some unwelcome guests are coming out of the shadows (or actually, the ground). Several businesses around the construction—including those of architects—are reporting increased numbers of cockroaches making their way into their offices. Some have even called it an infestation. Who knew mass transit would attract such a wide ridership?

#### AIA/LA GOES BIG

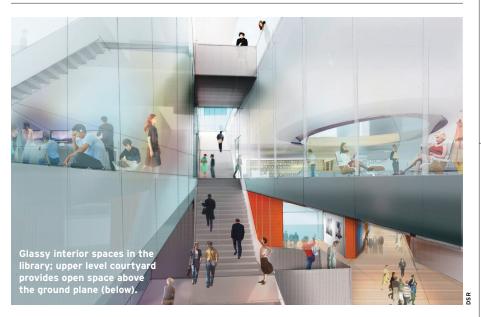
The AIA/LA held its annual awards last month, and they didn't skimp on the architecture. Setting up shop in Downtown LA, they held a pre-party at the iconic Bradbury Building, the ceremony at the historic Million Dollar Theater, and reception at the revitalized (some might say gentrified) Grand Central Market. If you were an architect getting married you couldn't think of a better set of destinations. Meanwhile it appears the AIA/LA is about to break ground on their new architecture center, called CALA (Center for Architecture and Urban Design Los Angeles) in Downtown LA's Arts District. The rumored site is inside the Legendary Development's 950 East 3<sup>rd</sup> Street, right next to SCI-Arc. We'll keep you posted as we find out more.

#### KATE MANTILINI, PART II

In a recent Eavesdrop we reported that the famous Morphosis-designed restaurant Kate Mantilini in Beverly Hills was chafing at city plans to landmark the premises. Well it appears the problem may have been resolved. Eavesdrop heard over cocktails that Morphosis itself has been tagged to do the restaurant's renovation. No official word yet, but this seems like a natural fit, doesn't it?

SEND ROACH MOTELS AND DINNER RESERVATIONS TO

EAVESDROP@ARCHPAPER.COMT



**CULTURE CLUB continued** from front page Portland, Oregon-based firm Boora Architects as executive architect. Named after an alumnus and his wife who donated \$30 million toward the project, the Burton and Deedee McMurtry Building will bring the two departments under the same roof for the first time. The university is hoping that that the interdisciplinary space will help foster collaborative learning and teaching opportunities for students and faculty.

DS+R's design is composed of three parts: a wing for art history, one for art, and an art and architecture library. Each section is defined by a different facade treatment. The art program has a custom zinc enclosure, the art history wing is finished with stucco—a material found throughout Stanford's

campus—and the library is enclosed by glass. Drawing inspiration from the arcaded courtyards of Stanford's historic buildings, DS+R designed an upper courtyard around the oculus that tops a ground level courtyard, providing outdoor spaces for critiques, presentations, and relaxing.

Inside, the lower level accommodates facilities for film editing, computer

labs, and photography darkrooms. The ground floor
houses screening rooms
and a sculpture studio with
a glass roll-up door on the
east facade to let students
bring their work outside. A
flexible space on the second
floor can be converted into a
performance or gallery area,
or a classroom with 120
retractable seats. The third
floor houses faculty offices.

ARIEL ROSENSTOCK





The southern edge of Hollywood is becoming a destination for some of the country's most esteemed galleries. Regen Projects moved into a space on Santa Monica Boulevard. Perry Rubenstein set up shop around the corner on Highland. Now just up the road is Various Small Fires, which, as of October, immigrated to the area from Abbot Kinney Boulevard in Venice.

Designed by Johnston Marklee, the 5,000-square-foot complex was built into the shell of a 1940s building, which had been renovated in the 1980s. The gallery, said studio principal Sharon Johnston, now maintains a "ghostlike presence," with the Postmodern Deco facade covered over in white and replaced with a new side corridor entry into a back patio. "All you can see is the sky, and you're further and further removed from the city," said project manager Katrin Terstegen of the new entry experience.

Inside, the gallery is designed to take advantage of the city's light and climate. The cluster of spaces connects inside and out, and the entry corridor is outfitted with hidden speakers in order to play a program of sound art. A 3,000-square-foot main gallery is attached to two project spaces, each fitted with oversized skylights. A "roofless" outdoor gallery, accessed via large glass doors, is dedicated to installations, sculptures, video art, and outdoor programs. Exhibitions will be rotated every two months. **s**L



GALLER

OPEN>

#### THE FOUR FOOT NUTSHELL LANDSCAPE CONTAINER

Designed and sculpted by Larry Kornegay



2 sizes available High-strength, 6000+ PSI concrete Endless color options



#### ORNEGAY DESIGN

#### **EXPO LINE'S FIRST RIDERS?**

There's been a lot of sunny news revolving around the incoming Expo Line in Santa Monica, which is scheduled to open sometime in 2016. But with all the feverish construction, it appears some unwelcome guests are coming out of the shadows (or actually, the ground). Several businesses around the construction—including those of architects—are reporting increased numbers of cockroaches making their way into their offices. Some have even called it an infestation. Who knew mass transit would attract such a wide ridership?

#### AIA/LA GOES BIG

The AIA/LA held its annual awards last month, and they didn't skimp on the architecture. Setting up shop in Downtown LA, they held a pre-party at the iconic Bradbury Building, the ceremony at the historic Million Dollar Theater, and reception at the revitalized (some might say gentrified) Grand Central Market. If you were an architect getting married you couldn't think of a better set of destinations. Meanwhile it appears the AIA/LA is about to hone in on a location for their new architecture center, called CALA (Center for Architecture and Urban Design Los Angeles) in Downtown LA's Arts District. The rumored site is inside the Legendary Development's 950 East 3<sup>rd</sup> Street, right next to SCI-Arc. We'll keep you posted as we find out more.

#### KATE MANTILINI, PART II

In a recent Eavesdrop we reported that the famous Morphosis-designed restaurant Kate Mantilini in Beverly Hills was chafing at city plans to landmark the premises. Well it appears the problem may have been resolved. Eavesdrop heard over cocktails that Morphosis itself has been tagged to do the restaurant's renovation. No official word yet, but this seems like a natural fit, doesn't it?

SEND ROACH MOTELS AND DINNER RESERVATIONS TO

EAVESDROP@ARCHPAPER.COMT



**CULTURE CLUB continued** from front page Portland, Oregon-based firm Boora Architects as executive architect. Named after an alumnus and his wife who donated \$30 million toward the project, the Burton and Deedee McMurtry Building will bring the two departments under the same roof for the first time. The university is hoping that that the interdisciplinary space will help foster collaborative learning and teaching opportunities for students and faculty.

DS+R's design is composed of three parts: a wing for art history, one for art, and an art and architecture library. Each section is defined by a different facade treatment. The art program has a custom zinc enclosure, the art history wing is finished with stucco—a material found throughout Stanford's

campus—and the library is enclosed by glass. Drawing inspiration from the arcaded courtyards of Stanford's historic buildings, DS+R designed an upper courtyard around the oculus that tops a ground level courtyard, providing outdoor spaces for critiques, presentations, and relaxing.

Inside, the lower level accommodates facilities for film editing, computer

labs, and photography darkrooms. The ground floor
houses screening rooms
and a sculpture studio with
a glass roll-up door on the
east facade to let students
bring their work outside. A
flexible space on the second
floor can be converted into a
performance or gallery area,
or a classroom with 120
retractable seats. The third
floor houses faculty offices.

ARIEL ROSENSTOCK





The southern edge of Hollywood is becoming a destination for some of the country's most esteemed galleries. Regen Projects moved into a space on Santa Monica Boulevard. Perry Rubenstein set up shop around the corner on Highland. Now just up the road is Various Small Fires, which, as of October, immigrated to the area from Abbot Kinney Boulevard in Venice.

Designed by Johnston Marklee, the 5,000-square-foot complex was built into the shell of a 1940s building, which had been renovated in the 1980s. The gallery, said studio principal Sharon Johnston, now maintains a "ghostlike presence," with the Postmodern Deco facade covered over in white and replaced with a new side corridor entry into a back patio. "All you can see is the sky, and you're further and further removed from the city," said project manager Katrin Terstegen of the new entry experience.

Inside, the gallery is designed to take advantage of the city's light and climate. The cluster of spaces connects inside and out, and the entry corridor is outfitted with hidden speakers in order to play a program of sound art. A 3,000-square-foot main gallery is attached to two project spaces, each fitted with oversized skylights. A "roofless" outdoor gallery, accessed via large glass doors, is dedicated to installations, sculptures, video art, and outdoor programs. Exhibitions will be rotated every two months. **s**L



#### THE FOUR FOOT NUTSHELL LANDSCAPE CONTAINER

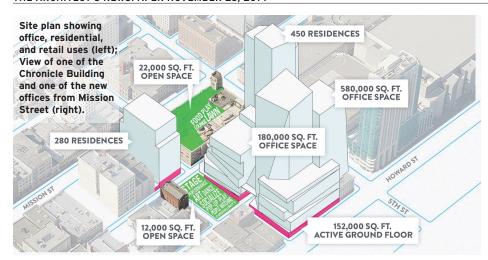
Designed and sculpted by Larry Kornegay



2 sizes available High-strength, 6000+ PSI concrete Endless color options



#### ORNEGAY DESIGN



URBAN REFLECTOR continued from front page intersect. The developer published an Environmental Impact Report for the plan, known as "5M," last month, and at press time was set to present it to the San Francisco Planning Commission on November 20.

The design team for the project includes New York–based architecture firm Kohn Pedersen Fox (KPF), SITELAB urban studio, and historic resources consultant Architectural Resources Group.

If approved, the scheme—located near the city's Powell Street Bart and MUNI stations—will contain 1.8 million square feet of development, including about 870,000 square feet of offices, 800,000 square feet of residences, 150,000 square feet of ground floor uses, and 34,000 square feet of open space. The plan would renovate two existing buildings (including the Chronicle Building and a modest brick

and timber structure), build four new buildings (two office and two residential), and demolish seven existing buildings. The developer calls the buildings being torn down historically insignificant, including warehouses and a connector structure from the Chronicle.

The community process for the project has been ongoing since 2009. The developers have called for diverse and "sculpted, carved buildings" to add visual interest, a diverse mix of uses, and a pedestrian experience enhanced by active storefronts and art walls.

"We knew this part of the city would fail miserably if we tried to make each of the buildings look like they were all the same," said KPF principal Trent Tesch, who stressed architecture "referencing the character and nature of the existing site." The buildings reflect the diversity of architectural and



planning styles that are characteristic of the area.

One of the new office buildings in the works has a rust-colored, metal mesh facade, the other is made of glass, faced partly with curving white metallic fins and inset red ones. The tallest residential tower, at 470 feet, is broken into two parts—one clad in reddish reclaimed brick and the other with an expressed concrete frame that undulates vertically and horizontally.

"We had an interest in creating design that was not just the glassy tall buildings that you see in the financial district," said Forest City project director Audrey Tendell. "Retaining a certain amount of existing fabric is paramount to making sure the architecture and design feels like it's not brand new."

In addition to the built structures, the development includes the 12,000-square-

foot "Mary Square," and a 22,000-squarefoot green space on the Chronicle Building Roof. Roughly 25 percent of the project's residences are set to be affordable units.

"We did a pretty good job with the balancing act, taking into account all the stakeholder interests," said Tendell. This balancing act continues to be a factor for new development in San Francisco, as an unprecedented influx of money continues to transform the city, and the neighboring Mid-Market area in particular. The once struggling spot has more than 30 new projects on the boards, making it one of the most sought-after development zones in the city.

The project is expected to get underway by 2016 or 2017 and take more than ten years to complete. Public comments will be heard until December 1.

SL

### DURAVIT



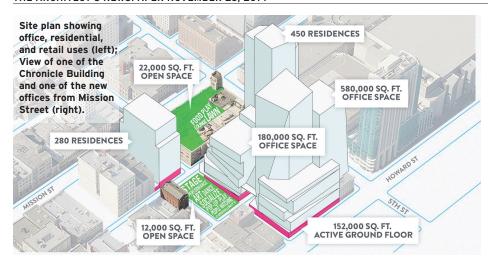
Elegant, versatile, unique: **Happy D.2** in linen. The bathroom series exudes a feminine chic through a distinctive language - sleek design and soft curves are topped off by the utmost in functionality. The Duravit bathroom - synonymous with beauty, quality, and technology. There is nothing quite like a Duravit original. To find out more: info@us.duravit.com, **www.duravit.us** 

#### FXFOWLE

FILTER EVOLVE EFFECT

Architecture is porous—
it blurs boundaries, extends
margins, erases divisions,
and fosters coherence.

boxed set of four volumes now available on amazon.com



URBAN REFLECTOR continued from front page intersect. The developer published an Environmental Impact Report for the plan, known as "5M," last month, and at press time was set to present it to the San Francisco Planning Commission on November 20.

The design team for the project includes New York–based architecture firm Kohn Pedersen Fox (KPF), SITELAB urban studio, and historic resources consultant Architectural Resources Group.

If approved, the scheme—located near the city's Powell Street BART and MUNI stations—will contain 1.8 million square feet of development, including about 870,000 square feet of offices, 800,000 square feet of residences, 150,000 square feet of ground floor uses, and 34,000 square feet of open space. The plan would renovate two existing buildings (including the Chronicle Building and a modest brick

and timber structure), build four new buildings (two office and two residential), and demolish seven existing buildings. The developer calls the buildings being torn down historically insignificant, including warehouses and a connector structure from the Chronicle.

The community process for the project has been ongoing since 2009. The developers have called for diverse and "sculpted, carved buildings" to add visual interest, a diverse mix of uses, and a pedestrian experience enhanced by active storefronts and art walls.

"We knew this part of the city would fail miserably if we tried to make each of the buildings look like they were all the same," said KPF principal Trent Tesch, who stressed architecture "referencing the character and nature of the existing site." The buildings reflect the diversity of architectural and



planning styles that are characteristic of the area.

One of the new office buildings in the works has a rust-colored, metal mesh facade, the other is made of glass, faced partly with curving white metallic fins and inset red ones. The tallest residential tower, at 470 feet, is broken into two parts—one clad in reddish reclaimed brick and the other with an expressed concrete frame that undulates vertically and horizontally.

"We had an interest in creating design that was not just the glassy tall buildings that you see in the financial district," said Forest City project director Audrey Tendell. "Retaining a certain amount of existing fabric is paramount to making sure the architecture and design feels like it's not brand new."

In addition to the built structures, the development includes the 12,000-square-

foot "Mary Square," and a 22,000-squarefoot green space on the Chronicle Building Roof. Roughly 25 percent of the project's residences are set to be affordable units.

"We did a pretty good job with the balancing act, taking into account all the stakeholder interests," said Tendell. This balancing act continues to be a factor for new development in San Francisco, as an unprecedented influx of money continues to transform the city, and the neighboring Mid-Market area in particular. The once struggling spot has more than 30 new projects on the boards, making it one of the most sought-after development zones in the city.

The project is expected to get underway by 2016 or 2017 and take more than ten years to complete. Public comments will be heard until December 1.

SL

### DURAVIT



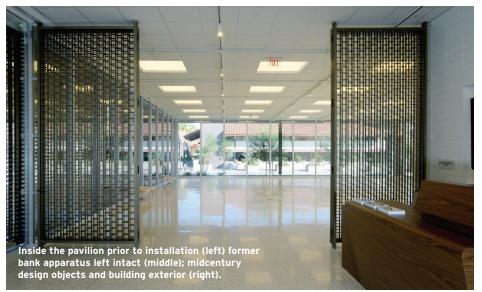
Elegant, versatile, unique: **Happy D.2** in linen. The bathroom series exudes a feminine chic through a distinctive language - sleek design and soft curves are topped off by the utmost in functionality. The Duravit bathroom - synonymous with beauty, quality, and technology. There is nothing quite like a Duravit original. To find out more: info@us.duravit.com, **www.duravit.us** 

#### FXFOWLE

FILTER EVOLVE EFFECT

Architecture is porous—
it blurs boundaries, extends
margins, erases divisions,
and fosters coherence.

boxed set of four volumes now available on amazon.com



DESERT OASIS continued from front page

cultural side show to acclaimed art collections.

Williams is a member of the group of early post-World War II architects that landed in the Coachella desert and helped turn the resort into a burgeoning center of modern design. Marmol Radziner conducted the renovation, transforming the old bank building to serve as an exhibition space with a plan that opens up to the sweeping landscape beyond. The facility also houses an archive and design

collection in its basement level.

The design of the facility—with its sharp right angles, polished terrazzo floors, and floor to ceiling glass—represents a period of architecture that was sensitive to the user, offering a range of affordable housing to meet the post World War Two demands of growing families. The attractive houses, a favorite of retirees and seasonal residents, are now getting more expensive, as evidenced on a tour of select homes that accompanied

a previow of the center. An estimated 45 000

a preview of the center. An estimated 45,000 devotees attended the city's Modernism Week last February.

When Santa Fe Federal Savings & Loan went bankrupt in the 1980s, the building's site was proposed for a 4-story retail centerpiece to 19 condos. The proposal galvanized an emerging preservation movement, spurred by the architect's daughter-in-law, Sidney Williams, which stopped the project in its tracks, declared the building a historic





monument, and, in time, launched the rehabilitation of the center. Sidney Williams is now the curator of the new center.

Marmol Radziner's renovation is based in part on the photographs of Julius Shulman, who documented many of the mid-century modernist buildings in the area.

E. Stewart Williams will be honored in the opening exhibit, entitled *An Eloquent Modernist*, which is accompanied by an illustrated book of the same title. **SAM HALL KAPLAN** 

#### UNVEILED

#### PALLADIUM RESIDENCES

Two new 350-foot-tall residential towers are planned for the parking lots to the west and north of the Hollywood Palladium, the iconic theater on Sunset Boulevard that began hosting famous acts in the 1940s, starting with Frank Sinatra.

Miami-based developer Crescent Heights has tapped San Francisco firm Stanley Saitowitz | Natoma Architects to design the pair of high-rises, considering two options for the L-shaped, 28-story mixed-use towers. One includes a blend of 250 hotel rooms and 538 private residences, while the other features 731 residential units. Both plans include 14,000 square feet of combined retail and restaurants on Argyle Avenue and North El Centro Avenue. Planning documents show the project will also incorporate courtyards, private balconies in the residences, a spa, and a pool.

Flements of the towers. such as the rounded edges, echo the Hollywood Palladium, built in the Streamline Moderne style. a later phase of art deco known for aerodynamic and nautical-inspired curves and heavy horizontal emphasis. Designed by LA architect Gordon B. Kaufmann, the theater underwent an interior renovation and exterior rehabilitation by Coe Architecture International in 2008. Crescent Heights

wants to nominate the concert hall as a Los Angeles Historic-Cultural Monument.

While close to the Red Line/Hollywood Vine subway station, the Palladium Residences incorporates a below-grade garage with parking for just fewer than 2,000 cars and more than 800 bicycles. The plan is part of a push to bring transitoriented development to the area.

Crescent Heights has not revealed a timeline and budget, but the project is expected to meet LEED Silver standards. AR

Architect: Stanley Saitowitz | Natoma Architects Client: Crescent Heights Location: Los Angeles Completion: TBA



VEGAS' NEWEST ADDITION HOPES TO LURE NBA TEAM TO THE DESERT

## **NOTHING BUT NET**

The famous Las Vegas Strip is about to get a major addition in the form of the Cuningham Group's All Net Resort and Arena, a \$1.4 billion mixed-use and entertainment project backed by former NBA player and first-time developer Jackie Robinson (not to be confused with the famous baseball player of the same name). The ambitious project includes an 860,000-square-foot multi-purpose arena, a 300,000-square-foot pedestrian plaza, and, crowning it all, a 44-story combo boutique and five-star hotel and spa.

The sphere-shaped, NBA-regulation arena, which Robinson hopes to use to lure an NBA team to Las Vegas, will feature a retractable roof and operable curtain walls to open to the desert climate. The venue

was designed to accommodate open-air concerts and other large events. The arena's skin will be animated by a matrix of programmable LED screens.

Victory Plaza, a 300,000-square-foot streetscape lined with retail and restaurants, is being billed as a Times Square-like experience with Las Vegas sensibilities. Planned to be the social heart of the urban-scaled project, it includes pedestrian walkways, event spaces, rooftop dining, and public balconies overlooking the street below.

At 44-stories, the All Net Resort Hotel will be one of the tallest hotels on the Strip. Part of the tower includes 500 specialty rooms, each with a private spa.

GUY HORTON



FOLLOW US AT WWW.ARCHPAPER.COM, FACEBOOK.COM/ARCHPAPER, BLOG.ARCHPAPER.COM AND TWITTER.COM/ARCHPAPER

# 28TH STREET APARTMENTS

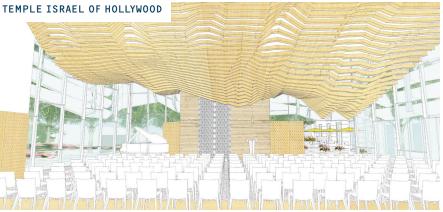




Two years after winning the AIA/LA Gold Medal, Santa Monica firm Koning Eizenberg Architecture continues to do what they do best: marry a bold design aesthetic with a passionate urban agenda and a willingness to break tired rules. "We're more interested in the social outcome than the physical outcome," said firm principal Julie Eizenberg.

And it has paid off. The firm has a series of completed and upcoming projects that have profound influence not just as buildings, but also as

## PICO BRANCH LIBRARY





transformers of sites and even neighborhoods. Not that it is always easy to explore beyond the building envelope. Old habits die hard, and clients and residents often fight such maneuvers before they embrace the finished products. "We try to challenge typologies that people are comfortable with," said Eizenberg. "We've built up a lot of trust," said Nathan Bishop, another of the firm's principals. That, he explained, is how the practice is able to carry out its goals. sL

#### 28TH STREET APARTMENTS LOS ANGELES, CALIFORNIA

The firm renovated Paul R. Williams' Angeles with the goal of "restoring the dignity of the building." The firm added new housing units inside and a large, contemporary affordable housing building (painted red, like the tile roof on Williams' building) behind it. The integration of mechanical units into the new structure freed the rooftop for a garden. Perforated metal screens frame views of the city while creating a unique, lacelike facade on the north side. Vertical solar panels shade and add dimension to the south face, and also lower utility bills

#### PTCO BRANCH LTBRARY LOS ANGELES, CALIFORNIA

The library is located in the center of Santa Monica's Virginia Avenue Park to merge vastly different cultural ends of the public space. The white folding structure is marked by a light and airy feel. Fabric canopies over the entrance shelter the local farmers market. Inside, large windows and sculpted skylights blur the distinction between indoor and outdoor space. Roof overhangs shade the glass facade and make the interior visible from the park. The small building feels much larger, maximizing space and light, and creating a warm and lively atmosphere. "We wanted to make it feel like you're in the park inside the building," said Bishop.

#### TEMPLE ISRAEL OF HOLLYWOOD LOS ANGELES, CALIFORNIA

Designed as a "garden in the park" in Hollywood, this newly completed chapel provides a visual connection to the historic synagogue's internal courtyard through massive windows which are fronted by a concrete wall and a large arc, custom milled in an abstract pattern. The Tallit-inspired ceiling is made up of undulating wood slats, while angular metallic panels give the exterior facade a dynamic

#### 500 BROADWAY SANTA MONICA, CALIFORNIA

Located on the corner of 5th Street and Broadway in Santa Monica, this mixed-use project is made up of four groupings of apartments stacked atop ground-level retail. The rhythmic facade varies in configuration to provide all units with views to the ocean. The firm wove open spaces through the development, connecting it to the streetscape rather than sealing it off. "We're leveraging public space in a densifying city, bringing in more sky, more light, more street access and more public life," said Bishop.

#### BELMAR APARTMENTS SANTA MONICA, CALIFORNIA

Initiated as part of an ambitious affordability program set by the City of Santa Monica to revive its Civic Center, the 320-unit mixed income development—located on part of the site of the former RAND headquarters includes equal amounts of affordable and market-rate units. A public pedestrian pathway and a large public art piece anchor the project, while additional courtyards open on both sides to provide views of the surroundings and connect to the street. Bar-shaped structures hove over the open space in a variety of

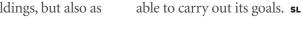
# 28TH STREET APARTMENTS





Two years after winning the AIA/LA Gold Medal, Santa Monica firm Koning Eizenberg Architecture continues to do what they do best: marry a bold design aesthetic with a passionate urban agenda and a willingness to break tired rules. "We're more interested in the social outcome than the physical outcome," said firm principal Julie Eizenberg.

And it has paid off. The firm has a series of completed and upcoming



Designed as a "garden in the park" in Hollywood, this newly completed chapel provides a visual connection to the historic synagogue's internal courtyard through massive windows which are fronted by a concrete wall and a large arc, custom milled in an abstract pattern. The Tallit-inspired ceiling is made up of undulating wood slats, while angular metallic panels give the exterior facade a dynamic

#### 500 BROADWAY SANTA MONICA, CALIFORNIA

Located on the corner of 5th Street and Broadway in Santa Monica, this mixed-use project is made up of four groupings of apartments stacked atop ground-level retail. The rhythmic facade varies in configuration to provide all units with views to the ocean. The firm wove open spaces through the development, connecting it to the streetscape rather than sealing it off. "We're leveraging public space in a densifying city, bringing in more sky, more light, more street access and more public life," said Bishop.

#### BELMAR APARTMENTS SANTA MONICA, CALIFORNIA

Initiated as part of an ambitious affordability program set by the City of Santa Monica to revive its Civic Center, the 320-unit mixed income development—located on part of the site of the former RAND headquarters includes equal amounts of affordable and market-rate units. A public pedestrian pathway and a large public art piece anchor the project, while additional courtyards open on both sides to provide views of the surroundings and connect to the street. Bar-shaped structures hove over the open space in a variety of







transformers of sites and even neighborhoods. Not that it is always easy

to explore beyond the building envelope. Old habits die hard, and clients

products. "We try to challenge typologies that people are comfortable

with," said Eizenberg. "We've built up a lot of trust," said Nathan Bishop,

another of the firm's principals. That, he explained, is how the practice is

and residents often fight such maneuvers before they embrace the finished

projects that have profound influence not just as buildings, but also as

PICO BRANCH LIBRARY

SANTA MONICA, CALIFORNIA

The library is located in the center of

ends of the public space. The white

and airy feel. Fabric canopies over

market. Inside, large windows and

folding structure is marked by a light

the entrance shelter the local farmers

sculpted skylights blur the distinction

between indoor and outdoor space.

facade and make the interior visible

much larger, maximizing space and

light, and creating a warm and lively

atmosphere. "We wanted to make it

feel like you're in the park inside the

building," said Bishop.

from the park. The small building feels

Roof overhangs shade the glass

to merge vastly different cultural

Santa Monica's Virginia Avenue Park

#### 28TH STREET APARTMENTS LOS ANGELES, CALIFORNIA

The firm renovated Paul R. Williams' Angeles with the goal of "restoring the dignity of the building." The firm added new housing units inside and a large, contemporary affordable housing building (painted red, like the tile roof on Williams' building) behind it. The integration of mechanical units into the new structure freed the rooftop for a garden. Perforated metal screens frame views of the city while creating a unique, lacelike facade on the north side. Vertical solar panels shade and add dimension to the south face, and also lower utility bills

#### TEMPLE ISRAEL OF HOLLYWOOD LOS ANGELES, CALIFORNIA





With the rise of evidence-based design, comfortable spaces are eclipsing clinical environments in healthcare facilities. These



## DESIGN DIAGNOSIS





#### 1 DART DESIGNTEX

This woven upholstery has a

finish that provides high-level stain resistance and limited

bleach cleanability. The

pattered textile is offered

2 ICU300 DORMA

With single, bi-parting, or telescopic operation, these manual sliding doors allow for continuous observation of patients while providing quick and easy access in emergency situations.

3 COLLECTIVE TIME SHAW

In tiles and broadloom, this carpeting collection takes design cues from circadian rhythms, translating data into color and texture patterns. Lifetime commercial warranty; Cradle-to-Cradle Silver certified

pba-usa.us

4 PROGRAMMA 400 ALU

This full collection of grab

bars, shower seats, and other bathroom accessories

aluminum with nylon elements.

is fabricated of anodized

5 PALISADE COLLECTION, FLOP SOFA NEMSCHOFF

For round-the-clock use, this sofa converts to a sleeper simply by adjusting the back cushion; there is no finger-pinching, heavy mechanism to maneuver. Lighting and power ports optional. Designed by

nemschoff.com

6 TRUE WOOD RITE DOOR ASSA ABLOY/ADAMS RITE

Dual levers inset on either side of the door activate the top latching mechanism, allowing each leaf to function on its own doing away with additional parts, such as floor strikes, center latches, flush bolts, astragals, or coordinators.

assaabloy.com adamsrite.com

designtex.com

in nine colorways.

dorma.com

shawcontractgroup.com



Even if it's counter-intuitive, the best design is often the simplest.

Officials at Art Center College of Design were first skeptical of architect Darin Johnstone's plans to transform the school's "Post Office" building in downtown Pasadena into a new home for the school's fine art and illustration departments—particularly given the building's unremarkable, suburban office design, a \$5.2 million budget, and a miniscule seven-month start-to-finish timeframe. But through clear and calculated interventions, Johnstone was able to create a space that is practical, inspiring, and, yes, cool.

The 35,000-square-foot CMU and cement plaster building was originally built in 1979 for electronics manufacturer Digitran—which explains the large "D" cutouts on the corners—and was bought by the US Post office in 1995. Job number one, said Johnston, was to "strip away the layers of odd decisions that the post office had made." To transform the unremarkable facade he decided to paint the building jet black, a color inspired in part by Art Center's iconic Craig Ellwood–designed main campus building. Interior galleries are painted white, as are the insides of the Ds, which create

a dramatic visual contrast, emphasizing the building's unusual architectural details and making it stand out in the sea of light-colored edifices around it.

Replacing bulky loading docks and canopies that had become the building's de facto entrance, Johnstone cut a large opening on the ground floor. Inside, he took advantage of the building's sky-lit double height atrium, converting the space into galleries, and connecting it to the rest of the building via a new grand stair with a metal mesh landing. To bring light into the rest of the building, he cut into the atrium's edges, and converted under-utilized circulation hallways into more galleries, bridging the gap to the structure's existing corner light courts. It's a process that Johnston calls "carving the space with light." "The game really became how do you get access to light to all the spaces?" said Johnstone.

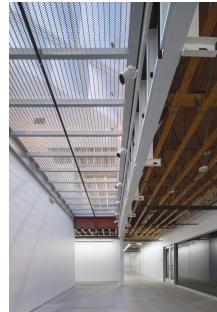
Student studios and classrooms located along the building's edges take advantage of this humane connection to light and space, and have been treated with extraordinary attention to detail. "We wanted to create a gallery-like setting for the studios," said Johnstone, who is currently working to retrofit another building down the street—a former office—

for Art Center.

Clean white gypsum board—lining learning rooms and partitioned studio spaces—is contrasted with exposed structural materials and mechanical systems. Thin hanging gallery lighting emphasizes the feeling of subtle refinement. Meanwhile, second floor administrative spaces, above the entry, are glassy and open, connecting the exterior to the internal galleries visually. In fact you can see through these from the parking lot into the internal atrium.

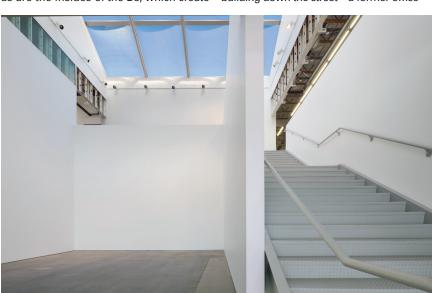
Overall it's an approach that reduces architecture to its purest, most powerful elements: light, space, and volume. Without other distractions those qualities feel particularly strong here, and they vividly enhance the building's purpose: viewing and creating art.

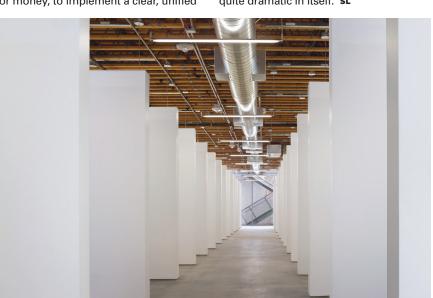
Johnstone developed an installation inside the atrium's first floor, called *Drawn Out / Light Mass*. It converts the project's plans, diagrams, and axonometrics into a three-dimensional experience, altering them into an angular scrim, printed with angled lines. Looking at the architect's drawings on the wall of the gallery it gives you another chance to understand how he didn't need to spend excess time, or money, to implement a clear, unified



(Clockwise from top): The building's dramatic black facade; below the atrium landing; a line of studios; atrium gallery.

idea, which has transformed a onceunpleasant space from unordered cacophony to intelligent design. And it reminds you that simplicity can still be quite dramatic in itself. **SL** 





SHUA WHITE, LAWRENCE ANDERSON



Even if it's counter-intuitive, the best design is often the simplest.

Officials at Art Center College of Design were first skeptical of architect Darin Johnstone's plans to transform the school's "Post Office" building in downtown Pasadena into a new home for the school's fine art and illustration departments—particularly given the building's unremarkable, suburban office design, a \$5.2 million budget, and a miniscule seven-month start-tofinish timeframe. But through clear and calculated interventions. Johnstone was able to create a space that is practical, inspiring, and, yes, cool.

The 35,000-square-foot CMU and cement plaster building was originally built in 1979 for electronics manufacturer Digitran—which explains the large "D" cutouts on the corners—and was bought by the US Post office in 1995. Job number one, said Johnston, was to "strip away the layers of odd decisions that the post office had made." To transform the unremarkable facade he decided to paint the building jet black, a color inspired in part by Art Center's iconic Craig Ellwood–designed main campus building. Interior galleries are painted white, as are the insides of the Ds, which create

a dramatic visual contrast, emphasizing the building's unusual architectural details and making it stand out in the sea of light-colored edifices around it.

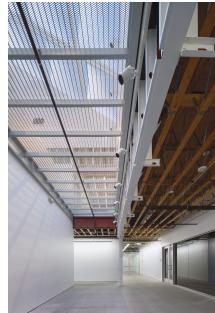
Replacing bulky loading docks and canopies that had become the building's de facto entrance, Johnstone cut a large opening on the ground floor. Inside, he took advantage of the building's sky-lit double height atrium, converting the space into galleries, and connecting it to the rest of the building via a new grand stair with a metal mesh landing. To bring light into the rest of the building, he cut into the atrium's edges, and converted under-utilized circulation hallways into more galleries, bridging the gap to the structure's existing corner light courts. It's a process that Johnston calls "carving the space with light." "The game really became how do you get access to light to all the spaces?" said Johnstone.

Student studios and classrooms located along the building's edges take advantage of this humane connection to light and space, and have been treated with extraordinary attention to detail. "We wanted to create a gallery-like setting for the studios," said Johnstone, who is currently working to retrofit another building down the street—a former officefor Art Center.

Clean white gypsum board—lining learning rooms and partitioned studio spaces—is contrasted with exposed structural materials and mechanical systems. Thin hanging gallery lighting emphasizes the feeling of subtle refinement. Meanwhile, second floor administrative spaces, above the entry, are glassy and open, connecting the exterior to the internal galleries visually. In fact you can see through these from the parking lot into the internal atrium.

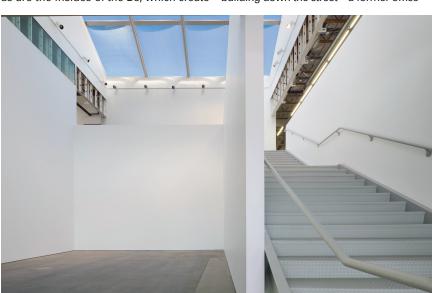
Overall it's an approach that reduces architecture to its purest, most powerful elements: light, space, and volume. Without other distractions those qualities feel particularly strong here, and they vividly enhance the building's purpose: viewing and creating art.

Johnstone developed an installation inside the atrium's first floor, called Drawn Out / Light Mass. It converts the project's plans, diagrams, and axonometrics into a three-dimensional experience, altering them into an angular scrim, printed with angled lines. Looking at the architect's drawings on the wall of the gallery it gives you another chance to understand how he didn't need to spend excess time, or money, to implement a clear, unified



(Clockwise from top): The building's dramatic black facade; below the atrium landing; a line of studios; atrium gallery.

idea, which has transformed a onceunpleasant space from unordered cacophony to intelligent design. And it reminds you that simplicity can still be quite dramatic in itself. SL





## Building Solutions for the Real World – with Gehry Technologies

Trimble, the leader in solutions for the Design-Build-Operate (DBO)
lifecycle of buildings, is pleased to announce our acquisition of
Gehry Technologies, the leader in technology-driven project delivery for the AEC industry.

Gehry Technologies provides web-based 3D project collaboration, BIM technology, and advanced project delivery services to owners, architects, engineers, builders, fabricators and industry professionals worldwide, allowing customers to communicate more effectively, improve design and construction quality, and accelerate project cycle times. Gehry Technologies, with the GTeam™ file sharing and web collaboration platform, has joined our Trimble Buildings team, enhancing our portfolio of DBO technologies and services.

Together, we look forward to transforming the way the construction works through our shared vision, commitment and capabilities.









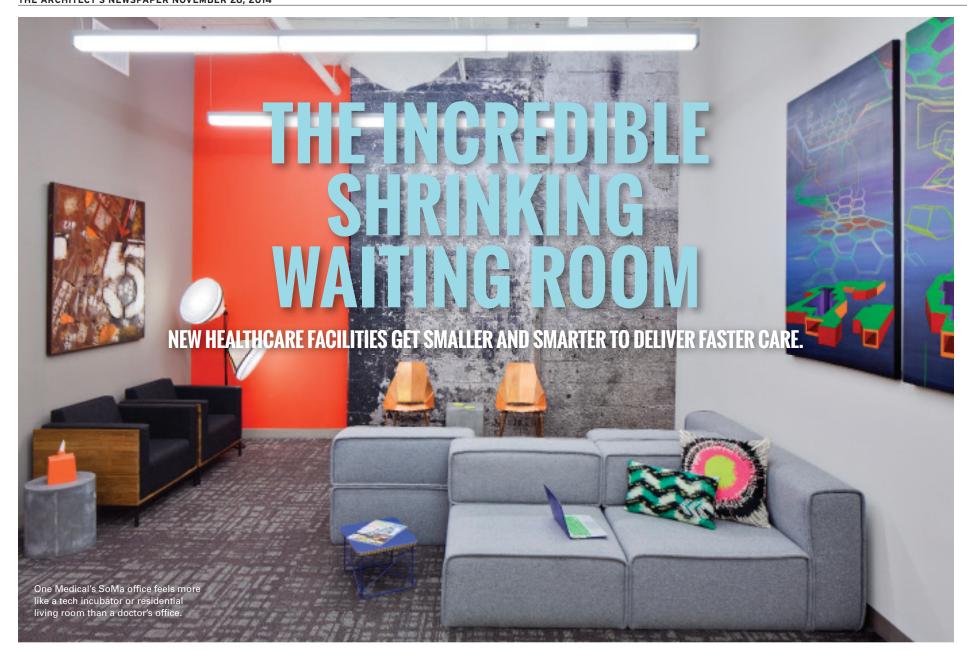




Learn more at:

buildings.trimble.com





#### **ONE MEDICAL** SAN FRANCISCO. CALIFORNIA **DESIGNERS: URBAN CHALET**

Over the last few years employees at Urban Chalet, a design company based in San Francisco and New York, have taken on more than 25 facilities for One Medical, a company dedicated to making the outpatient experience more humane, not to mention hip. The company's slogan is "The doctor's office. Reinvented."

New offices have opened in San Francisco, New York, Washington D.C., Boston, Chicago, and Los Angeles, all catered to a sensibility that, in the words of Urban Chalet senior design director Michelle Granelli, is "modern, clean, comfortable, and sometimes a little fun and unexpected."

A great example is their office in San Francisco's SoMa neighborhood, which at first glance looks like the headquarters of one of the city's many creative tech offices, not a doctor's office. And for good reason—the space once belonged to a graphic design firm, and that became an instant inspiration for the plan. "We wanted it to almost feel like the graphic design company moved out and the doctor's office moved right in," said Granelli.

The high-ceilinged space's rawness and layered textures are especially rare in a

medical field obsessed with sterility. Utilities and wood surfaces are exposed, colorful walls are covered with patterns, and a digital wallcovering gives the illusion of raw concrete. "If we had the opportunity to leave some-

thing exposed we did," said Granelli.

Modern furniture contributes to the clean aesthetic, including a modular felt sectional, black form chairs, and geometric copper-clad chairs. Hanging linear lights seem like a closer fit for Square's or AirBnB's offices.

The front desk was custom milled and topped by a row of hanging, exposed pendant bulbs. On the wall behind the desk the firm had the "One Medical" logo hand painted in a stencil pattern reflective of the previous company's aesthetic. Exam rooms are treated with the same finishes, and, since they are

located on the window line, receive plenty of natural light.

"Making the space welcoming and comforting hasn't always been a priority in this field, but that's changing," said Granelli. Each location is unique to its context, so the tech startup look in San Francisco is replaced, for example, by a space more similar to a highend retail boutique in Beverly Hills. "We try to take into consideration not only the city and neighborhood, but the tenant space itself. That helps us keep the design elevated," added Granelli. SAM LUBELL







## LENOX HILL HEALTHPLEX NEW YORK, NEW YORK ARCHITECTS: PERKINS EASTMAN

The sudden closure of St. Vincent's hospital in Greenwich Village left lower Manhattan with a serious shortage of emergency room capacity. At the same time the Albert C. Ledner-designed O'Toole building, located in a New York City landmark district, stood empty; its quirky forms and layout (thankfully) resistant to easy condominium conversion. Following a national trend toward smaller, faster outpatient care centers, North Shore-LIJ purchased the building to create Manhattan's first stand-alone emergency department, which opened late

this summer.

The idea behind these stand-alone emergency centers is to improve care and lessen wait times by concentrating services for the vast majority of emergency room visits, including an X-ray, CT, and MRI imaging center, ultrasounds, and ambulatory surgery, all of which are for outpatient treatments. Patients requiring long-term care are transferred to a traditional hospital (EMTs make a determination in the ambulance about which facility is best suited to the patient's needs, or the patient can request

a specific hospital). "It's a faster way to deliver care," said Frank Gunther, a principal at Perkins Eastman, the firm that lead the adaptive reuse project.

The architects worked with the Landmarks Preservation Commission and New York's State Historic Preservation Office to update the building's distinctive top-heavy exterior. They removed white tiles that had been added to the exterior and tested the concrete underneath to determine the exact shade of white stain Ledner had used. They created a new glass entry pavilion with a cantilevered glass canopy that extends out to the sidewalk, which opens up the otherwise opaque building to the street. Once inside, visitors encounter unusually small waiting areas, which flank the entrance—the proof of the in-and-out, patient-centered approach. Twenty-six exam rooms are arranged around the perimeter with access to natural

light through the translucent glass block walls. In the center, a "results waiting area" with semi-private cubicles is bounded by two nurses stations, putting patients and care-givers in immediate proximity. The interiors are bright and uncluttered, cheerful yet serene.

Responding to community demographics and needs, the facility also has a dedicated unit for treating victims of sexual assault and a decontamination unit for disaster preparedness, which are segregated from the walk-in areas. Staff offices and an ambulance reception area are located in the basement. The upper floors are being developed into medical offices.

The new facility serves a crucial role in the lower Manhattan community, and the efficient design helps make a trip to the emergency room both a shorter and more pleasant healing experience. ALAN G. BRAKE







#### **AUSTIN VA OUTPATIENT CLINIC AUSTIN. TEXAS ARCHITECTS: PAGE**

Page's Austin VA Outpatient Clinic was designed according to the principles of evidence based design. Natural materials were used throughout the exterior and interior, and daylight and views to the surrounding landscape were provided in all appropriate spaces.



At 260,000 square feet, the Austin VA Outpatient Clinic is the largest of the U.S. Department of Veterans Affairs' freestanding outpatient centers. Built to replace a facility that was a quarter of its size, it provides greater capacity to serve the new generation of veterans from the nation's recent foreign wars. It also consolidates all of the outpatient services that could conceivably be needed—from primary care to minor surgery—under one roof, so local patients do not have to travel to VA installations in other towns.

In addition to being larger than its predecessor, the new clinic is also more comfortable. The VA tasked Texas-based architecture firm Page with incorporating the principals of evidence based design into the facility, namely by giving users daylit environments, natural materials, and direct contact with the natural world. "One of the things that made this project challenging and interesting is that, because of the delivery structure, we had a very limited budget," said Page design architect Peter Hoffman. "At the same time, the VA demanded that we incorporate the latest evidence based healthcare design concepts into the workspaces for the care givers as well as within the healing environment."

Sited in a suburban office park not far from Austin Bergstrom International Airport, the architects looked to nearby McKinney Falls State Park to find inspiration for the building's formal language and materiality. VA design guidelines called for CMU on the exterior. Page instead recommended using split-face blocks of local limestone in four different colors arranged in a horizontal, strata-like pattern reminiscent of the rock escarpments of the Texas Hill Country. To keep within the budget, the architects only used the stone on the public areas of the exterior—lower on the elevation and around the entrances—while using similarly colored, split-face CMU on the building's back ends and higher up on the elevation.

This sort of playing with the VA design guidelines characterized much of the rest of the project as well. The guidelines suggested terrazzo in the lobby, for example, but Page found that they could save a substantial amount of money by instead specifying a porcelain tile for the lobby, allowing the architects to spend that savings on more natural materials throughout the interior, such as limestone in the elevator lobby, which is interspersed with vertical glass tile sections evocative of waterfalls—a regular theme throughout the project.

Another challenge that Page faced was bringing as much daylight as possible into the building's deep floor plates. The architects achieved this through two devices. One is a lofty, north facing, glass-encased lobbyhung with a wave-like sculpture by San Francisco artist Daniel Goldstein—that brings sunlight deep into the interior. The other is the placement of large windows at the end of each of the building's long corridors, which set up views to the landscaped exterior from almost any point within the facility.

Finally, Page incorporated nature into the project by the most direct means possibleby providing outdoor areas where patients can step out of the air conditioning and experience the weather. This being Texas, of course, the architects set up shaded tables and pavilions that offer some mediation of the powerful sun.

AARON SEWARD

## SUBSCRIBE

**WEST COAST ARCHITECTURE AND DESIGN** 

WWW.ARCHPAPER.COM

## SIGN TODAY!

The Architect's Newspaper, The West's only architecture and design tabloid is the place for news, projects, products, gossip and more

#### Please check your subscription region:

East (20x) West (12x)

Midwest (11x)

#### Midwest/West Rates:

\*Architectural Designers FREE!

1 year \$29 2 years \$56

\*\*Student \$19

#### Fast Rates

\*Architectural Designers FREE!

1 year \$39

2 years \$69.95

\*\*Student \$25

## ARCHITECTSNEWSPA FORMER AECOM ARCHITECTS TO OPEN LOS ANGELES SOM STUDIO O6 PROMISING LA PARK PRODIGAL SOMS ARCHPAPER.COM IF IT MATTERS, WE TELL YO NO POPULOUS UNVEIL LA CONVENTION CENTER PLANS DENARI ON GOLD

SHOT DOWN BY CA SUPREME COURT, DISSOLVED BY GUV

REDEVELOPMENT: 1945-2012

CALIFORNIA

EDERAL COURTHOUSE TO ALLY MOVE AHEAD

Back from the Dead



PIER WON

WHO YOU GONNA CA

## FREE

for Architects and Architectural **Designers** 

\*Must provide RA number or firm letterhead

\*\*Must provide copy of valid student I.D.

To subscribe, mail this form with a check payable to: The Architect's Newspaper, LLC. The Architect's Newspaper 21 Murray St., 5th Floor New York, NY 10007

or fax the bottom half of this page to 212-966-0633

or visit us online at www.archpaper.com

Name	Date
Company	
Address	
City/State/Zip Code	
Email	Phone
RA License Number	
Credit Card Number	Exp. Date
SIGNATURE REQUIRED	

	Academic	Academic
	Architecture	Architect
	Construction	Designer
	Design	□ Draftperson
	Engineering	☐ Firm Owner
	Government	Government
	Interior Design	□ Intern
	Landscape Architect	☐ Managing Partner
	Planning/	Project Manager
	Urban Design	☐ Technical Staff
	Real Estate/	☐ Student
	Developer	Other
	Media	
П	Other	

#### ☐ Under \$500,000 □ \$500,000 to 1 million □ \$1 to 5 million ☐ +\$5 million **EMPLOYEES** □ 1–4 □ 5–9 □ 10–19 □ 20–49 50-99 □ 100–249

250-499

**FIRM INCOME** 

OR SUBSCRIBE AT ARCHPAPER.COM/SUBSCRIBE

#### WEDNESDAY 26

#### **FVFNT**

LAEP Colloquium: Robert Marshall— **Global South** Sustainability Case Study-SmartCity Kochi 1:00 p.m.

112 Wurster Hall Berkeley, CA ced.berkeley.edu

#### SLINDAY 30

**EXHIBITIONS CLOSING** Bryan Cantley, Form:uLA: Dirty Geometries + Mechanical Imperfections

SCI-Arc Gallery 960 East Third St. Los Angeles sciarc edu

Callahan to Warhol: **New Photography** Acquisitions

Portland Art Museum 1219 SW Park Ave. Portland, OR portlandartmuseum.org

MONDAY 1 **LECTURE** 

calarts.edu

**Graphic Design Visiting Designer Lecture Series:** John Van Hamersveld 7:00 p.m. California Institute of the Arts 24700 McBean Pkwy. Valencia, CA

#### TUESDAY 2 **EVENTS**

Lessons Learned: Building Healthy Places in Seattle & San Francisco

12:30 p.m. SPUR Urban Center 654 Mission St. San Francisco

Diverse Works in **Design at DLR Group** 5:30 p.m. DLR Group 51 University #600, Seattle aiaseattle.org

#### WEDNESDAY 3

LECTURES

Speaker Series Program at Museum of Craft and Design Wendy Maruyama: Executive Order 9060 7:00 p.m.

Museum of Craft and Design 2569 Third St., San Francisco sfmcd.org

Sou Fuiimoto: Between Nature and Architecture 7:00 p.m.

W.M. Keck Lecture Hall 960 East Third St. Los Angeles sciarc.edu

#### THURSDAY 4 **EVENTS**

2014 AIA/LA Holiday Party & Board Installation 6:00 p.m.

ZGF Architects 515 South Flower St. Los Angeles aialosangeles.org

#### 2014 Annual Chapter Meeting & Holiday Party

6:00 p.m. Fuego Restuarant at the Hotel Maya, 700 Queensway Dr. Long Beach, CA aialb-sb.org

Talk with Rasmus Rohling

7:15 p.m. CCA Wattis Institute Kent and Vicki Logan Galleries 360 Kansas St. San Francisco wattis.org

#### PERFORMANCE

**Christine Marie & Artists:** 

4Trains 8:00 p.m. YBCA Forum Yerba Buena Center for the Arts 701 Mission St. San Francisco

#### LECTURE

Northwest Landscape Series: The Work of Mary Randlett 6:30 p.m.

Photographic Center Northwest 900 12th Ave., Seattle pcnw.org

#### SATURDAY 6 **EVENT**

Talk: Larry Sultan: Whose American Dream Is It, Anyway? By Philip Gefter

LACMA 1:00 p.m. 5905 Wilshire Blvd. Los Angeles lacma.org

#### SUNDAY 7 FILM

#### Andy Warhol's Empire

12:00 p.m. MOCA Grand Ave. 250 South Grand Ave., Los Angeles moca.org

#### **EXHIBITION CLOSING**

**American Art Masterworks** Seattle Art Museum 1300 First Ave., Seattle

seattleartmuseum.org

TUESDAY 9

#### **EVENTS**

ForWARD [The Forum for Women in Architecturel-Networking Breakfast

7:30 a.m. Cheryl's on 12th 1135 Southwest Washington St., Portland, OR aiaportland.org

#### Heinecken and Feminism

7:30 p.m. Hammer Museum 10899 Wilshire Blvd. Los Angeles hammer.ucla.edu

#### WEDNESDAY 10

#### **EVENT**

Design Inside-Out— Architectural Interiors: Beauty is in the Details

11:00 a.m. Blue Conference Center Pacific Design Center 8687 Melrose Ave. West Hollywood, CA pacificdesigncenter.com



#### GROUNDSWELL: **GUERILLA ARCHITECTURE IN RESPONSE** TO THE GREAT EAST JAPAN EARTHQUAKE

#### MAK Center

835 North Kings Road, West Hollywood, California Through January 4, 2015

The Great East Japan Earthquake of 2011 devastated the island nation, setting off a tsunami that destroyed 500kilometers of coastline, causing the failure of the Fukushima Daiichi Nuclear Power Plant, and leaving more than 20,000 people dead and 470,000 without homes. The severe damage from the catastrophe propelled architects to take action, swiftly and creatively, as illustrated in a new exhibit, Groundswell. Guerilla Architecture in Response to the Great East Japan Earthquake. Faced with the slow moving bureaucracy of the government response, a number of architects—including Manabu Chiba, Momoyo Kaijima and Yoshiharu Tsukamoto (of Atelier Bow-Wow), Senhiko Nakata, Osamu Tsukhashi, and Riken Yamamoto—decided to take matters into their own hands and work with local communities to rebuild, using a myriad of design solutions. Through this grassroots move ment, the show explores how architects can jumpstart and participate in recovery efforts following a natural disaster

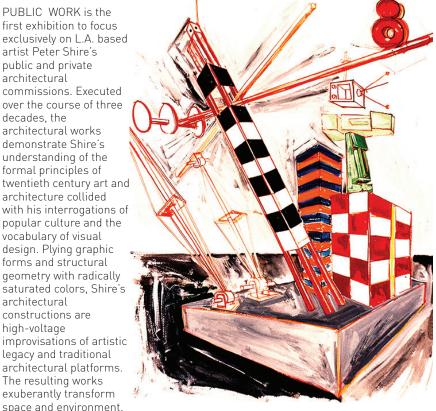
FOR MORE LISTINGS VISIT DIARY.ARCHPAPER.COM

#### A+D

#### PUBLIC WORK, Lines of Desire: PETER SHIRE 11.8.2014-1.31.2015

PUBLIC WORK is the first exhibition to focus exclusively on L.A. based artist Peter Shire's public and private architectural commissions. Executed over the course of three decades, the architectural works demonstrate Shire's understanding of the formal principles of twentieth century art and architecture collided with his interrogations of popular culture and the vocabulary of visual design. Plying graphic forms and structural geometry with radically saturated colors, Shire's architectural constructions are high-voltage improvisations of artistic legacy and traditional

The resulting works exuberantly transform



THE SURFACE EVENT



JANUARY 20-23, 2015 | MANDALAY BAY CONVENTION CENTER | LAS VEGAS





The largest collection of building and design products. services and technologies ever assembled at one time. Be part of the excitement.

Register today at **TISEwest.com** 















A+D MUSEUM | 6032 WILSHIRE BLVD LOS ANGELES CA 90036 | 323.932.9393 | APLUSD.ORG



Monsters, madmen, and magicians play starring roles in Haunted Screens: German Cinema in the 1920s, an exhibition that runs through April 26 at the Los Angeles County Museum of Art. It's a worthy successor to LACMA's many explorations of that fertile era of experimentation. German studios churned out plenty of fluffy entertainments for mass consumption, but they also produced (as Hollywood rarely did) works of art that made few concessions to popular taste. The

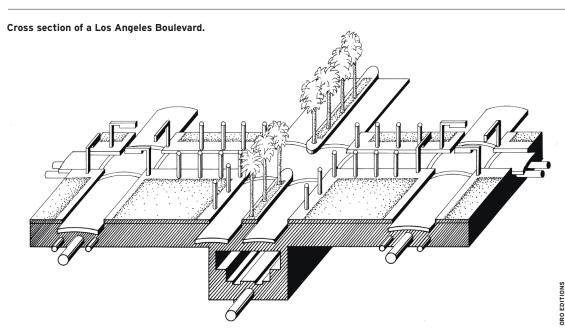
production sketches, stills, and movie clips from 25 features included in this exhibition. reveal the huge potential of film to probe human psychology and imagine worlds that never were. Architects will be drawn to the elaborate sets and city streets, and by the installation, which was designed by Michael Maltzan and Amy Murphy.

The show has a strong emphasis throughout on architecture and urbanism. LACMA curator Britt Salvesen divided the 250 exhibits into four thematic sections and deftly wove them into a visual narrative, elucidated by succinct text panels. Within each section, one can review set and costume designs alongside production stills for a few features, and then step into a darkened space to watch excerpts of those films, backprojected onto suspended screens. Happily there was a rich trove to draw on, principally from the collection of the Cinémathèque Française in Paris. Hollywood studios

squandered their treasures, treating talent as hired hands, and junking their archives. Most of their publicity stills were portraits of popular stars; at UFA, the leading German studio, up to 800 photos documented every aspect of a major production. Lotte Eisner and other dedicated archivists rescued prints and drawings that survived wartime devastation and carried them off to the Cinémathèque. In doing so, they preserved a legacy of art and history.

Like the painters and sculptors whom the Nazis would soon condemn as decadent filmmakers-including Fritz Lang, F.W. Murnau, Georg Pabst, and Robert Wiene mirrored the turmoil and creativity of the Weimar Republic. The distorted houses. oppressive city streets, and sinister laboratories they constructed on stages and back lots mirrored a society struggling to break free of the past, even as its economy and government foundered. Whereas the best German architecture of the 1920s—from the Weissenhofsiedlung to luxury villas and workers' housing estates—is cool and rational, filmmakers exposed the contradictions of the times and the dark underside of material progress. Their subjects ranged from grinding poverty in the slums to the polarization of wealth, futuristic fantasies and folklore, surveillance and the threat of new technologies. The demons that haunt these films would soon achieve power: critic Siegfried Kracauer entitled his history of film, From Caligari to Hitler.

To articulate this multi-layered story and heighten its impact, Maltzan and Murphy have constructed a trio of wave-like forms to enclose projection screens, which are set at angles to each other, so one can watch one or several clips simultaneously. In the troughs between, small drawings and production stills continued on page 16



**STREET SMARTS** 

Los Angeles Boulevard: Eight X-Rays of the Body Public, 25th Anniversary Editio By Doug Suisman

Doug Suisman's Los Angeles Boulevard: Eight X-Rays of the Body Public, remains today, as it was 25 years ago, a contrarian essay fashioned with an urbane and civilized pen. The book, originally issued as a pamphlet by the Los Angeles Forum for Architecture and Urban Design, appeared almost at the moment when boulevards establish the city's overall the Los Angeles School, headlined by Mike Davis's devastating City of Quartz, conquered the market on gloomy civic prognostication. Then, as

cheerleader-who held the stillunaccepted view that Los Angeles is a city of boulevards, like any great American or European city. Freeways, he said (at a time when it seemed impossible for anyone to actually believe this), were not the true armature of Los Angeles. "The physical structure, which will come as a surprise to the millions of honest people who have been misled into thinking that Los Angeles is a city now. Suisman was an optimist—not a organized by its freeways: Los Angeles

is a city whose freeways have been organized by its boulevards."

Thus began an argument that Suisman has been making for two and a half decades, one that in retrospect seems as prescient as any subsequent understanding of Los Angeles. In his view, the city's boulevards are more than just a physical strip upon which we construct buildings. They are the truly open, free spaces where the 'spontaneous dramatization of who we are as a people" can occur. The word "spontaneous" is key; it harkens back to the earliest definitions of public space, from ancient Greece and Aristotle Boulevards are the arena (the "agora") where unfettered, uncontrolled, unlimited public debate and action take place.

Along those public thoroughfares, Los Angeles plays itself, not as an anonymous and amorphous city, but as a vibrant and engaging tapestry of life

To see why and how this was so Suisman did the unthinkable: He actually looked at the boulevards (and avenues). On them he found geography, history, culture, and politics. He traced the physical layout of the boulevards, discovering mestizos—hybrids that followed the old Spanish empire's rancho boundaries then conformed to the new empire's more Cartesian grid, imposed after the letting off

region was absorbed into the Union in 1849

Some boulevards acted as binding knitting the little (and once independent) townships, like Hollywood and Colegrove that lay outside the original Spanish Pueblo, to the civic core. Other streets, like Wilshire Boulevard were sequenced commercial centers. which taken as a whole constituted a "linear downtown," in Reyner Banham's famous coinage. These could be found throughout the region; upon them arose landmarks, like Bullocks Wilshire, an art deco masterpiece, and Desmond's, a sleek moderne tower. The city projected its ambitions onto these stretches envisioning motorways to the sea and thoroughfares dotted with Manhattanlike skyscrapers

Movie studios, which might easily have erected their hangar-sized sound stages on farmland outside city limits. instead consciously plopped themselves at major intersections, imparting to their immediate surroundings "a tantalizing visual scent of the fantasy production within" and "spawning other fantastic architectural realms on the boulevards.

Spreading out as it did, Los Angeles, nevertheless retained the contours of a typical urban city. Crowded street cars plied its boulevards, taking on and continued on page 16



Monsters, madmen, and magicians play starring roles in Haunted Screens: German Cinema in the 1920s, an exhibition that runs through April 26 at the Los Angeles County Museum of Art. It's a worthy successor to LACMA's many explorations of that fertile era of experimentation. German studios churned out plenty of fluffy entertainments for mass consumption, but they also produced (as Hollywood rarely did) works of art that made few concessions to popular taste. The

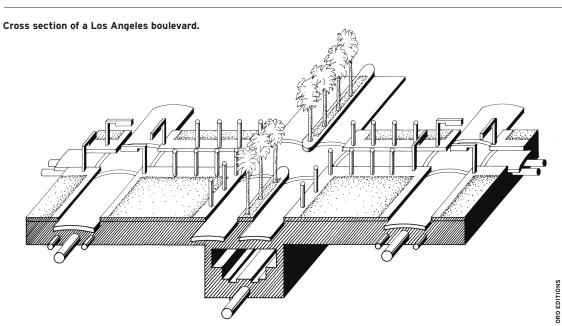
production sketches, stills, and movie clips from 25 features included in this exhibition. reveal the huge potential of film to probe human psychology and imagine worlds that never were. Architects will be drawn to the elaborate sets and city streets, and by the installation, which was designed by Michael Maltzan and Amy Murphy.

The show has a strong emphasis throughout on architecture and urbanism. LACMA curator Britt Salvesen divided the 250 exhibits into four thematic sections and deftly wove them into a visual narrative, elucidated by succinct text panels. Within each section, one can review set and costume designs alongside production stills for a few features, and then step into a darkened space to watch excerpts of those films, backprojected onto suspended screens. Happily there was a rich trove to draw on, principally from the collection of the Cinémathèque Française in Paris. Hollywood studios

squandered their treasures, treating talent as hired hands, and junking their archives. Most of their publicity stills were portraits of popular stars; at UFA, the leading German studio, up to 800 photos documented every aspect of a major production. Lotte Eisner and other dedicated archivists rescued prints and drawings that survived wartime devastation and carried them off to the Cinémathèque. In doing so, they preserved a legacy of art and history.

Like the painters and sculptors whom the Nazis would soon condemn as decadent filmmakers-including Fritz Lang, F.W. Murnau, Georg Pabst, and Robert Wiene mirrored the turmoil and creativity of the Weimar Republic. The distorted houses. oppressive city streets, and sinister laboratories they constructed on stages and back lots mirrored a society struggling to break free of the past, even as its economy and government foundered. Whereas the best German architecture of the 1920s—from the Weissenhofsiedlung to luxury villas and workers' housing estates—is cool and rational, filmmakers exposed the contradictions of the times and the dark underside of material progress. Their subjects ranged from grinding poverty in the slums to the polarization of wealth, futuristic fantasies and folklore, surveillance and the threat of new technologies. The demons that haunt these films would soon achieve power: critic Siegfried Kracauer entitled his history of film, From Caligari to Hitler.

To articulate this multi-layered story and heighten its impact, Maltzan and Murphy have constructed a trio of wave-like forms to enclose projection screens, which are set at angles to each other, so one can watch one or several clips simultaneously. In the troughs between, small drawings and production stills continued on page 16



**STREET SMARTS** 

Los Angeles Boulevard: Eight X-Rays of the Body Public, 25th Anniversary Editio By Doug Suisman

Doug Suisman's Los Angeles Boulevard: Eight X-Rays of the Body Public, remains today, as it was 25 years ago, a contrarian essay fashioned with an urbane and civilized pen. The book, originally issued as a pamphlet by the Los Angeles Forum for Architecture and Urban Design, appeared almost at the moment when boulevards establish the city's overall the Los Angeles School, headlined by Mike Davis's devastating City of Quartz, conquered the market on gloomy civic prognostication. Then, as now, Suisman was an optimist—not a organized by its freeways; Los Angeles

cheerleader-who held the stillunaccepted view that Los Angeles is a city of boulevards, like any great American or European city. Freeways, he said (at a time when it seemed impossible for anyone to actually believe this), were not the true armature of Los Angeles. "The physical structure, which will come as a surprise to the millions of honest people who have been misled into thinking that Los Angeles is a city

is a city whose freeways have been organized by its boulevards."

Thus began an argument that Suisman has been making for two and a half decades, one that in retrospect seems as prescient as any subsequent understanding of Los Angeles. In his view, the city's boulevards are more than just a physical strip upon which we construct buildings. They are the truly open, free spaces where the 'spontaneous dramatization of who we are as a people" can occur. The word "spontaneous" is key; it harkens back to the earliest definitions of public space, from ancient Greece and Aristotle Boulevards are the arena (the "agora") where unfettered, uncontrolled, unlimited public debate and action take place.

Along those public thoroughfares, Los Angeles plays itself, not as an anonymous and amorphous city, but as a vibrant and engaging tapestry of life

To see why and how this was so Suisman did the unthinkable: He actually looked at the boulevards (and avenues). On them he found geography, history, culture, and politics. He traced the physical layout of the boulevards, discovering mestizos—hybrids that followed the old Spanish empire's rancho boundaries then conformed to the new empire's more Cartesian grid, imposed after the letting off

region was absorbed into the Union in 1849

Some boulevards acted as binding knitting the little (and once independent) townships, like Hollywood and Colegrove that lay outside the original Spanish Pueblo, to the civic core. Other streets, like Wilshire Boulevard were sequenced commercial centers. which taken as a whole constituted a "linear downtown," in Reyner Banham's famous coinage. These could be found throughout the region; upon them arose landmarks, like Bullocks Wilshire, an art deco masterpiece, and Desmond's, a sleek moderne tower. The city projected its ambitions onto these stretches envisioning motorways to the sea and thoroughfares dotted with Manhattanlike skyscrapers

Movie studios, which might easily have erected their hangar-sized sound stages on farmland outside city limits. instead consciously plopped themselves at major intersections, imparting to their immediate surroundings "a tantalizing visual scent of the fantasy production within" and "spawning other fantastic architectural realms on the boulevards.

Spreading out as it did, Los Angeles, nevertheless retained the contours of a typical urban city. Crowded street cars plied its boulevards, taking on and continued on page 16



MIRRORING WEIMAR GERMANY continued from page 15 are displayed on the canted surfaces, shard-like columns, and a jagged, open-ended frame. Posters occupy the side walls of the gallery, and sound cones descend from the ceiling. The installation is easy to navigate, but it subtly conveys an air of menace, mystery, and insecurity. Within a confined gallery, one can examine the exhibits, absorb the febrile atmosphere

LACMA is an appropriate host. It frequently presents selections from its fine collection of German Expressionist art, and commissions leading architects (including Frank Gehry, Morphosis, and Frederick Fisher) to install exhibitions. And it is located in the city

of Weimar, and surrender to the timeless

magic of the movies.

Jagged surfaces convey an air of dark uncertainty.

that lured the finest talents of Germany in the years between the two world wars. Writers, directors, producers, actors, andmost successfully—cinematographers and composers migrated to Hollywood, initially for the money, and later as refugees. They brought a new sophistication to an escapist industry, and they helped establish the genre of film noir. For a decade, LA became Weimar on the Pacific, and there's a faint echo of that era in the more interesting independent movies of recent years. Haunted Screens takes us back to the source.

MICHAEL WEBB IS A FREQUENT CONTRIBUTOR TO 4N

STREET SMARTS continued from page 15 passengers who filled the sidewalks and populated buildings that could have been airlifted from any mid-sized Midwestern city.

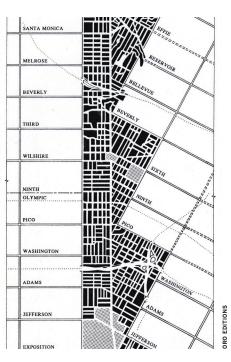
That all changed in the late 1930s. Voters turned down a massive subway building plan and, frustrated with both jammed streets and poor trolley service, the city began to build freeways. Rail, which put feet on the ground, had an affinity for architecture; cars did X-raying the boulevards as they are today, not. "Firmness gave way to flow," as Suisman puts it.

The boulevards became the exclusive province of traffic engineers and their mercantile GREG GOLDIN IS A FREQUENT CONTRIBUTOR TO AN. allies concerned solely with arterial movement The result was places like Lincoln Boulevard a dull, elongated strip of low-lying, undistinguished commercial enterprises, dotted with surface parking lots, whose main architectural feature is the telephone polls lining the roadway. This "killing chaos," said Suisman, was a "civic inadventure," allowing the boulevards to suffocate beneath traffic and blight.

X-ray this surface, as Suisman suggested, and you might see the great potential that lay hidden there. In the ensuing 25 years since Boulevard was published, Los Angeles has caught up to Suisman. The city has experienced a renaissance of its boulevards, in part due to the arrival of Mexican, Central American, Korean, and Middle-Eastern immigrants who depend on the proximity of neighborhood shops and public transportation, and in part to a growing realization among Angelenos that the freeways don't actually lead to anything in particular—you must get off of them to take advantage of all the city has to offer, which is right there, on the boulevards.

Suisman got there first, one might say,

and he uses the second half of this book to review several key projects he's taken on since 1989—many in Los Angeles, many scattered across the nation and across the globe, from Pittsburgh to Palestine—to show how his original insights informed this work. This feels like the very long way around. What one longs for, at the end of this indispensable book, is Suisman himself at the scene of the crime, telling us how far we've come, and how far we must go. Still, Los Angeles Boulevard remains a guide, even if the road ahead is unclear.





#### **MARKETPLACE**

The Architect's Newspaper Marketplace Formatted 1/8 page or 1/4 page ads are available as at right. Kevin Hoang

21 Murray Street, 5th Floor, New York, NY 10007 TEL 212-966-0630 / FAX 212-966-0633 / khoang@archpaper.com











#### YOUR SCHEDULE YOUR CITY YOUR RESOURCES

USE OUR COMPLETELY FREE PRODUCTS LIBRARY TO CONNECT WITH THESE ADVERTISERS AND MANY MORE. VISIT LIBRARY.ARCHPAPER.COM FOR MORE INFO.

Duravit www.duravit.us
FXFOWLE www.fxfowle.com
Hunter Douglas Contract www.hunterdouglascontract.com Back Cover
Kornegay Design www.kornegaydesign.com
Pulp Studio, Inc. www.pulpstudio.com
Trimble buildings.trimble.com



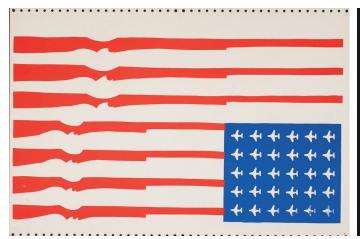
COMPANY

For more information call 212-966-0630

library.archpaper.com



PAGE



#### GREG CASTILLO DISCUSSES THE INTERSECTION OF MODERN DESIGN AND 1960S RADICALISM.

This year marks the 50th anniversary of the Free Speech Movement, an important catalyst for social change on campuses in the 1960s. This fall, an exhibit entitled Design Radicals: Creativity and Protest at Wurster Hall is on view in the Wurster Hall library at UC Berkeley. It examines the legacy of design activism within the university's College of **Environmental Design and its** connections to the Bay Area counterculture. AN contributor Kenneth Caldwell sat down with the show's curator, UC Berkeley associate professor of architecture Greg Castillo, to discuss the provocative show, its influences, and its potential impact.

Kenneth Caldwell: What is the focus of Design Radicals? Greg Castillo: While most of us know the outlines of the story of the Free Speech Movement, we are not so clear on the impact that it had on visual arts and design. Was there any crossover? How could that have informed people's work in design? I started found evidence of misuse or to investigate that. This is a first pass at some of those findings.

A large part of the show is dedicated to posters that were made in Wurster Hall in 1970. At that time, Nixon's Cambodian incursion, the Kent State shootings, and the shootings at Jackson State in Mississippi had started a campus conflagration felt across the United States, Administrators at UC Berkeley, and also within Wurster Hall, decided that they would allow students to use their time productively to create antiwar committees, to mobilize Berkeley neighborhoods in terms of antiwar activities, and to essentially turn the first floor of Wurster into something very much like a propaganda factory. Instead of Andy Warhol's pop factory, this was Wurster Hall's political poster factory.

#### What did they do?

During that period, it's estimated that 50,000 posters were printed. Students sold the posters for a

penny apiece. Or you could pay more to have a silkscreen image put on the back of a shirt, but you had to bring your own garment. And we know that on a good day, they were able to raise about \$500, which adjusted for inflation would be about \$3,000 today. This was a broad-based. popular "graphic arts insurgency."

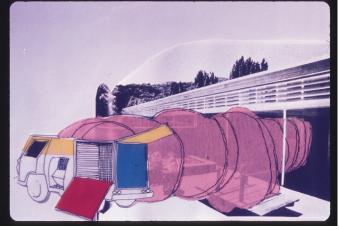
#### Where did you find this information?

The reason we know so much about the finances was that these activities, and especially the fact that the campus administrators sanctioned them. outraged Ronald Reagan, then California's governor. Acting through the University of California Regents, he hired an accounting firm from San Francisco. They did a very careful audit to see whether materials by the State of California expressly and social. for the purpose of educational use materials. I think it's pretty clear that, had the accounting firm misappropriation of that material, there would have been a purge of student activists, and probably more to the point, a purge of faculty and administrative staff who had been their accomplices.

We know from looking at the documents that, in fact, there weren't any grounds for the assertion of misuse of state funds. Almost all of the paper for the posters came from the refuse bins in back of the campus computer center. This was an early example of recycling and radical repurposing of materials. The report is on display in the exhibit.

#### What else does the project cover?

The other part of the exhibition tracks the work of a pivotal figure in countercultural design pedagogy, at least here at UC Berkeley, and that's Sim Van der Ryn. Before being appointed California's first state architect under Jerry Brown in the late 1970s, Sim sponsored a series of experimental studio courses.



His collaborators called him the "Pathfinder," because he would chart a path, find a new thing, ride that wave, and pull people behind him. While his colleagues were doing the project, Sim would be off looking for the next big idea.

#### Where does this story begin?

The first big idea was an intervention in elementary school education here in Berkeley by a cohort of young professors and lecturers, some with young children. Sim's main compatriot in this project was a young lecturer named Jim Campe, whose wife was an elementary school teacher. They found the conventional setup of children in ranks at desks facing a blackboard absolutely antiquated. They believed in craft and the notion that doing and making with your hands and doing things as collaborative activities would develop important skills and equipment that were supplied in children-manual, intellectual,

They had children assemble were being used to make protest geodesic domes and cover them with army surplus parachutes to play and hide in. They built inflatable structures in classrooms and had kids running in and out of them, very much like an Ant Farm dream. They had kids build their own "carrels," little twostory nooks where children could claim their own place in the classroom to cool out. They were creating an informal urbanism within the classroom with these favela-like, self-built structures.

#### What happened next?

Jim Campe spearheaded an initiative to buy an old U.S. Mail services surplus van and rehabilitate it. They painted it up, called it the Eagle, and went around doing mobile interventions at local schools. They would have all of the stuff they needed, much of it acquired for free from castoff materials. Their motto was "Trash can do it." They were very conscious that they were taking what a rich consumer society threw away as trash, reusing it with very low environmental impact—they were early environmentalists

and using it creatively to teach students how to do things.

#### What were Van der Ryn's teaching initiatives?

Van der Ryn and Campe created an architectural studio course called "Making a Place in the Country," also known as the "Outlaw Builders Studio." The students who were selected would have to agree to leave campus for three full days every week. They would go up to a remote forested area in Inverness, in Marin County. First they would learn how to forage for food in the forest and dig up mussels at Point Reyes, for example. They would then proceed to plan and build their own communal setting, with sleeping shelters, a drafting studio, a mess hall, an outdoor oven, composting toilets, and a chicken coop.

#### Was this a utopian escape?

At this moment in time for the counterculture, people were trying to figure out whether they should stay in cities or move back onto the land. This was after the confrontation at People's Park, when Alameda County Sheriff's deputies fired shotguns at protesters, sending dozens to the had lines of people wanting to hospital and killing a bystander; this was after the National Guard sprayed tear gas indiscriminately over the campus using the same kind of helicopters deployed in Vietnam. Sim's studio was geared to provide students with a set of skills that they would need if they decided to go out in the country and start new communities. Construction materials included old virgin redwood chicken coops from Petaluma that were being removed.

The project yielded a report that was called Outlaw Builder News, sold on Telegraph Avenue as a 75-cent underground journal. of Petroleum Exporting Countries They were able to sell as many as they could print. And that provided money for a final project that we look at in this exhibition: an experimental structure called the Energy Pavilion that came out of a studio called Natural Energy Systems.

What year is this?

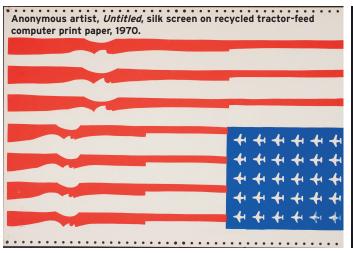
1973. The students were trying to understand and put into practice ecological and solar architecture. There were so few articles and journals on that topic that the first quarter of the course was dedicated to simply finding enough materials to put together a course reader. The course reader was picked up by Random House, titled Natural Energy Systems, and became one of the very first mainstream handbooks on solar architecture.

Students started by trying to formulate an alternative to what they called a "techno-fantasy house," an alternative to a house that sucked up water and external energy sources and generated wastes that just disappeared down sewage lines, never to be thought about again. They were trying to figure out the internal infrastructure for an autonomous house. And they built that autonomous house service core as another outlaw building in front of Wurster Hall in the spring of 1973. That structure was called the Energy Pavilion. Students manufactured very early solar panels, hot water solar panels, right here in the Wurster Hall shop. They manufactured parabolic solar reflectors and rainwater collection devices; they had a little wind-driven generator that generated electricity. When the wind wasn't blowing, they had a bicycle device which would either power a generator or, believe it or not, a grain-grinding mill.

They created a closed-loop system for food production with beds of snow peas and lettuce, which according to their proposal, would be fertilized by a composting toilet. I'm told by Sim that this thing was picked up as a curiosity by a local television station, and within days they visit it. It also attracted unwanted attention from the Campus Aesthetics Committee, which did not like the idea of an "outlaw building," especially on campus. So they told Sim, "Okay, great, you've done it. That thing has to be torn down before commencement exercises. We don't want to expose these poor students' parents, who are coming from all over, to this bizarrelooking object with a composting toilet in front of one of the buildings." Sim was disconsolate, but the Energy Pavilion came down.

That October, the Organization decided to punish the West's support for wars in Israel by creating an artificial spike in oil prices. The result was the world's first energy crisis. But by then the Energy Pavilion was gone.

Note: A longer version of this interview can be found at www. designfaith.blogspot.com



#### GREG CASTILLO DISCUSSES THE INTERSECTION OF MODERN DESIGN AND 1960S RADICALISM.

This year marks the 50th anniversary of the Free Speech Movement, an important catalyst for social change on campuses in the 1960s. This fall, an exhibit entitled Design Radicals: Creativity and Protest at Wurster Hall is on view in the Wurster Hall library at UC Berkeley. It examines the legacy of design activism within the university's College of Environmental Design and its connections to the Bay Area counterculture. AN contributor Kenneth Caldwell sat down with the show's curator, UC Berkeley associate professor of architecture Greg Castillo, to discuss the provocative show, its influences. and its potential impact.

#### Kenneth Caldwell: What is the focus of Design Radicals? Greg Castillo: While most of us

know the outlines of the story of the Free Speech Movement, we are not so clear on the impact that it had on visual arts and design. Was there any crossover? How could that have informed people's work in design? I started to investigate that. This is a first pass at some of those findings.

A large part of the show is dedicated to posters that were made in Wurster Hall in 1970. At that time, Nixon's Cambodian incursion, the Kent State shootings, and the shootings at Jackson State in Mississippi had started a campus conflagration felt across the United States, Administrators at UC Berkeley, and also within Wurster Hall, decided that they would allow students to use their time productively to create antiwar committees, to mobilize Berkeley neighborhoods in terms of antiwar activities, and to essentially turn the first floor of Wurster into something very much like a propaganda factory. Instead of Andy Warhol's pop factory, this was Wurster Hall's political poster factory.

#### What did they do?

During that period, it's estimated that 50,000 posters were printed. under Jerry Brown in the late

Students sold the posters for a penny apiece. Or you could nav more to have a silkscreen image put on the back of a shirt, but you had to bring your own garment. And we know that on a good day, they were able to raise about \$500, which adjusted for inflation would be about \$3,000 today. This was a broad-based. popular "graphic arts insurgency."

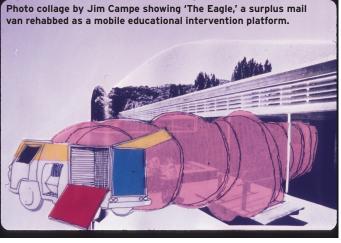
#### Where did you find this information?

The reason we know so much about the finances was that these activities, and especially the fact that the campus administrators sanctioned them. outraged Ronald Reagan, then California's governor. Acting through the University of California Regents, he hired an accounting firm from San Francisco. They did a very careful audit to see whether materials and equipment that were supplied would develop important skills by the State of California expressly in children—manual, intellectual, for the purpose of educational use and social. were being used to make protest materials. I think it's pretty clear that, had the accounting firm found evidence of misuse or misappropriation of that material. there would have been a purge of student activists, and probably more to the point, a purge of faculty and administrative staff who had been their accomplices.

We know from looking at the documents that, in fact, there weren't any grounds for the assertion of misuse of state funds. Almost all of the paper for the posters came from the refuse bins in back of the campus What happened next? computer center. This was an early example of recycling and radical repurposing of materials. The report is on display in the exhibit.

#### What else does the project cover?

The other part of the exhibition tracks the work of a pivotal figure in countercultural design pedagogy, at least here at UC Berkeley, and that's Sim Van der Ryn. Before being appointed California's first state architect



1970s, Sim sponsored a series of experimental studio courses. His collaborators called him the "Pathfinder," because he would chart a path, find a new thing, ride that wave, and pull people behind him. While his colleagues were doing the project, Sim would be off looking for the next big idea.

#### Where does this story begin?

The first big idea was an intervention in elementary school education here in Berkeley by a cohort of young professors and lecturers, some with young children. Sim's main compatriot in this project was a young lecturer named Jim Campe. whose wife was an elementary school teacher. They found the conventional setup of children in ranks at desks facing a blackboard absolutely antiquated. They believed in craft and the notion that doing and making with your hands and doing things as collaborative activities

They had children assemble geodesic domes and cover them with army surplus parachutes to play and hide in. They built inflatable structures in classrooms and had kids running in and out of them, very much like an Ant Farm dream. They had kids build their own "carrels," little twostory nooks where children could claim their own place in the classroom to cool out. They were creating an informal urbanism within the classroom with these favela-like, self-built structures.

Jim Campe spearheaded an initiative to buy an old U.S. Mail services surplus van and rehabilitate it. They painted it up, called it the Eagle, and went around doing mobile interventions at local schools. They would have all of the stuff they needed, much of it acquired for free from castoff materials. Their motto was "Trash can do it." They were very conscious that they were taking what a rich consumer society threw away

as trash, reusing it with very low environmental impact—they were early environmentalists and using it creatively to teach students how to do things.

#### What were Van der Ryn's teaching initiatives?

Van der Ryn and Campe created an architectural studio course called "Making a Place in the Country," also known as the "Outlaw Builders Studio." The students who were selected would have to agree to leave campus for three full days every week. They would go up to a remote forested area in Inverness, in Marin County. First they would panels, hot water solar panels, learn how to forage for food in the forest and dig up mussels at Point Reyes, for example. They would then proceed to plan and build their own communal setting, with sleeping shelters, a drafting studio, a mess hall, an outdoor oven, composting toilets, and a chicken coop.

#### Was this a utopian escape?

At this moment in time for the counterculture, people were trying to figure out whether they should stay in cities or move back onto the land. This was after the confrontation at People's Park, when Alameda County Sheriff's deputies fired shotguns at protesters, sending dozens to the had lines of people wanting to hospital and killing a bystander; this was after the National Guard sprayed tear gas indiscriminately over the campus using the same kind of helicopters deployed in Vietnam. Sim's studio was geared to provide students with a set of skills that they would need if they decided to go out in the country and start new communities. Construction materials included old virgin redwood chicken coops from Petaluma that were being removed.

The project yielded a report that was called Outlaw Builder News, sold on Telegraph Avenue as a 75-cent underground journal. They were able to sell as many as they could print. And that provided money for a final project that we look at in this exhibition: an experimental structure called the Energy

Pavilion that came out of a studio called Natural Energy Systems.

#### What year is this?

1973. The students were trying to understand and put into practice ecological and solar architecture. There were so few articles and journals on that topic that the first quarter of the course was dedicated to simply finding enough materials to put together a course reader. The course reader was picked up by Random House, titled Natural Energy Systems, and became one of the very first mainstream handbooks on solar architecture.

Students started by trying to formulate an alternative to what they called a "techno-fantasy house," an alternative to a house that sucked up water and external energy sources and generated wastes that just disappeared down sewage lines, never to be thought about again. They were trying to figure out the internal infrastructure for an autonomous house. And they built that autonomous house service core as another outlaw building in front of Wurster Hall in the spring of 1973. That structure was called the Energy Pavilion. Students manufactured very early solar right here in the Wurster Hall shop. They manufactured parabolic solar reflectors and rainwater collection devices; they had a little wind-driven generator that generated electricity. When the wind wasn't blowing, they had a bicycle device which would either power a generator or, believe it or not, a grain-grinding mill.

They created a closed-loop system for food production with beds of snow peas and lettuce, which according to their proposal, would be fertilized by a composting toilet. I'm told by Sim that this thing was picked up as a curiosity by a local television station, and within days they visit it. It also attracted unwanted attention from the Campus Aesthetics Committee, which did not like the idea of an "outlaw building," especially on campus. So they told Sim, "Okay, great, you've done it. That thing has to be torn down before commencement exercises. We don't want to expose these poor students' parents, who are coming from all over, to this bizarrelooking object with a composting toilet in front of one of the buildings." Sim was disconsolate, but the Energy Pavilion came down.

That October, the Organization of Petroleum Exporting Countries decided to punish the West's support for wars in Israel by creating an artificial spike in oil prices. The result was the world's first energy crisis. But by then the Energy Pavilion was gone.



PRESENTED BY enclos

2015 CONFERENCE CHAIR



THE PREMIER CONFERENCE ON HIGH-PERFORMANCE BUILDING ENCLOSURES



SPONSORED BY:











bustler









