

Los Angeles Chapter, American Institute of Architects  
8887 Melrose Ave., Suite BM-72  
Los Angeles, CA 90069

April 1989  
**\$2.00**

# LA ARCHITECT

Mayan  
Architecture

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Historic  
Preservation

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Detail of masked wall, the Codex at Kabah.

PUBLISHED BY THE LA CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS

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# APRIL

## Monday 3

**Introduction to Construction**  
Course sponsored by Mid Cities Chapter of the National Association of Women in Construction, Mondays through June 26, 6:30 to 9pm, Santa Fe Springs Town Center Hall, 11740 Telegraph Road, Santa Fe Springs, CA 90670, \$55. Call (213) 772-1193.

## Tuesday 4

**AIA/LA Board of Directors Meeting**  
Pacific Design Center, Green Meeting Room, 5-7pm. Call (213) 659-2282.  
**Body/Anti-body**  
Lecture by Elizabeth Diller, 8pm, SCI-ARC Main Space. Call (213) 829-3482.

## Wednesday 5

**Programming and Planning**  
1989 CALE Exam Seminars, Harris Hall 101, USC, 7-10pm. Call (213) 659-2282.  
**Product Fair**  
Sponsored by Construction Specification Institute of Los Angeles, 3-9pm, Los Angeles Convention Center, Yorty Hall B. Call (213) 660-2191.

## Thursday 6

**Professional Practice Committee**  
Bill Fain, AIA, and Jennifer Iseling speak on Ownership and Transition, 5:15-6:30pm, Johnson, Fain and Pereira Associates, 5th floor, 6100 Wilshire Boulevard. Call (213) 394-7888.  
**New Perspectives**  
Wes Jones, Roger Sherman, Paul Lubowicki and Susan Lanier in conversation with Richard Weinstein, Perloff Hall 1102, UCLA, 8pm. Call (213) 825-3791.  
**Chamber Music in Historic Sites**  
I Giamminghi at Hollywood Roosevelt Hotel, 8 pm. Call (213) 747-9085.

## Friday 7

**Monterey Design Conference**  
Sponsored by CCAIA, Asilomar Conference Center, Pacific Grove, through April 9. Call (415) 896-0800.  
**Chamber Music in Historic Sites**  
Ames Piano Quartet at Doheny Mansion, 8pm. Call (213) 747-9085.

## Weekend

**Saturday 8**  
**Materials and Methods**  
1989 CALE Exam Seminars, Harris Hall 101, USC, 8:30am-4pm. Call (213) 659-2282.  
**Construction Project Management**  
Two-day seminar sponsored by California State University Dominguez Hills, 9am-4:30pm, LA Airport Holiday Inn. Call (213) 516-3741.  
**Italian Marble Exhibition Lectures and Bus Tour**  
Los Angeles Conservancy, 10am, members \$20, general public \$25. Call (213) 623-CITY.  
**Sunday 9**  
**Architecture Week**  
Through April 15 (see page 1 for details).

## Monday 10

**Neil Denari and Holt, Hinshaw, Pfau & Jones**  
Forum for Architecture and Urban Design lecture at Schindler House, 835 North Kings Road, West Hollywood, 7:30pm, \$7.50/non-members. Call (213) 938-6826 or (213) 389-6730 for further information.  
**A Night in the Garden**  
Lecture on the art and science of landscape lighting by Bill Locklin, 6:30pm, Pacific Design Center, Room 259C, \$5/members, \$10/non-members. Call (213) 398-4823.

## Tuesday 11

**Urban Design Committee**  
Pacific Design Center, Room 259C, 6pm. Call (213) 659-2282.  
**Associates Board Meeting**  
Pacific Design Center, Room 259C, 6:30-9:30 pm. Call (213) 659-2282.  
**Building Department Issues**  
Breakfast seminar sponsored by AIA/Santa Clara Valley Chapter, 7:30-9am, Sunnyvale Hilton Hotel, \$20/members, \$30/non-members. Call (408) 298-0611.

## Wednesday 12

**Mechanical Engineering #1**  
1989 CALE Exam Seminars, Harris Hall 101, USC, 7-10pm. Call (213) 659-2282.  
**Professional Practice Study Seminar**  
Sponsored by AIA/Orange County Chapter, 3840 South Plaza Drive, Santa Ana, 7pm, \$15/non-OCCAIA members. Call (714) 557-7796.  
**Reducing Radon in Structures**  
Three day training course sponsored by the County of Los Angeles Department of Health Services, through April 14, University Hilton, 3540 South Figueroa Street, Los Angeles. Call (213) 744-3235.

## Thursday 13

**Health Committee Meeting**  
Pacific Design Center, Room 259C, 3:30 pm. Call (213) 659-2282.  
**Professional Practice Committee Meeting**  
Bill Fain, AIA, and Jennifer Iseling speak on Ownership Transition, 5:15-6:30 pm, at Johnson, Fain and Pereira Associates, 5th floor, 610 Wilshire Boulevard. Call (213) 394-7888.  
**Professional Practice Study Seminar**  
Sponsored by AIA/Orange County Chapter, 3840 South Plaza Drive, Santa Ana, 7pm, \$15/non-OCCAIA members. Call (714) 557-7796.

## Friday 14

**Working with Public Agencies**  
San Diego State University seminar, 8:30am-4:30pm, La Jolla Village Inn, \$150/preregistered, \$175/at the door. For information, call (619) 594-6255.

## Weekend

**Saturday 15**  
**Mechanical Engineering #2**  
1989 CALE Exam Seminars, Harris Hall 101, USC, 8:30am-4pm. Call (213) 659-2282.  
**Spring Street: Palaces of Finance**  
Los Angeles Conservancy walking tour, 10 am. Call (213) 623-CITY.

## Monday 17

**Chamber Music in Historic Sites**  
Western Wind at Sephardic Temple Tifereth Israel, 8pm. Call (213) 747-9085.

## Tuesday 18

**Architects in Government Committee Meeting**  
Pacific Design Center, Room 259C, 5-7pm. Call (213) 620-4386.

## Wednesday 19

**LA Architect Editorial Board Meeting**  
Pacific Design Center, Room 259C, 7:30-9 am. Call (213) 659-2282.  
**Government Relations Committee Meeting**  
John Maguire, Deputy Administrator for Agency Housing with the CRA, speaks on the CRA's involvement in housing, 5:30pm at Ellerbe Becket, 2501 Colorado Boulevard, Santa Monica.

## Thursday 20

**Women and Minority Resources Committee Meeting**  
Bob Kennard on Successful Associations with Majority Firms, PDC Room 259C, 6 pm. Call (213) 659-2282.  
**Professional Practice Committee**  
Francis Krahe, PE, on lighting design, PDC Room 259C. Call (213) 394-7888.  
**California Preservation Conference**  
Biltmore Hotel (see page 1 for details).  
**Structures from the Source: Themes in Native American Architecture**  
Dr. Peter Nabokov, Perloff 1102, UCLA, 8pm. Call (213) 825-3791.

## Friday 21

**Chamber Music in Historic Sites**  
Francisco Trio at Doheny Mansion, 8pm. Call (213) 747-9085.  
**California Preservation Conference continues**

## Weekend

**Saturday 22**  
**California Preservation Conference continues through Sunday 23**  
**Electrical Engineering**  
1989 CALE Exam Seminars, Harris Hall 101, USC, 8:30am-4pm. Call (213) 659-2282.  
**Seventh Street: Mecca for Merchants**  
Los Angeles Conservancy walking tour, 10am. Call (213) 623-CITY.  
**Sunday 23**  
**Arroyo Seco Tour**  
Guided tour along east bank of the Arroyo Seco including several open houses, sponsored by the Pasadena Heritage, 9am-3pm. Call (818) 793-0617 for information and reservations.

## Monday 24

**Roberto Burle Marx: On His Work**  
Lecture and slide presentation by the Brazilian landscape architect, Bovard Auditorium, USC. For reservations, call (213) 743-4471.

## Tuesday 25

**Electrical Study Seminar**  
Sponsored by AIA/Orange County Chapter, 3840 South Plaza Drive, Santa Ana, 7pm, \$15/non-OCCAIA members. Call (714) 557-7796.

## Wednesday 26

**Building Performance and Regulations Committee Meeting**  
Pacific Design Center, Room 259C, 5-7 pm. Call (213) 659-2282.  
**Acoustical Engineering**  
1989 CALE Exam Seminars, Harris Hall 101, USC, 7-10pm. Call (213) 659-2282.  
**Electrical Study Seminar**  
Sponsored by AIA/Orange County Chapter, 3840 South Plaza Drive, Santa Ana, 7pm, \$15/non-OCCAIA members. Call (714) 557-7796.

## Thursday 27

**Professional Practice Committee Meeting**  
Don and Elaine Roark of the Computer Evolution speak on Mac/Autocad Demonstration, Pacific Design Center, Room 259C, 5:15-6:30 pm. Call (213) 394-7888.  
**Electrical Study Seminar**  
Sponsored by AIA/Orange County Chapter, 3840 South Plaza Drive, Santa Ana, 7pm, \$15/non-OCCAIA members. Call (714) 557-7796.

## Friday 28

**Chamber Music in Historic Sites**  
Bowdoin Trio at Doheny Mansion, 8pm. Call (213) 747-9085.

## Weekend

**Saturday 29**  
**Architecture Workshop**  
Three day preparation for the architectural licensing exam, including April 30 and May 6, Cal Poly Pomona. For more information, call (714) 869-2695.  
**Using Seismic Isolation: Design Office Procedures**  
One day workshop sponsored by Dynamic Isolation Systems at the Biltmore Hotel, Los Angeles. For more information, call Steve Weissberg at (415) 843-7233.  
**Sunday 30**  
**Chamber Music in Historic Sites**  
Music from Marlboro at Pacific Coast Club, 4pm. Call (213) 747-9085.



## THE SELF-SUFFICIENCY SYNDROME

The American public is having a tantrum, a violent, willful outburst of annoyance, even rage, and our architectural profession is in a unique position to play the part of the wise and patient parent. The cause of the tantrum is the inappropriate physical forms of our cities and buildings, which are directly responsible for the word "density" having become a shibboleth of despair and the word "community", one of longing. These concepts should not be at odds because the health of each relies entirely upon the health of the other—they are symbiotic in the deepest sense of the word.

The California Council AIA just reported that last year the fear of density prompted Californians to place 28 slow-growth measures on local ballots, but that a sense of uneasiness prompted voters to reject many of these same measures because of, as the report says, "their unwillingness to jeopardize a healthy economic foundation (read: healthy community) for sweeping and unproven reforms". The child in his tantrum kicked the furniture, but not so violently as to injure himself.

For 100 years, Americans have fled to the suburbs from what they felt was the "immunity" of their cities. The suburbs were designed from nostalgia for the rugged, self-sufficient frontier family or perhaps for the equally self-sufficient, secluded baronial estates of the old country. As such, they were made collections of single family properties so carefully insulated from each other as to almost entirely prevent the human contacts

essential for the development of community strengths. But ironically, in the very act of avoiding density, they spread people over such distances that they became the very generators of density on the freeways they had found necessary to carry them into their cities. These cities they kept alive only because they provided the density essential for "doing business".

But this denial of the relationship between density and community has not gone entirely unrecognized. Recently, for example, Los Angeles finally decided to establish Community Planning Boards. But it was at least several decades ago that Jane Jacobs wrote about the strong neighborhood communities of her incredibly dense New York City in her book, *The Life and Death of Great American Cities*, to protect such communities from destruction by the redevelopment agencies who were antithetical to communities. The irony of their mistake was not only the destruction of true communities but, by the time of Pruitt-Igoe, density rather than design was blamed for the failures.

An encouraging reawakening occurred in Denmark about ten years ago when a new, more humane physical form of housing was spontaneously developed, not by planning professionals but by groups of like-minded individuals, otherwise strangers, unwilling to have their lives blighted by housing forms that inhibited human cooperation. They built small communities of mostly single family dwellings closely flanking what they termed "pedestrian streets" radiating from a central community house. This house contained a startling array of common facilities: not only day care for children, but also common laundry, dead storage, hobby shops and teen facilities and, in addition, a common dining facility. This wisdom was quickly confirmed by an average 50% attendance at common meals, in spite of the presence of adequate kitchens in each house. These working people clearly welcomed frequent respite from having to prepare their own meals after a hard day on

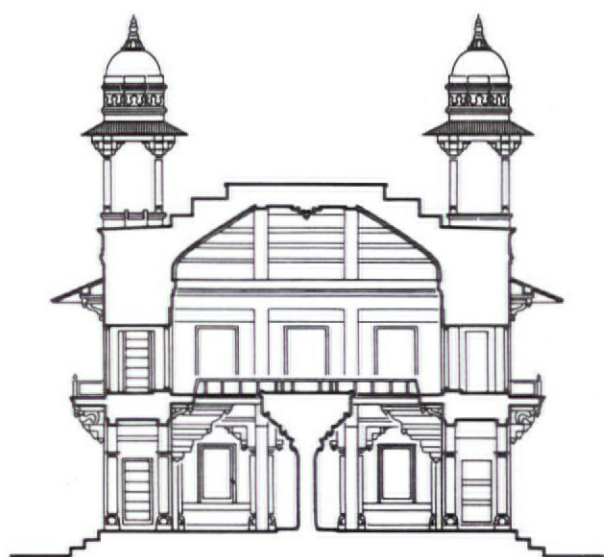
the job. Parking was always located on the far side of the community building, thus funneling homecomers through the building and down the pedestrian street where they greeted or chatted with neighbors in their semi-private front patios. One resident remarked, "It takes me 45 minutes and three beers to get from my car to my house."

These devices for creating human contacts were conceived by the groups themselves. Small communities with higher densities than the common single family suburban development, they have been labelled "cohousing" (*Cohousing*, McCamant & Durrett, Habitat Press). These communities have spread widely through Europe and are now invading our country. Their novel forms clearly bring about the symbiosis of density and community.

Required reading may be needed to dispel the deeply rooted fallacies of the shocked reader, skeptical of Americans' willingness to live "cheek-to-jowl". The best book is the recently published *City: Rediscovering Its Center* by William Hollingsworth Whyte, acclaimed author of *The Organization Man*. "I started this work", Whyte says, "in 1970, at the time of a high-water mark of the anti-density kick. You couldn't pick up a magazine or newspaper without seeing something about our crushing density. There were pictures of Dr. Calhoun and his mice at Bethesda. The rats commit suicide. Ergo, New York is no damn good. But in my work you couldn't help seeing that the conventional wisdom was just not true." Unlike mice, Whyte discovered, people can not only adjust to, but even gravitate toward high density. Despite what people say, the thing that attracts people is people.

These three books are must reading for all architects and planners who are willing to recognize the seriousness of today's craving for community. It is the magic potion for most of our social ills. The syndrome of self-sufficiency has no place in the complexities of today's cities.

Paul Sterling Hoag



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### Classified Ads

#### Jobs Offered

**The US Postal Service** intends to issue a design/build contract for a main post office in Tarzana, CA. Scope of work includes design, drawings, and construction for a 24,000 sf building. General contractors with design/build experience and capabilities may submit written request for prequalification packages, which will give detailed instructions on the conditions of qualifications, on or before April 4, 1989, from BJ Henderson, Facilities Contract Specialist, Los Angeles Facilities Service Office, US Postal Service, Western Region, 3000 Ocean Park Boulevard, Suite 2001, Santa Monica, CA 90405-3026. (213) 314-3447.

**In-house or freelance architect needed.** Must have 5 years hillside/residential experience. For an appointment, please call Nancy at (213) 470-0033.

#### Jobs Wanted

**Two architects desire to relocate to this area** as a team nucleus within established firm; AIA, NCARB, 10-15 years diverse experience ranges from large scale multi-building phased development, urban high-rise, suburban mid-rise, corporate, commercial, retail, multi-family, hotel/motel and others. Superior talents in design, technology, production, specs., CA, PM, CAD. Contact Talaat & Stellato Architects, 10202 Heritage, Suite 210, San Antonio, Texas 78216. Phone (512) 525-1131.

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**Architectural Photography.** Exteriors, interiors, site documentation, 4x5 format, Bruce Downie (213) 645-8731.

**Photography for PCBC Gold Nugget.** Deadline: April 19. Scot Wright (213) 271-4564.

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#### Space Available

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tax basis of the structure. To illustrate this rule, assume Rehab Co. purchases a warehouse for loft conversion. The purchase price is \$300,000 with \$120,000 allocated to land value and \$180,000 allocated to the value of the structure. Rehab Co.'s tax basis in the structure is \$180,000. Therefore, Rehab Co. would earn a credit if its rehabilitation expenditures exceed \$180,000. There is a time limit, or "measuring period" during which the expenditure must exceed the leases. Generally this test must be satisfied within any 24 month period selected by the owner. However, if the project is to be completed in phases, the measuring period is extended to 60 months. To qualify for "phased rehabilitation" treatment, the phases must be indicated in written form and specifications before any work begins.

The treatment of a qualified rehabilitation expenditure is also generally the same for both the Older Structure and Historic Credits. In addition to the normal hard cost items, various soft costs like architectural and engineering fees, site surveys fees, legal expenses, insurance premiums, and reasonable developer fees also qualify. Furthermore, capitalized construction period interest and taxes are qualified rehabilitation expenditures.

There are also important differences between the two credits. The Older Structure Credit can only be earned where the internal structural framework walls are in place. Specifically, this rule requires that: (i) at least 50% of the existing external walls be returned in place as existing external walls; (ii) at least 75% of the existing external walls be returned in place as internal or external walls; and (iii) at least 75% of the existing internal structural framework be retained in place. While this walls and framework test does not apply explicitly to historic buildings, the legislative history indicates Congress' intent that the Historic Credit will be available only where the project is a true rehabilitation as determined by the Secretary of Interior.

The requirement that the Secretary of Interior approve work performed on historic

buildings is probably the most significant difference between the Historic Credit and the Older Structure Credit. Approval or "certification" of rehabilitation determinations are made by the National Park Service and are based upon the Secretary of Interior's "Standards for Rehabilitation" and the guidelines promulgated thereunder. The thrust of the ten standards is to protect the original or significant historic fabric of the building being rehabilitated. For example, the first standard requires that every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment. Other standards require that distinctive features be treated with sensitivity and that deteriorated features be repaired rather than replaced, wherever possible.

In addition to the higher 20% credit percentage for historic buildings, there are several other advantages to the Historic Credit. The Older Structure Credit is not available for rehabilitations of residential buildings. However, if a residential building (other than a residence of the taxpayer) is a certified historic structure, the Historic Credit may be used. As noted above, the Secretary of the Interior has the flexibility to certify rehabilitation work on historic buildings even though the project may not satisfy the test regarding retention of walls and structural framework.

The charitable contribution deduction for gifts of conservation easements is another federal tax incentive available to owners of certified historic structures. To qualify, the donor must restrict the use or development of the property for historic preservation or other conservation purposes. Typically, the owner of an historic building would restrict the demolition or alteration of the building by granting the right to approve such activities to a nonprofit preservation organization. A number of local groups like the Los Angeles Conservancy and Pasadena Heritage have easement programs. The easement must be enforceable in perpetuity and be recorded against title. Furthermore, any mortgages must be subordinated to the

rights of the donee organization to enforce the easement. Unlike Historic Credit, which requires that the property be income-producing, a conservation easement is an incentive available to homeowners as well as commercial developers.

Finally, under California Law, property tax relief may be available for owners of historic buildings. The so-called Mills Act provides a formula for computing value rather than basing value and comparable sales on actual purchase price. To qualify, the owner must enter into an agreement to preserve the building for a period of at least ten years. As with any transaction involving tax matters, there are various limitations and accounting issues which may impact the use of preservation tax incentives. However, even passing familiarity with the various incentives can help architects and developers spot opportunities for making preservation profitable.

#### William F. Delvac

Mr. Delvac, an attorney specializing in historic preservation law, is on the Board of Trustees of the California Preservation Foundation.

Continued from 5

Beverly Langdon, ASID received a merit award for adaptive re-use of the 1904 Mission Revival Union Pacific Railroad Depot in Riverside. The Housing Authority of the City of Santa Barbara received a merit award for the 1931 Victoria Street Water Pump house, which was restored as an adjunct to a low income housing development. Dan Peterson, AIA and Associates received an honor award for converting a 1908 Post Office owned by the City of Santa Rosa into the Sonoma County Historical Museum.

In the Preservation/Stabilization category, Robert D. Ferris, AIA and the Franciscan Fathers of the Santa Barbara Province received an honor award for the extensive work done on Oceanside's Mission San Luis Rey, built in 1815.

Nicholas Magalousis, an archaeologist and metallurgist, with the Diocese of Orange, was given a merit award for stabilizing the Furnaces (c. 1776) at Mission San Juan Capistrano, the only remaining Spanish furnaces in Alta California.

Fahey/Watts Architects of San Diego received an honor award in the category of Studies for their report, *The Architectural Significance of Buildings at Naval Air Station, San Diego, California*. Randolph Langenbach, of the University of California at Berkeley, received a merit award for *Cascade Ranch Bunkhouse: Historic Structure Report*, researched for the California Coastal Conservancy. Page & Turnbull of San Francisco received a merit award for the *Patterson House Master Restoration Plan*, researched for the City of Fremont.

In the category of Craftsmanship Awards, the J.L. Hammond Construction Company, project director for owner Gabriel Reyes, received a merit award for the restoration of the Stowell House, a 93-year-old Victorian in Pasadena. The City of Santa Fe Springs and John Loomis of 30th Street Architects received a Merit Award for the House, Carriage House and Windmill at Heritage Park, a reconstruction of an 1880s Victorian ranch.

#### Gold Nugget Awards

The deadline for entries in the 26th annual Gold Nugget-Best in the West-Awards competition is April 19. Eligible projects include residential, commercial, industrial and resort projects built in the 14 western states, including Texas. For entry forms and information, call the Pacific Coast Builders Conference office at (415) 543-2600, or write to: Gold Nuggets, PCBC, 605 Market Street, Suite 600, San Francisco, CA 94105. A multi-media awards show will be held on Friday, June 16 at 5pm at the Moscone Convention Center in San Francisco.



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## HISTORIC PRESERVATION

*The California Preservation Conference will take place Thursday, April 20 through Sunday, April 23 at the Biltmore Hotel (see page 1). In one of the sessions, Attorney William Delvac will explain the tax incentives available for preservation projects. The following article summarizes his lecture.*

Rehabilitation and reuse of older structures is a large and growing segment of the development market today. In many instances a building can be rehabilitated for less than it would cost to replace it. Furthermore, various incentives, particularly federal tax incentives, may "sweeten" the deal.

One of the very few tax breaks to survive the Tax Reform Act of 1986 is the rehabilitation tax credit, which is in fact a two-tier credit. First, there is a tax credit equal to 10% of capital expenditures for buildings first placed in service before 1936 (the "Older Structure Credit"). Second, there is a tax credit equal to 20% of rehabilitation expenditures on "historic" buildings (the "Historic Credit").

For purposes of the Historic Credit, a building is historic or in the words of the Internal Revenue Code a "certified historic structure" if it is either: (i) individually listed in the National Register of Historic Places; or (ii) located in a registered historic district and the Secretary of the Interior certifies that the building contributes to the significance of the district.

In Los Angeles, there are approximately 750 buildings listed in the National Register

of Historic Places, including several hundred commercial structures in National Register historic districts. Portions of Broadway and Spring Street downtown and Hollywood Boulevard are historic districts. In addition, there are residential districts at Wilton Place, Menlo Avenue and Whitley

Heights. Some notable landmarks like Bullocks Wilshire and the Wilshire Theater are individually listed in the National Register.

Some tax rules apply to both credits. For example, to earn either credit the qualified rehabilitation expenditures must exceed the



Hollywood Tower, Hollywood, 1929 (rehabilitated by Catlett Construction Company).

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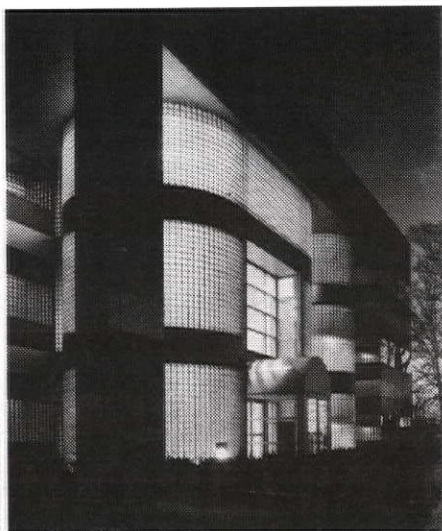
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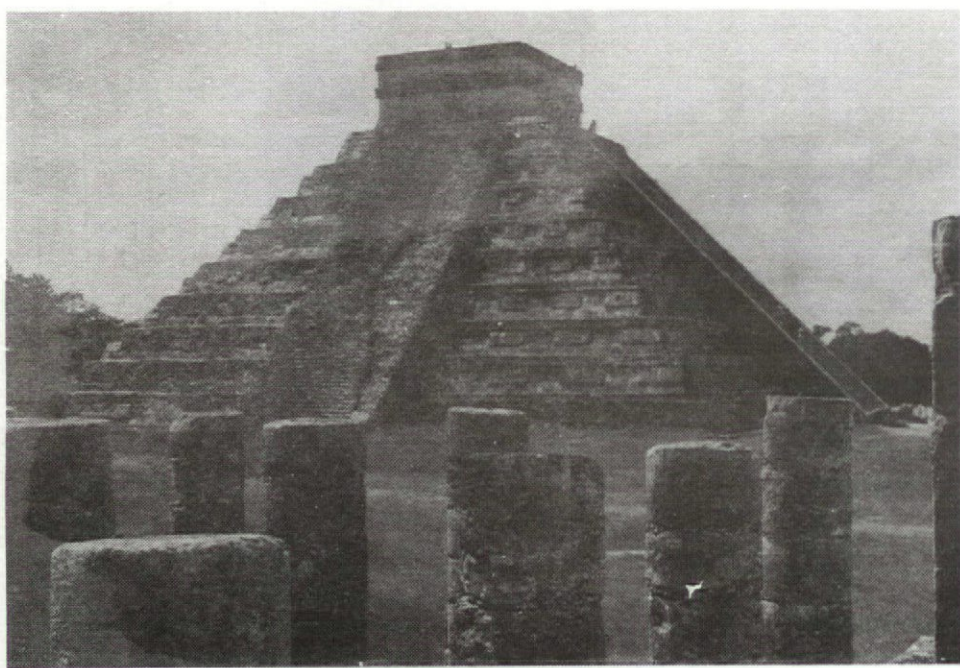


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Temple of Chichen Itza, expressing sub-superstructure.

thrived in Northern Mexico, the Mayans remained in the Yucatan, Honduras and Guatemala of today, and the Incas dwelt in the Andean region.

The Mayan habitat can be divided into three geographic zones, each with distinct characteristics which directly influenced building materials and construction methods. These zones include the Pacific coastal plains and piedmont, the volcanic highlands, and the lowlands which include the Yucatan. The Yucatan lies in the northern lowlands where slightly rolling limestone plains are rich with vegetation and tropical fruit trees. The limestone was easily worked as masonry and adaptable to complex carving, and the tropical hardwoods were shaped into lintels supporting the narrow masonry vaults typical of Mayan interior spaces. The vernacular building practice required durability from the wind and shelter from the strong sun and the frequent rain. Walls were composed of rubble and covered with a waterproof skin made of burned limestone, as metals and hard stones were unavailable, establishing a very different building type compared to the ancient architecture of Europe and North Africa. Underground water was accessible by means of deep natural wells, called cenotes, and major architectural developments were often located adjacent to these cenotes.

#### Institutions

The world of the ancient Maya was governed by a cosmological order that transcended our distinction between the natural and the supernatural. All animate and inanimate objects were imbued with an unseen power, as stated by Sylvanus Morley in *The Ancient Maya*, and deities simultaneously embodied a monothestic and polytheistic entity. Functions of political and religious leadership were fused: the ruler of each Mayan center was also the principal priest. This theocratic system of leadership worked with little conflict in the Mayan political autocratic model, and a hierarchy between the nobility and the masses was maintained.

The Mayan religion centered around sacrificial rituals. Performed by the priests who distributed the sacrificial benefits to the nobility, human sacrifice generally involved the extraction of the heart. The victim, usually a virgin or a war hero, was brought to the temple on top of the pyramid and strapped down. The priest conducted his ceremony, removed the heart and sent the body tumbling down the pyramid.

Unlike many cultures disrupted by old world imperialism, Maya ideology maintains some semblance of its ancient belief system. Visible aspects like public shrines, idols and rituals disappeared with the Spanish conquest, however less public elements escaped detection and perpetuated in the Mayan family unit and village life. Many elements of Christianity, like the cross icon which represented life to the Mayans, were easily accommodated by the Mayan belief system. Dense with brush, the south-eastern Yucatan landscape allowed inhabitants to escape the Inquisition. Abandoned churches built in the Yucatan at the command of the Spaniards are today slowly deteriorating.

#### Architecture

The Mayan temple interprets landform in both a literal and figurative way. As an architectural extension of topography, the edifice hints at a nexus to the earth, while reaching for the celestial. It conforms to a single model, varying only in detail with location and period. There is a clear distinction between the base (substructure) and the top (superstructure). The substructure is a solid element which rests very comfortably in the ground, preparing a flat surface on which the superstructure sits. The superstructure is a vaulted temple communicating with the substructure by means of a horizontal band in its uppermost zone.

Sir Bannister Fletcher points out six components which when assembled may describe over 100 temples built over 800 years. These components are the basal-platform, pyramid, supplementary platform, building platform, building and roof comb. Located at the top, the roof comb (cresteria) was a Mayan device to give verticality to the complex. Ornamentation, including elements such as insets (tablero) and outsets (talude), was applied to the substructure surfaces beside stairs, at the corners, on the sides and centrally at the rear. The interior space was considered secondary to the exterior appearance which emphasized intimidating open spaces and massive structures. As stated by Doris Heydin, "The concept of the temple as a raised reliquary, inaccessible to mortal man, veiled in clouds of incense where the priest officiates from the summit of pyramidal base stressed the stratification between the priest or nobility and the masses of the people".

In *Pre-Columbian Architecture*, Doris Heydin summarizes the historical development of the Mayan style. The essential elements of ceremonial architecture in Central America were established in temples of the preclassic period. The corbel arch and the roof comb were slowly refined and evolved as a basic style toward the third century AD. In the early Classic period, composite forms of temples that were separated in earlier periods had distinct front and rear parts in both the sub and superstructures. The rear parts were higher and supported by roof combs encrusted with emblematic and

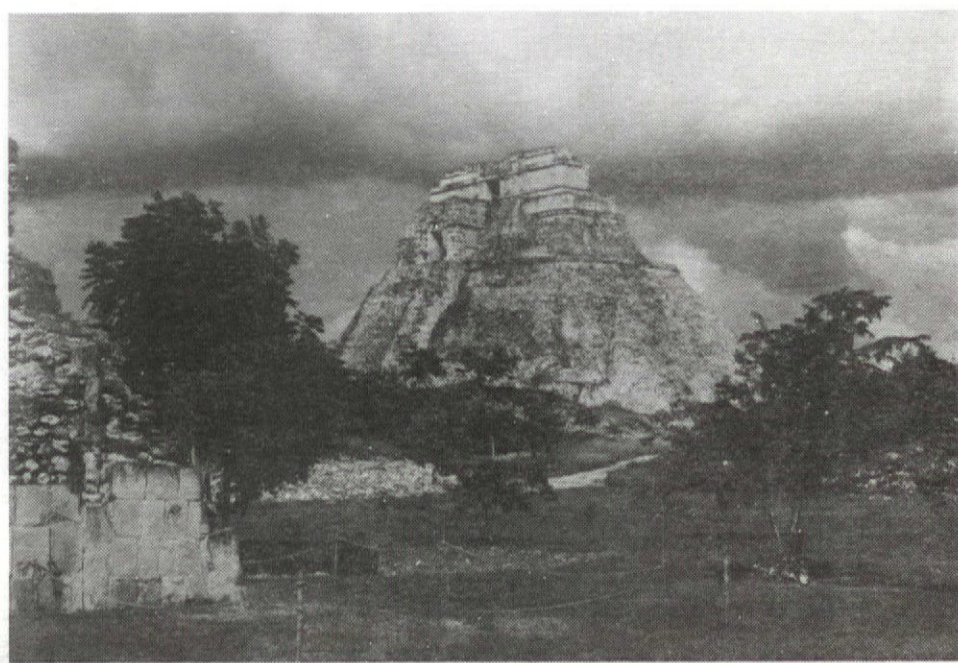
hierarchic symbols. Strict bilateral symmetry was combined with equally emphatic front-to-rear asymmetry. The third major evolution of temple form, a change related to the development of large ceremonial plazas and causeways for processional rituals, took place in the late Classic period. The substructures became very high while the vaulted building became even smaller in size.

A general view of the development of Mayan architecture recognizes "irruptions" that occurred in various locations at different moments in time. Tikal, in the Peten area, was the largest city of the Central Maya during the Classic period. The general volumes of the complex, abstract and solid, contrasted with the articulated temples on top. The immense surfaces were relieved by steps and distributed by the talude and the tablero, which were angled to conform to the slope of the whole structure. Roofcombs, along with grotesque stucco masks, enhance the freedom of the pyramids. Lined up at regular intervals, the masks create a rhythm which constitutes one of the basic rules of Mayan building ornamentation.

In the sixth century, Palenque in the

Named after the Puuc mountains near Rio Bec and Chenes in the south western Yucatan, the Puuc style is considered by most historians to be the most sophisticated architectural style in the region. Puuc walls are plain, with decoration concentrated on the top most level. The decoration, bands of vertical ornamentation and molding, links the walls with the reliefs on top. The architects in the Yucatan were less resistant to column construction than architects in other Mayan areas where column construction was an exception to the rule. Here, the sculptured column with a glyphic inscription is a common architectural characteristic, integrating meaning, space and form.

Constructed in three levels, the palace in Sayil displays a rich and balanced composition. A lattice of columns and openings on the second level separates smooth walls on the first and third levels, materializing a variation of the traditional Puuc style. The Codz-Poop, in Kabah, an enormous, artificial platform crowned by an elongated roofcomb and decorated in stepped frets, is an anomaly to the Puuc style. Traditionally, a balance between plain and decorated panels was maintained, but this facade is an uninterrupted series, vertically and horizon



Pyramid of the Magicians, Uxmal.

Usumacinta river basin developed two techniques to reduce the weight of the temple structure. Used simultaneously, these devices considered only the super-structure. Niches were carved in the intrados of the vaults, and the upper part of the facade was sloped following the vault slant. Hence, the dead load was reduced so that the structures could increase in height. The roofcombs were refined to the extent that they have outlived many of the temple facades beneath them.

Copan, in the Motagua river basin, developed the solar calendar. In the seventh century, its accuracy surpassed that of any other solar calendar in the world. The regional architectural style integrated sculpture with construction, revealing a contrast between the sheer immensity of the carved monoliths and the depth of their relief carving. In this area there is little emphasis on the roofcombs and two dimensional bas-relief and stucco murals.

tally, of hooked nosed mask bas-relief of Chac, their primary deity and rain god. Finally, the pyramid of the Magicians in Uxmal, which evolved between the sixth and tenth centuries, reveals the result of five stages, five levels and five periods of Mayan architecture. Close investigation reveals the Puuc style evolution with the top most temple reflecting the purest example.

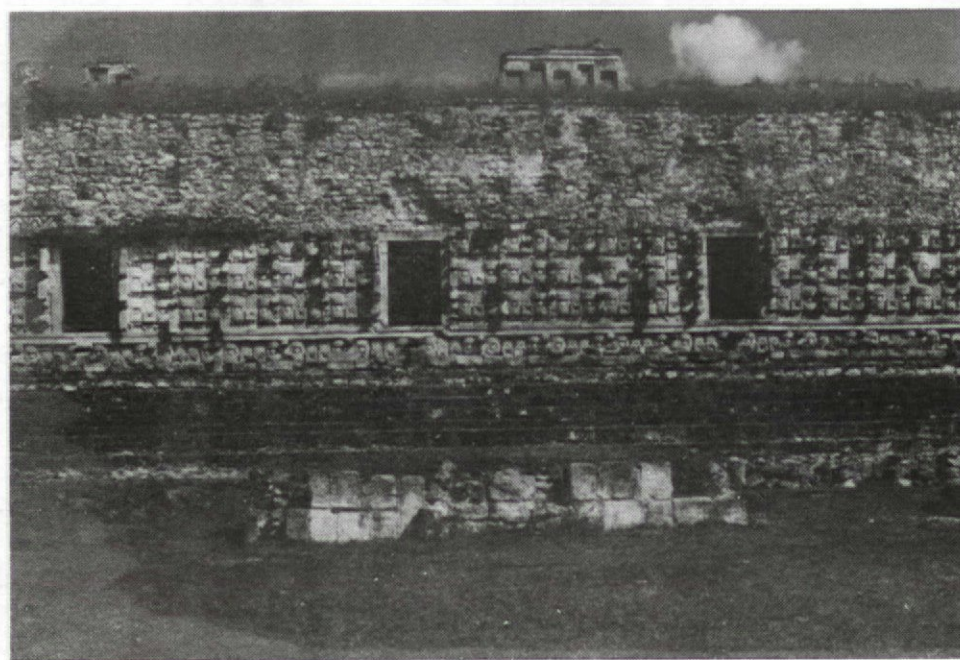
Chichen Itza displays a fusion of two cultures, the ancient Mayan and the Toltec. Here, the Toltecs found a developed city in the Puuc and Chenes style. The Nunnery, its annex, the Iglesia and the Caracol (snail, a spiral observatory) hold true to the earlier era. The Toltec structures include Itza's erected Catillo, the temple of Warriors, the courtyard of a thousand columns, and the great ball court. Recently uncovered by archaeologists and refurbished by the Mexican government, these structures constitute one of the most extensive concentrations of Mayan structures.

The context from which an architectural element is lifted often reveals the element's meaning. The Mayan ceremonial monument is specific to our continent. These vestiges which might have been our reality have influenced few architects. In the early part of our century, archeological investigation was done in Central America, uncovering the mysteries of this civilization. Browsing through *National Geographic*, Frank Lloyd Wright may have seen these ruins and applied their images to the forms of his masonry residences, although he disclaims this influence.

Dispensable. Replaceable. Impermanent. Our future vestiges, happily recorded as images in the unlimited capacity of the computer memory, wonder about meaning and the value of ideals because we, those who insert the information, are unsure of our aspirations.

**Christine Magar**

Ms. Magar, an *LA Architect* contributor, works for Anshen + Allen.



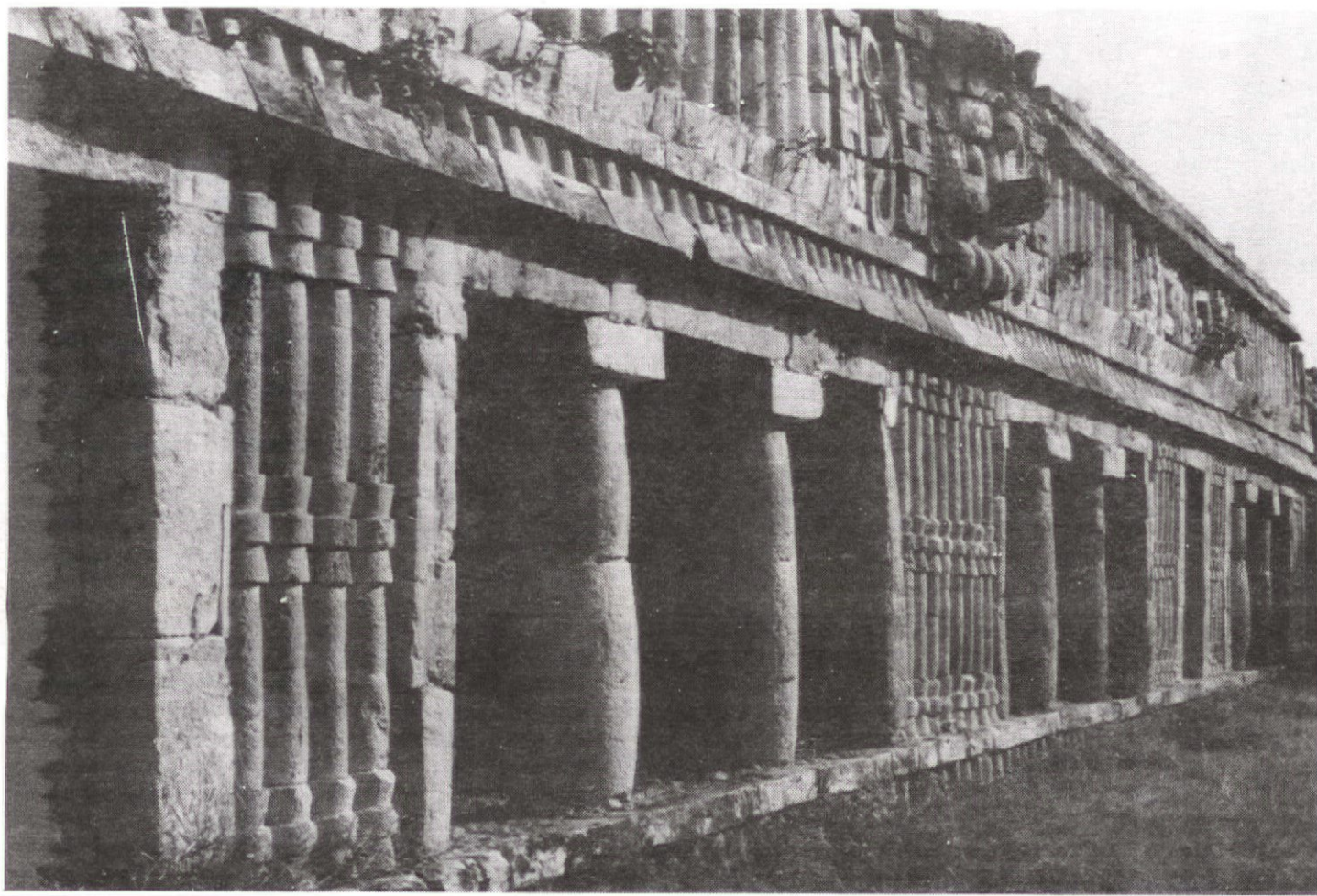
The Codz-Poop at Kabah, with an uninterrupted series of "Chac" masks.



*The task and potential greatness of mortals lie in their ability to produce things--work and deeds and words--so that through them mortals could find their place in a cosmos where everything is immortal except themselves. By their capacity for the immortal deed, men (sic), their individual mortality notwithstanding, attain an immortality of their own and prove themselves to be of divine nature. --Hannah Arendt, The Human Condition*

The historian has a tendency to represent information in a reduced form, which simplifies a topic without necessarily doing it justice. In *The Archaeology of Knowledge*, Michel Foucault states that, "The history of thought, of knowledge, of philosophy, of literature seems to be seeking, and discovering, more and more discontinuities, where as history itself appears to be abandoning the irruption of events in favour of stable structures". Compounding historical analysis' present crisis, the visual media, society's predominant source of information, tends to exclude history altogether, and the absence of history results in an absence of context. The following description of geographical conditions and religious values significant to Mayan architecture's development are intended to provide a context for Mayan architecture.

## Mayan Architecture: A Historical Footnote



Detail, "lattice of columns and openings on the second level", the palace at Sayil.

In an age when architects are unsure of their aspirations, architecture in exotic locations may reveal values which can serve as inspiration. Mayan architects created an architecture which speaks about their land, religion and culture.

Visitors to the Mayan ruins are greeted with an architectural arena built for ritual, but presently used for exhibition. The religion and culture of the Mayan people were already in decline when Cortez invaded Meso-America in the sixteenth century. As a result of the Spanish

Inquisition, almost all of the records and texts documenting the Mayan civilization were destroyed. Largely due to the Spanish invasion, but also for internal reasons, the destruction of one culture (the Mayan culture) and the ascendancy of another culture (the Hispanic culture) occurred simultaneously.

### Time

A five-stage chronological scheme established by historians organizes the Maya time from the earliest known people to the arrival of European colonists in the sixteenth century. The first stage, known as Lithic, began with the earliest migrations of people from Asia across the Bering land bridge during the last ice age some 20,000 to 40,000 years ago. The Archaic stage (c. 6000-2000 BC) follows, identified with the development of settled communities. The preclassic stage (c. 2000 BC to AD 250) is marked by the development of societies sufficiently complex and sophisticated to be called civilizations. The Classic period (c. AD 250-900) involved a more complex political organization or state. The final stage is the postclassic age (c. AD 900-1500), which sees the development of the most complex and powerful states in Meso-America, among them the Aztec, Maya and Inca States. It is important to note that the dates of these periods do not correspond with the periods having the same names of the European civilization development. For example, the Mayan Lithic time period parallels with the European Paleolithic, the Mayan Archaic parallels with the European Neolithic.

### Geography

Meso-America, also referred to as Middle America or Central America, is historically divided into three distinct cultures corresponding to three distinct geographic locations. The Aztecs and their predecessors



Rain god "Chac", primary deity, Chichen Itza.



Airports Continental Airlines Cargo Facility; DMJM/B&V, Bureau of Engineering Hyperion Sewage Treatment Plant; Steven D. Ehrlich, AIA, Architects, Inc., Recreation and Parks Shatto Recreation Center and Gruen Associates, Marquee at the World Trade Center. Additional winners are Ellerbe Becket, DWP Central Distribution Headquarters and the DWP Valley Distribution Headquarters Administration/Office Building; Levin & Associates, DWP Buena Vista Pumping Station; Miralles Associates, Inc. for the DWP Truesdale Center Construction Warehouse

#### Preservation Design Awards

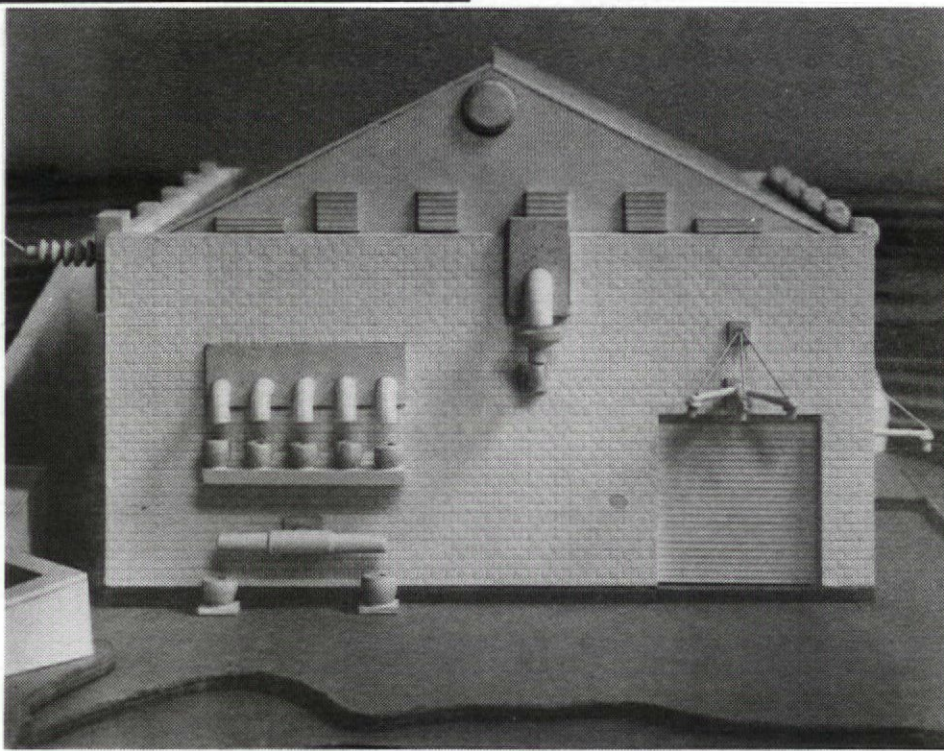
The Preservation Design Awards sponsored by the California Preservation Foundation have recognized 15 California projects for adaptive reuse of historic structures in six categories. Jury members included Steade Craig, AIA, Senior Restoration Architect with the California Office of Historic Preservation; Roger De Weese, ASLA, landscape architect and a member of the Federal Advisory Council on Historic Preservation; John D. Henderson, FAIA, Preservation Officer of the San Diego Chapter, American Institute of Architects; Helge Landrup, construction manager, Mission Inn Restoration Project; Deborah K. Denne, ASLA, landscape architect and member of the State Historical Building Code Board; Knox Mellon, PhD, Director of the Mission Inn Foundation; Jay Oren, AIA, Staff Architect, Los Angeles Cultural Affairs Commission, and John Pastier, Contributing Editor, *Architecture* magazine.

In the Rehabilitation category, the 1906 San Fernando Building in Los Angeles was cited for attention to detail and its long-term commitment to a major urban area. Brocchini Architects of Oakland, along with the California Department of Parks and Recreation, the City of Woodland and the Woodland Opera House Board of Directors, were given a merit award for the rehabilitation of the 1913 Woodland Opera House in Woodland (Yolo County). Page & Turnbull Architects of San Francisco were given a merit award for the rehabilitation of the lobby and exterior of the 1940 post office in San Francisco's Rincon Center.

Neptune & Thomas Associates and J. Rudy Freeman, AIA, working with the General Services Administration, were given an honor award in the category of Adaptive Re-Use for Pasadena's Federal Building/US Court of Appeals, built in 1882. The City of San Buenaventura received a merit award for the adaptive reuse of the 1927 City of San Buenaventura City Hall Annex. R. Denzil Lee, AIA and

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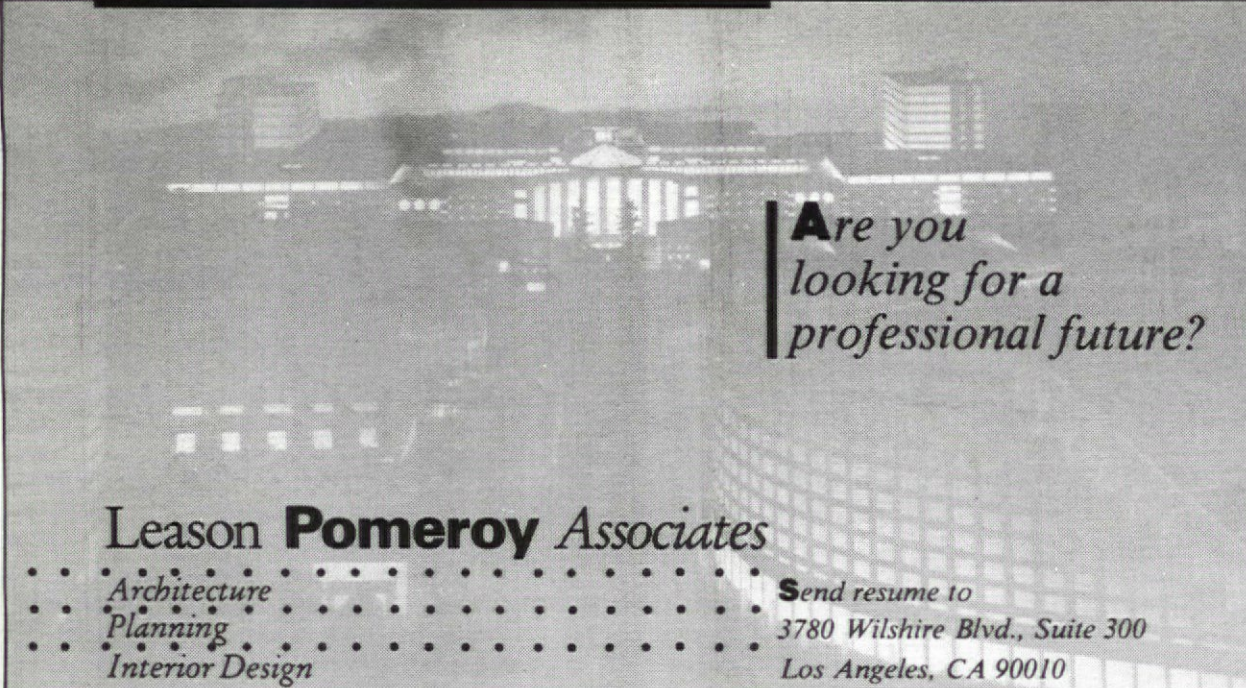
## DESIGN EXCELLENCE AWARDS



DWP Buena Vista Pumping Station, Levin & Associates.

The City of Los Angeles Cultural Affairs Commission honored 11 architectural firms for design excellence at a symposium held on February 21, 1989. The cited firms and projects include: Burton/Spitz Landscape, Department of Water and Power (DWP), Ascot Tank; Clements & Clements with Barton Phelps, DWP Ducommun District Yard Phase II; Leo A. Daly, Department of

and the DWP Truesdale Center Station Maintenance/System Protection Maintenance and Training; Neil Stanton Palmer & Partners, DWP Palmetto Construction Headquarters; Barton Phelps, DWP North Hollywood Pumping Station; Viniegra & Viniegra Associates, Recreation and Parks Balboa Recreation Center.



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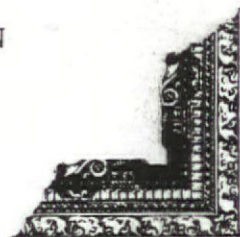
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## VISION/ REALIZATION

The 1989 AIA National Convention and Design Exposition, to be held in St. Louis May 4-9, will focus on "envisioning the realities of tomorrow". AIA National workshops will be offered on management skills, ConDoc, desktop design, and winning in a competitive market, among other topics. Case studies on St. Louis Union Station's historic redevelopment, housing in St. Louis and the St. Louis Riverfront will be given, and seminar topics will feature an affordable housing update, a report on the findings of the Institute's Vision 2000 program, and the 1989 AIA Honor Award critiques, as well as focusing on self-management, creativity in design, developing effective promotional materials, and developing and implementing a business plan.

Intensive, small-group roundtable discussions will address topics like marketing consultation, space frame secrets, planning and engineering building communications systems, selecting and working with an architectural photographer, and using computers and video as marketing tools. Technical specifications reviews will deal with subjects like paints and coatings, roofing and government specs. Tours of St. Louis will include Eero Saarinen's Gateway Arch and Louis Sullivan's Wainwright Building. Finally, Joseph Esherick, FAIA, will be awarded the 1989 AIA Gold Medal at a special ceremony held in Cass Gilbert's St. Louis Art Museum.

Chapter architects and Associate

members who plan to attend the National Convention are invited to serve as AIA/LA delegates. Delegates must be prepared to attend Chapter and State Caucuses, convention business meetings and to be present to vote on the designated election day(s). Contact the Chapter Office prior to April 20.

### Cornerstones

William Schoenfeld, deputy executive director of the Los Angeles Department of Airports, received the Distinguished Community Service Achievements Award on February 24 from the Institute for the Advancement of Engineering for his role in overseeing the \$1 billion airport terminal expansion and upper level roadway construction at Los Angeles International Airport. The Institute, which is composed of five major engineering councils and 46 engineering societies, presented 11 different awards during a dinner in Montebello as part of the observance of National Engineers Week, February 19-25. The award is given each year to individuals who have made an impact on the engineering profession, but who are not necessarily engineers.

Two AIA/LA firms were recognized in the National Commercial Builders Council's 1989 Awards of Excellence program. Louis A. Rossetti, AIA, of Rossetti Associates, received the award for the Best Office Project under 50,000 square feet for the Bank of A. Levy Headquarters in Ventura, California, and Benton/Park/Candrea Architects of Santa Monica, with landscape architect Dave Seret and Associates of Los Angeles, received the award for the Best Industrial Project over 50,000 square feet for The Park Beyond the Park in Torrance, California.

### New Members

AIA. David Gene Echt; J.F. Finn, III, Gensler & Associates; Richard Giesbret,

Benton, Park, Candrea Architects; William L. Guild, William Guild Architect; Jeremy C. Hsu; Douglas C. Jakel, The Radd Associates, Inc.; Paul Y. Nagashima; David Yeongteack Rhee; Roy Clifford Shacter; Ted James Stelzner.

Associates. Livius S. Bogdan; Timothy John Brandt; Jacqueline C. Calhoun; Ali Charafeddine; Chris Johnson; Ike G. Mbelu; Anthony P. Robins; Analee Robin Cole; Lisa Ann Pendleton, GMP Architects, Inc.; Paul Siemborski, Skidmore Owings & Merrill.

Professional Affiliates. James R. Brooks, Koll Construction Company; Rick L. Culp, Memorial Hospital of Glendale; Adele McGann, Adele McGann Interiors.

Students. Alejandro Krell, UCLA Graduate School of Architecture; Noam C. Maitless, Stanford University.

AIA Transfer In. Gregory L. Brown, Phillips & Brown, from San Diego; Robert A. Jernigan, Skidmore, Owings & Merrill, from Houston; Perry Kulper, from Philadelphia; Danilo C. Morales, Gensler & Associates, from Pasadena/Foothill; Allen C. Roth, Allen C. Roth Design Group, from Palm Beach; James Duane Williams, Rossetti Associates, from Detroit; M.P. Brott, DMJM, from Washington, DC; John H. Johnson III, Albert C. Martin & Associates, from Orange County; John Jongok Kim, from Dallas.

Associates Transfer In. Derek M. Gonzales, Skidmore, Owings & Merrill, from Chicago; Enelito T. Junio, Lito Junio Associates, from Orange County.

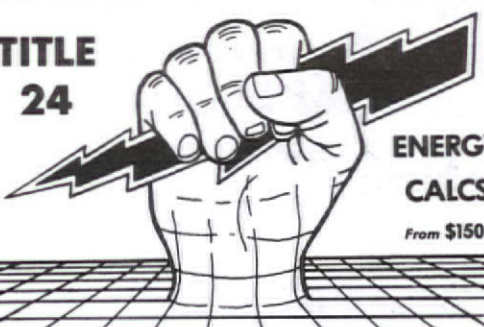
AIA Reinstatement. Melinda Gray Payne, Melinda Gray Payne Architect; Dana L. Taylor, Skidmore Owings & Merrill.

Associates Reinstatement. Michael Gruber, Richard Meier & Partners.

AIA Resignation. Neil A. Buchalter; Steven J. Demeter; Richard D. Hahn; Miles Perlis.

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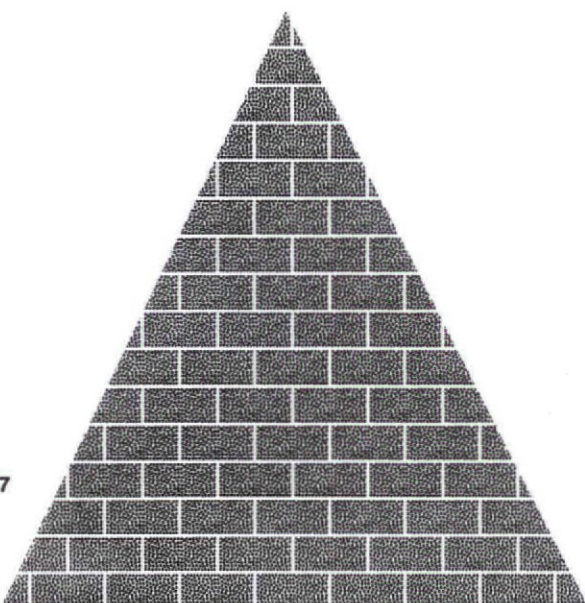
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including doors, which face streets shall consist of transparent windows, unless otherwise prohibited by law.

A conditional use approval shall be required for off-site commercial signs, flashing or blinking signs, pennants, banners, ribbons, streamers, spinners, or balloons, pole signs, projecting signs, or roof signs. Monument signs and information signs shall be located only within the landscaped planted areas.

Other requirements contained in the ordinance control underground utility services, conditions of operation, lighting, maintenance, hours permitted for trash removal and sweeping, a covenant of agreement to be executed and recorded by the owner to sections of this ordinance, conversion of existing buildings to mini-shopping center and exceptions to the ordinance.

Due to the length and complexity of this ordinance, your code committee recommends you obtain it and study it carefully.



#### Disabled Access

Disabled access policies of the Department of Building and Safety are now available. The policies are contained in Memorandum of General Distribution No. 80.

Copies are available for \$1 from the Disabled Access Division, Room 445, City Hall, or by calling (213) 485-5109. Additional policies are being drafted concerning topics such as primary entrances, effect of the sprinkler ordinance, inner handrails, stretcher-type elevator requirements, sanitary facilities on adjacent floors and strengthening of existing buildings.

The State Department of Housing Community Development (HCD) has issued Information Bulletin SHL 88-04 regarding its new accessibility standards for privately funded apartments. The effective dates are

March 27, 1989, and July 1, 1989.

The good news is that the cost cap has been repealed. The bad news is that the standards that are effective on March 27, 1989, must be used in conjunction with the standards that are effective on July 1, 1989. In addition, HCD indicated that the Building Standards Commission has rescinded or will rescind the adoption date and readopt the new standards on July 1, 1989. The effective date will then be January 1, 1990. The Department of Building and Safety may allow the use of the new standards rather than the cost cap prior to the effective date of the new standards.

The new standards require one unit per 20 dwelling units to be fully accessible and the remaining units on accessible levels to be adaptable with the following features: grab bar backing, lever hardware, door buzzer (bell or chime), 18-inch clear space by door, 15-inch water closet seat height, electrical receptacle outlet height, light switch height, faucet controls, water closet/bathtub/lavatory minimum space requirements, path of travel from parking facility, and removable base cabinets directly under sink to provide wheelchair clearance (effective July 1, 1990).

#### Rudolph V. De Chellis, AIA

Mr. De Chellis is Co-Chairman Code & Planning Committee.

#### Urban Design Committee

On February 28, 1989, the Urban Design Committee, under instructions from the AIA/LA Chapter Board of Directors, developed and presented to the Los Angeles City Planning Commission a Chapter position regarding a proposed citywide increase to commercial parking standards. The proposed ordinance, prompted by overspill parking in many Westside communities, recommended that office and general retail minimum parking standards be raised from two spaces per 1000 square feet to four spaces per 1000 square feet; that restaurants over 1000 square feet be raised from two spaces per 1000 square feet to ten

spaces per 1000 square feet; and that trade schools be raised from the current no parking requirement to 20 spaces per 1000 square feet or one space for each five fixed seats. In addition, the ordinance proposed provisions for exempting locales such as redevelopment areas, downtown, and designated specific plan areas from these citywide regulations, as well as giving small bonus reductions for transit adjacent projects.

The Urban Design Committee recommended that the City give further study to several aspects of the proposed ordinance prior to adoption. First, that parking should not be considered as an isolated issue but instead be developed in conformance with the City's own transportation, air quality and growth-management plans, all currently being drafted by the Planning Department. The City should consider how increased parking standards will continue to promote dependency on the automobile usage and discourage modal shift to transit, and how the city can establish policies to promote mixed land uses. Second, the impacts of increased parking standards upon economic development are not adequately addressed. For example, increased standards may induce larger land assemblage and possibly squeeze out certain types of small businesses and specialty shops. Additionally, there is the possibility of development imbalances between adjacent areas with different parking standards. Third, the ordinance does not adequately establish a process for balancing regional requirements with local conditions and the rights of local communities; it is important to develop a plan which can respond to local concerns while resisting local political pressure. Finally, possible negative urban design effects include an increase in density because parking, which is not considered in the floor area ratio, may have to be accommodated within the buildings. The Planning Commission referred the proposed ordinance back to the Planning Department for further consideration of limited increases for office parking and further study of the mechanisms for establishing special parking

districts.

An information form sent with the February *LA Architect* regarding Chapter member participation on the soon-to-be-formed Los Angeles Community Planning Advisory Boards has received a strong response. The Chapter Office received over 60 replies from members who wish to be considered for placement on the Boards, and has forwarded this information to the City Council offices and the Planning Commission. The Planning Commission supports architects' participation on the Advisory Boards, which will be implemented over the next five years as each of the City's 35 Community Plans are adopted. The Chapter Office and the Urban Design Committee will monitor and inform members of the process through *LA Architect*.

The Urban Design Committee is spearheading a Chapter Task Force to prepare a detailed response to the regional Air Quality Management Plan, Growth Management Plan and Regional Mobility Plan. The plans were prepared by the South Coast Air Quality Management District and the Southern California Association of Governments in response to federal mandates to practice of architecture and urban design. The Chapter Task Force is composed of Chairs from the Urban Design Committee, Government Relations Committee, Minority and Women Resources Committee, Historic Preservation Committee, and the President of the Associates. Each Committee and the Associates are reviewing the regional plans for relevant information to develop a coordinated Chapter response for presentation to regional authorities. All committee chairs, directors and others interested in participating on the Task Force are welcomed.

#### Ricardo Capretta, AIA and Marc Futterman

Mr. Capretta and Mr. Futterman are Co-Chairs of the Urban Design Committee.

Continued on 4

#### Call for Assistance

Assistance is requested to help restore Frank Lloyd Wright's Ennis-Brown House. Built in 1924, the house is in critical need because of a collapsing retaining wall and courtyard and other repairs, with an estimated cost in excess of \$800,000. The Getty Trust and the Ahmanson Foundation have indicated an interest in making grants on a matching basis. Checks should be made payable to the Ennis-Brown House Fund, and sent to August O. Brown, 2655 Glendower Avenue, Los Angeles, CA 90027. Names of contributors will be inscribed in a permanent plaque attached to the house.

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## EXECUTIVE SEARCH

The search for the new AIA/LA Executive Director is almost complete. After reviewing the submissions of 287 prospects from 28 states, the Executive Search Committee has narrowed the list down to a total of six candidates whose references are currently being checked. It is hoped that a decision will be made at the April Board of Directors meeting and that the AIA/LA Chapter will have a new Executive Director by May 1. A full announcement will appear in the May issue of *LA Architect*.

### Update: Chapter Move

By the time AIA/LA Chapter members receive the April issue, the Chapter will hopefully have taken occupancy of its new offices in the Wiltern Building. The Chapter's new address will be 3780 Wilshire Boulevard, Suite 900, Los Angeles 90010, and the new telephone number will be (213) 380-4595. However, all committee meetings for the month of April are still scheduled to take place at the Pacific Design Center.

### CALE Study Seminars

The California Licensing Examination (CALE) will be offered for the third and final time from July 17-20; next year the exam will be administered by NCARB. Beginning in April, the AIA/LA Associates will hold their annual licensing exam preparation seminars, which are specifically oriented towards the CALE and feature

professionals lecturing on all nine subjects. Seminars will be held on Wednesday evenings from 7-10pm and Saturdays from 8:30am-4pm, with a lunch break and tickets sold at the door. New seminars include historic preservation on Wednesday, May 24, and a separate Title 24 seminar featuring handicapped and energy on Saturday, June 10. A full 12-hour mock building design exam will be offered on July 1 with a follow-up critique on Saturday, July 8. Amock site design exam will be offered on Saturday, June 24. The preregistration deadline is May 24 for mock site design, and June 3 for mock building design. For more information, call the Chapter Office at (213) 659-2282.

### Architects in Government

The Architects in Government Committee promotes communication between government and private architects, shares problems and solutions, and provides information to Chapter members on the work of architects in government and the way government agencies operate. Ms. Maria Magdalena Campeanu, AIA, a senior architect with the Office of Statewide Health Planning and Development, is the Chairperson of the committee, and Mr. Kalev Alaton, AIA, an architect with the Office of Statewide Health Planning and Development, is the Co-Chairperson. Monthly meetings will be announced in *LA Architect*.

### Code Talk

On January 10, 1989, Mini-Shopping Center Ordinance Number 164201 took effect. The ordinance defines a mini-shopping center as "a building or group of buildings located on a site which has less than 65,000 square feet of area, more than one retail establishment, and a height of three stories or less." The definition does not include automobile service stations, including service bay areas, where accessory food sales do not exceed 600 square feet of

floor area and other accessory uses do not exceed 500 square feet of floor area, or commercial buildings composed exclusively of general business or professional offices, including those of a real estate or stock broker, or an insurance or building and loan company and accessory parking. The ordinance defines a site as one or more adjacent subdivided parcels of land, not divided by a public street, which share a common parking area and upon which one or more buildings are erected or are proposed to be erected.

The following is a summary of mini-shopping center regulations:

A conditional use approval will not be required if uses are permitted in the underlying zone for the site. A conditional use approval *will* be required if the site abuts or is separated only by an alley or is located across the street from any portion of a lot zoned RA or R and contains one or more of the following uses: a drive-through fast-food establishment, a business which operates between 9 pm and 7 am, an amusement enterprise as enumerated in Section 12.14 A 3 of the Code, an automobile laundry or wash rack, or a commercial swimming pool.

Four parking spaces are required for each 1000 square feet of floor area. If more than 20 percent of the site's floor area is devoted to restaurant uses, at least five parking spaces for each 1,000 square feet of floor area will be required. No tandem parking will be permitted, and there must be parking for at least five bicycles.

The ordinance limits building height for mini-shopping centers to forty feet.

Trash storage bins must be located within a gated covered enclosure. Centers located in a lot zoned C1.3 or less must establish an area for the collection of glass, cans, paper and plastics.

Landscaping shall be prepared by a licensed architect, landscape architect, or landscape contractor and approved by the Director of Planning. The ordinance describes landscape, landscaped setbacks and screening wall requirements in detail. At least fifty percent of all exterior walls,

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# L.A. ARCHITECT



Neptune & Thomas Associates and J. Rudy Freeman, AIA received a Preservation Design Award for the adaptive re-use of the Federal Building/US Court of Appeals, Pasadena, constructed in 1882.

## Preservation Conference

The California Preservation Conference will be held in Los Angeles at the Biltmore Hotel, 506 South Grand Avenue, from April 20-23, 1989. The purpose of the conference is to exchange information on the latest historic preservation news and techniques, and to educate Californians about their local historic structures. Festivities include an opening night reception at the Los Angeles City Hall rotunda, the Preservation Design Awards, the annual Three-Minute Success Stories and a dinner featuring the California Preservation Foundation auction.

Heritage promotion workshops include a historic sites roundtable discussion on public relations and constituency development and sessions on historical interpretation and urban archeology. Workshops on neighborhoods and small towns include using planning and zoning and providing affordable housing in old and historic buildings. Development and design workshops include a roundtable discussion

on using the State Historic Building Code and field tour workshops on historic theaters and on tax certification issues. Sessions on downtown revitalization will include the National Trust's Main Street program, revitalizing small city downtowns, and urban main streets in big cities, with case studies of Los Angeles' Broadway and Spring Street. Preservation law and policy workshops will offer updates on federal and state law, with emphasis on CEQA.

The State Office of Historic Preservation, a conference co-sponsor, will present updates on the new National Register regulations, cultural resource surveys, certified local government, and tax certifications. The conference will conclude on Sunday with field trips presented by local preservation organizations.

The conference is sponsored by the California Preservation Foundation, a private, nonprofit organization promoting historic preservation values and techniques throughout California. In addition to its annual conference and preservation newsletter, the Foundation sponsors general workshops and technical seminars on California

preservation law and public policy. Conference co-sponsors include the National Trust Western Regional Office, the State Office of Historic Preservation, the Society for California Archeology, the Association for Preservation Technology and the California Committee for the Promotion of History. For registration information, call (213) 876-6299.

## Architecture Week

The California State Legislature has declared April 9-15, 1989, Architecture Week in California. The County of Los Angeles, and the cities of West Hollywood, Santa Monica, Beverly Hills, Culver City, Los Angeles, San Gabriel, Huntington Park, Rosemead, Maywood, Montebello, Pico Rivera, Pomona, and Temple City have also declared Architecture Week and have issued proclamations to the Los Angeles AIA in support of Architecture Week.

Los Angeles Chapter/AIA members are invited to celebrate this event on Friday, April 14, 1989 from 6:30pm to 8:30pm at the top floor of the Los Angeles Club, 3810 Wilshire Boulevard. Virginia Tanzmann, program chair for the evening, has prepared a special program highlighting the proclamations received by the Los Angeles AIA. There will be no charge for admission, which includes hors d'oeuvres and music.

Activities in the various cities have been coordinated by Margo Hebal-Heymann, and include exhibits of architects' work and lectures on architecture. RSVP to (213) 659-2282 no later than April 6, 1989.

**Fernando Juarez, AIA**  
AIA/LA President 1989

## Critics Symposium

On May 27, LA Architect and the Architecture Foundation of Los Angeles are sponsoring an all-day symposium on architectural criticism at the Department of Water and Power auditorium. Featured critics will be keynote speaker and moderator Suzanne Stephens, Architectural Digest and the New York Times; Diana Ketchum, Oakland Tribune; John Pastier, Architecture Magazine; and Michael Sorkin, Spy and The Village Voice. The critics will discuss their approach to architectural criticism and to critique the four new buildings on the corner of Fifth Street and Grand Avenue: HHPA's extension to Bertram Goodhue's Central Library, Landau Associates' Biltmore Tower, I.M. Pei's Library Tower, and SOM's Grand Hope Tower. The buildings' architects will be asked to respond. For further information: (213) 659-2282.