

# HISTORIC CONTEXT

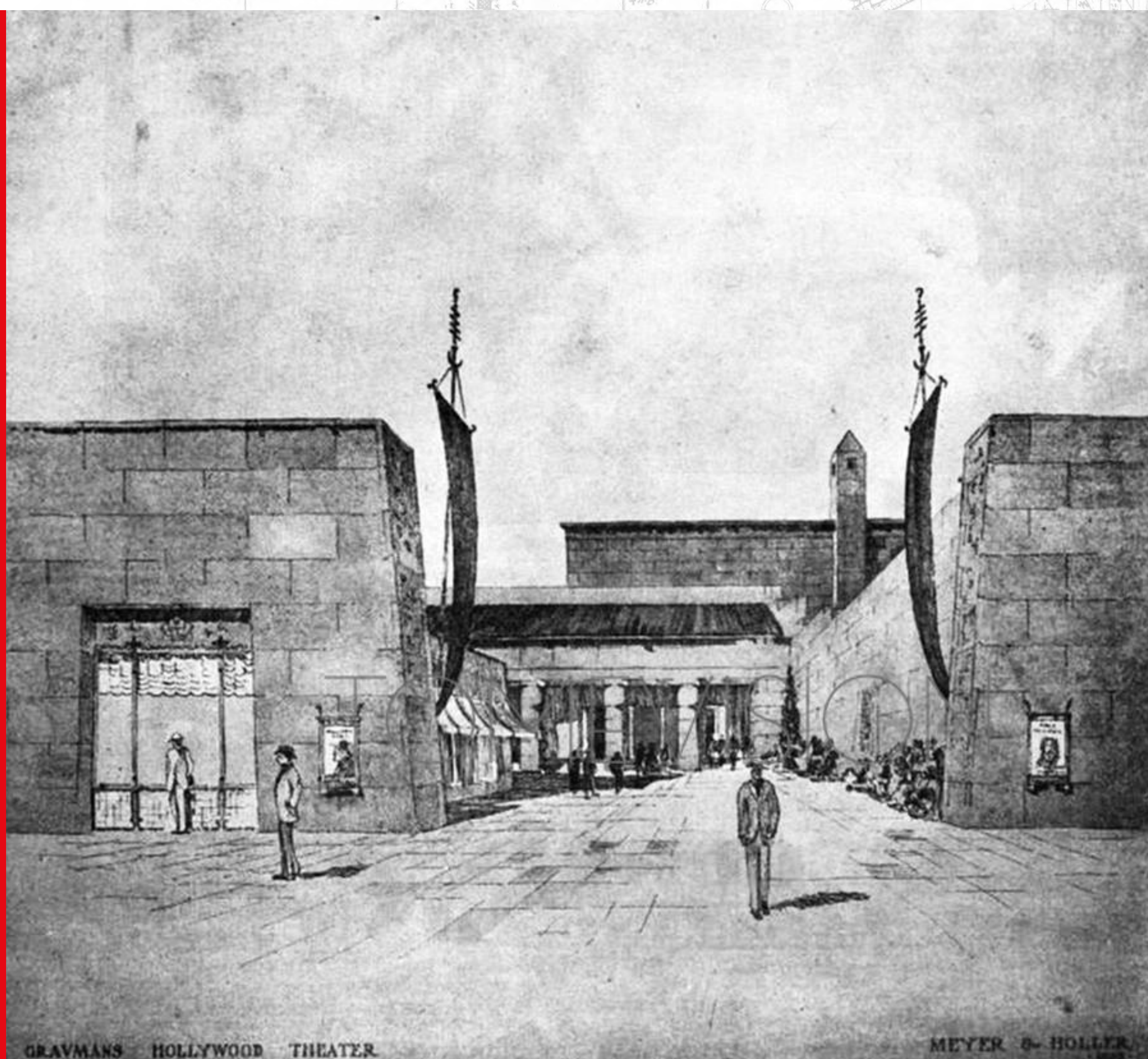
# HISTORIC PRESERVATION

# DESIGN CONCEPT



N

# EGYPTIAN THEATER



STUDIO  
440  
architecture  
acoustics



01

# HISTORIC CONTEXT







March 17, 1879 - March 5, 1950



**Million Dollar Theater** 1918



**Egyptian Theater** 1921 - 1922

Opening Feature: Robin Hood  
First Sound Feature: Don Juan, 1926



**The Chinese Theater** 1926 -1927

Opening Feature: King of Kings  
First Sound Feature: White Shadows in the South Seas, 1928



# Neighborhood Context Map

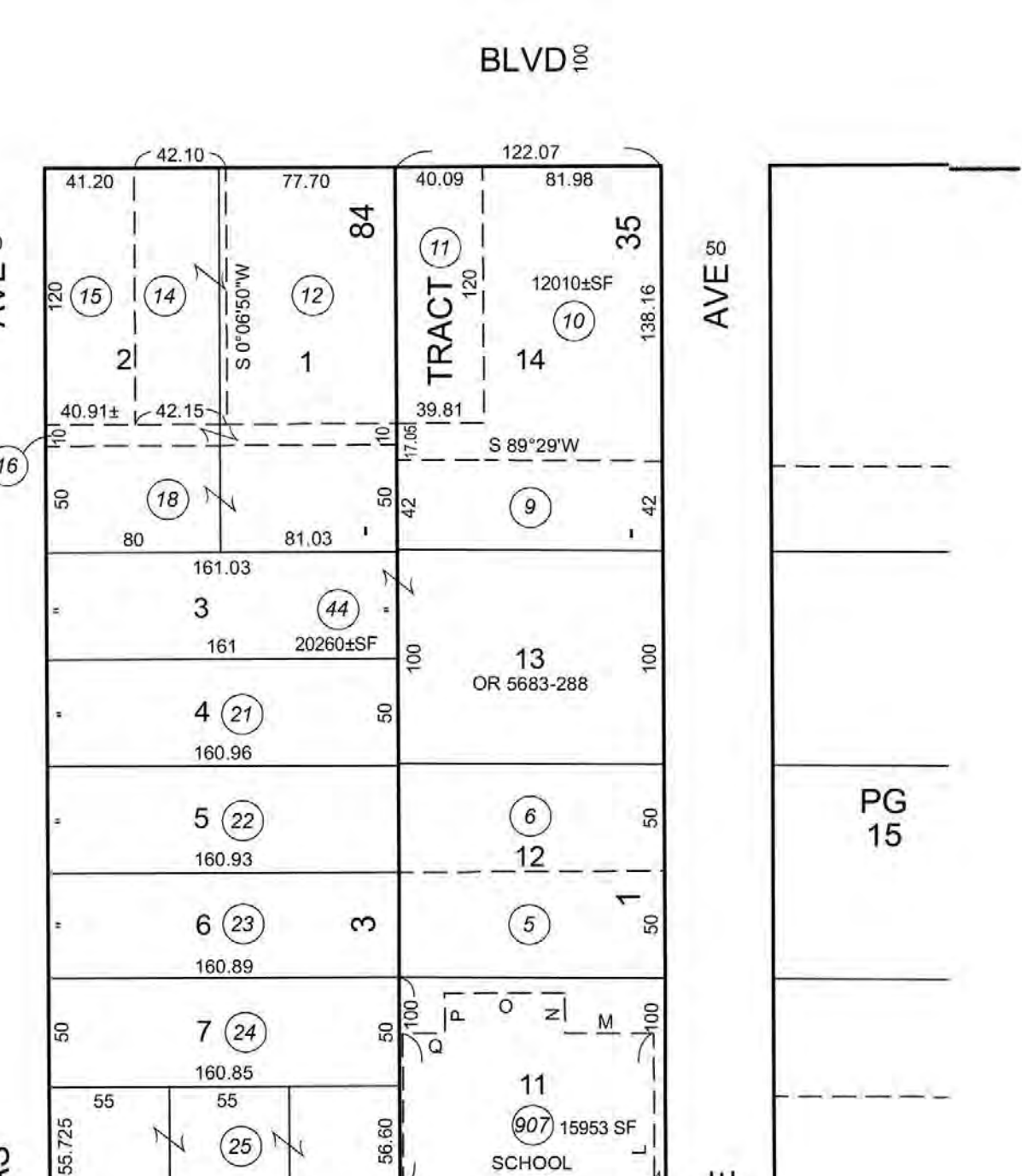
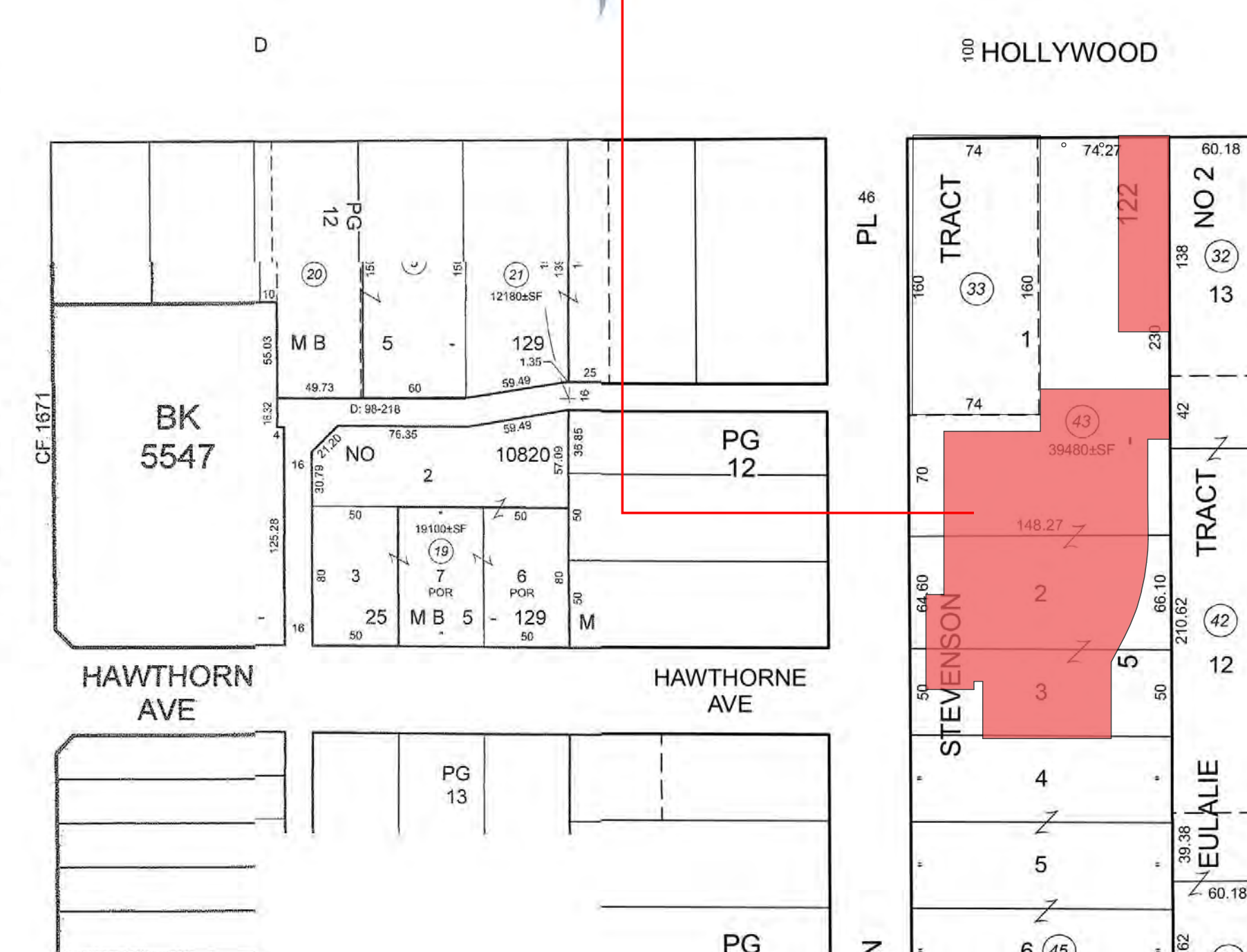
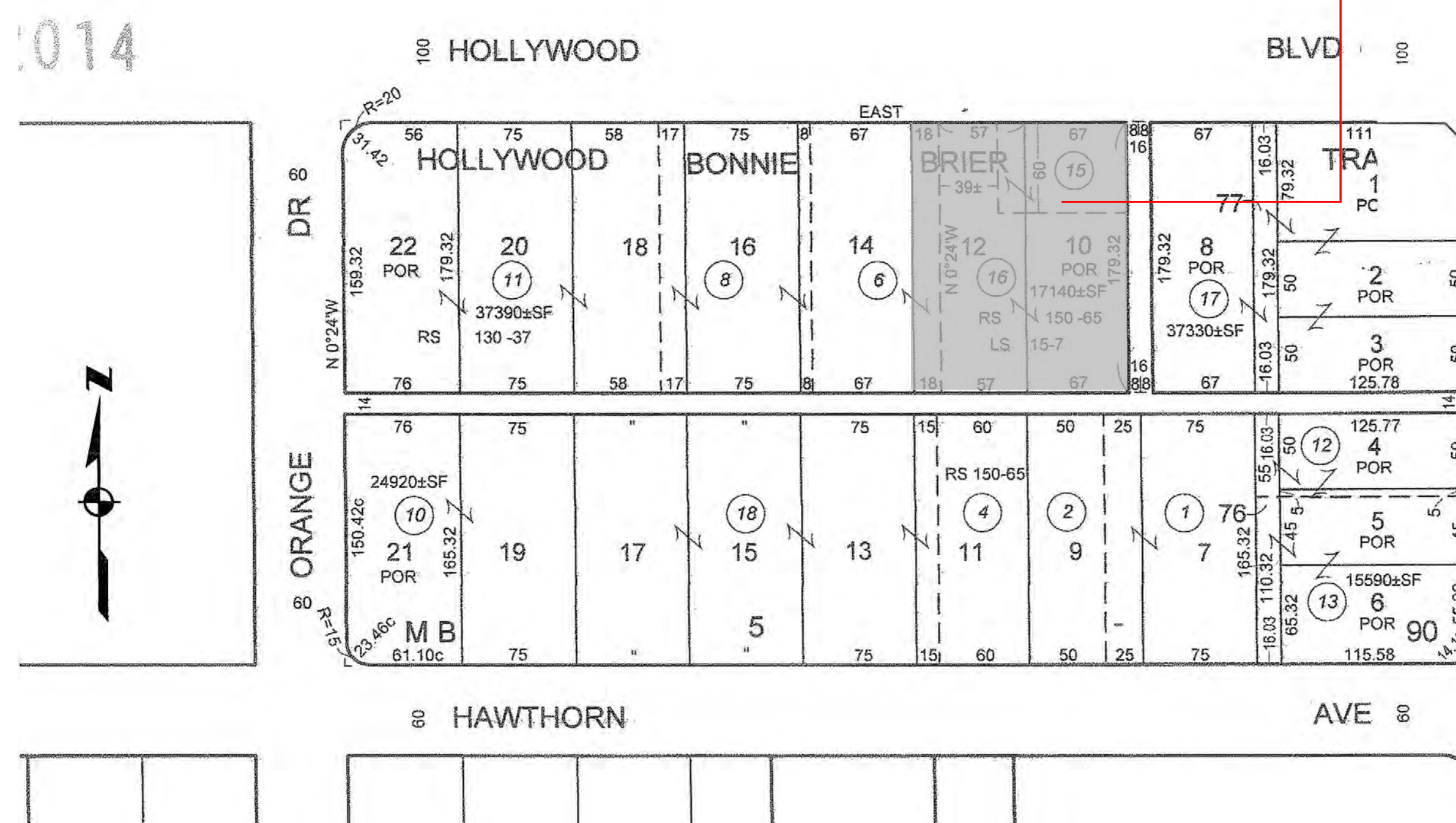
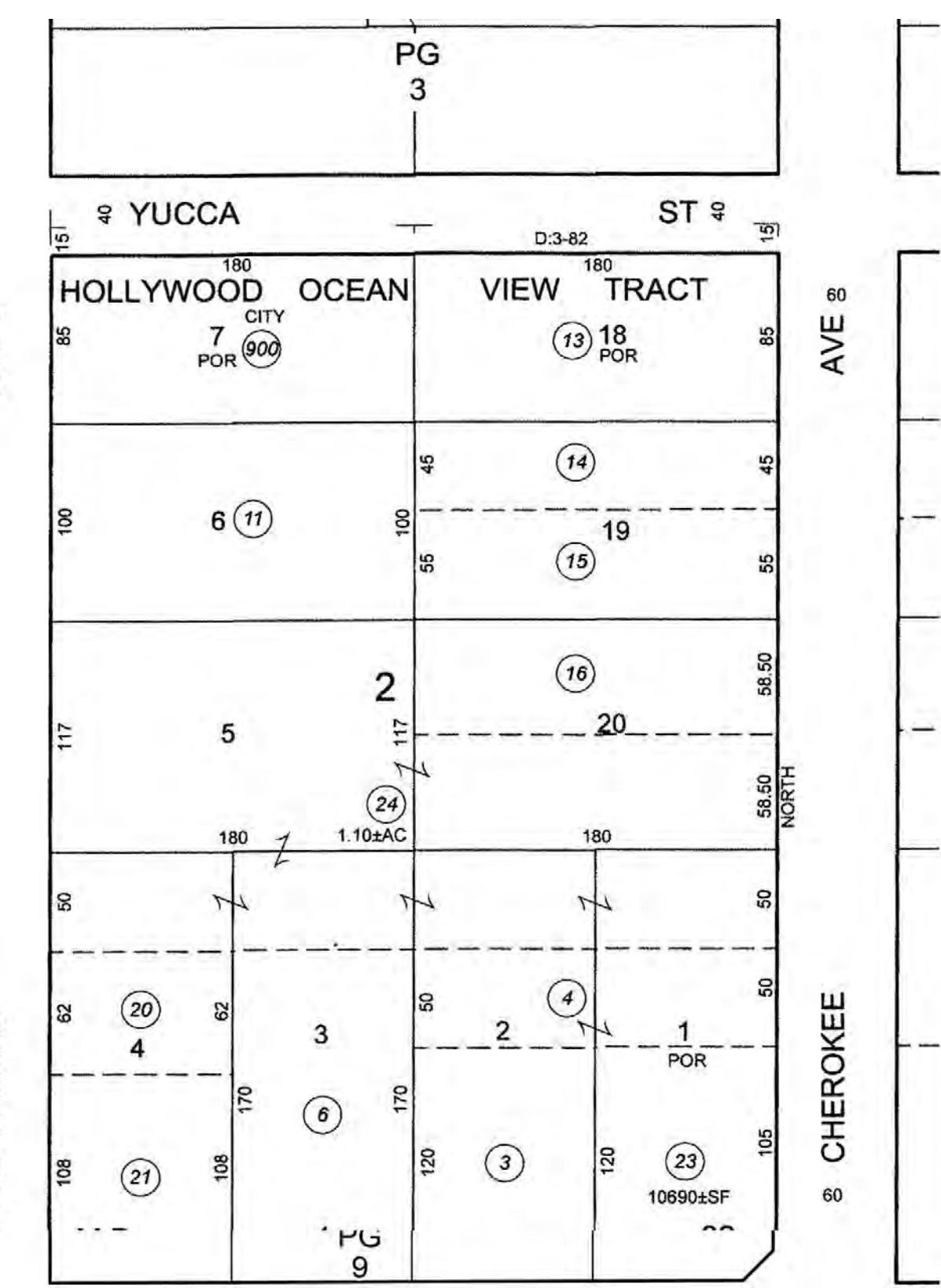
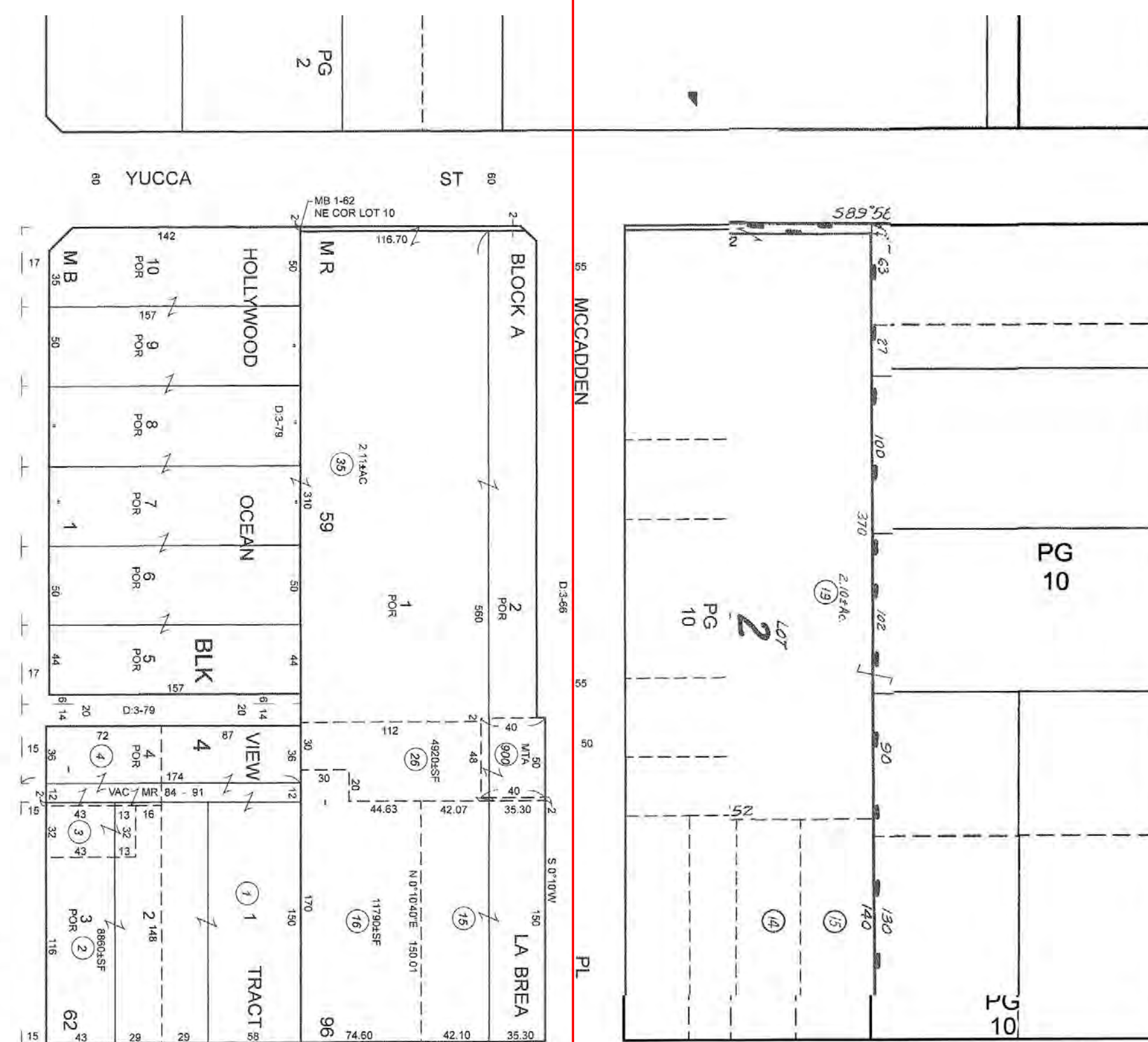
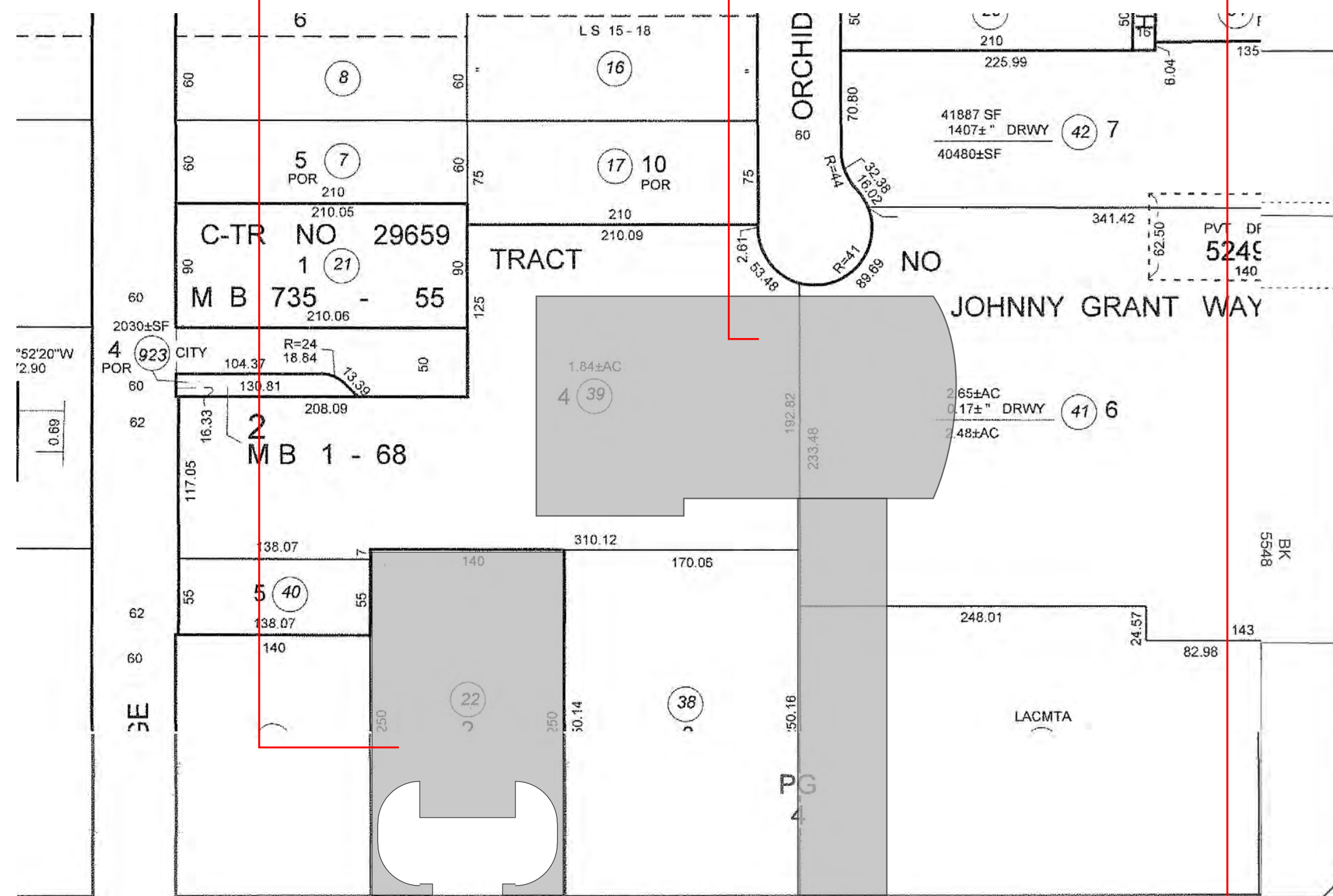


● The Chinese Theater

● Dolby Theater  
2001

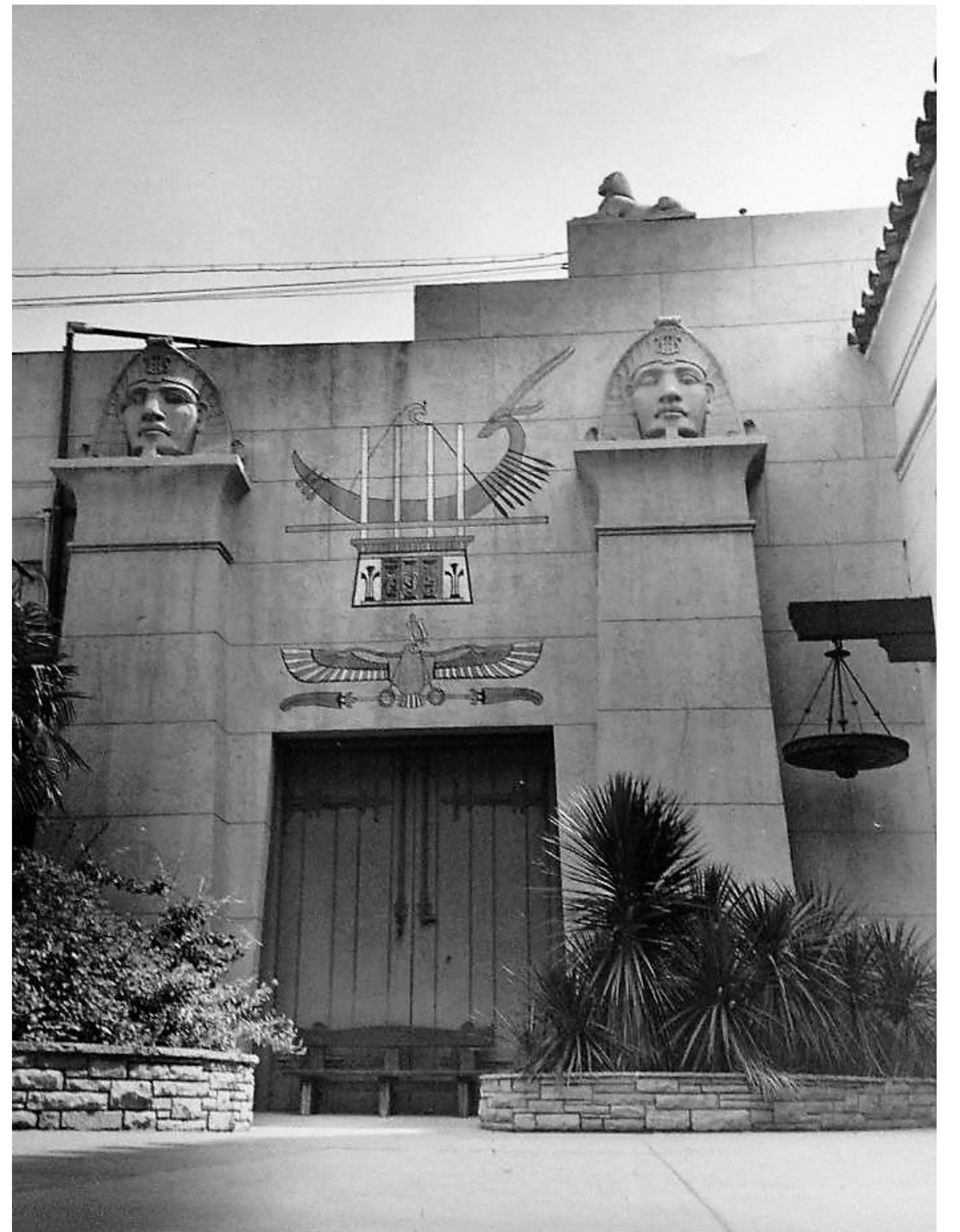
● El Capitan Theater  
1926

● The Egyptian Theater





# Historic Photos

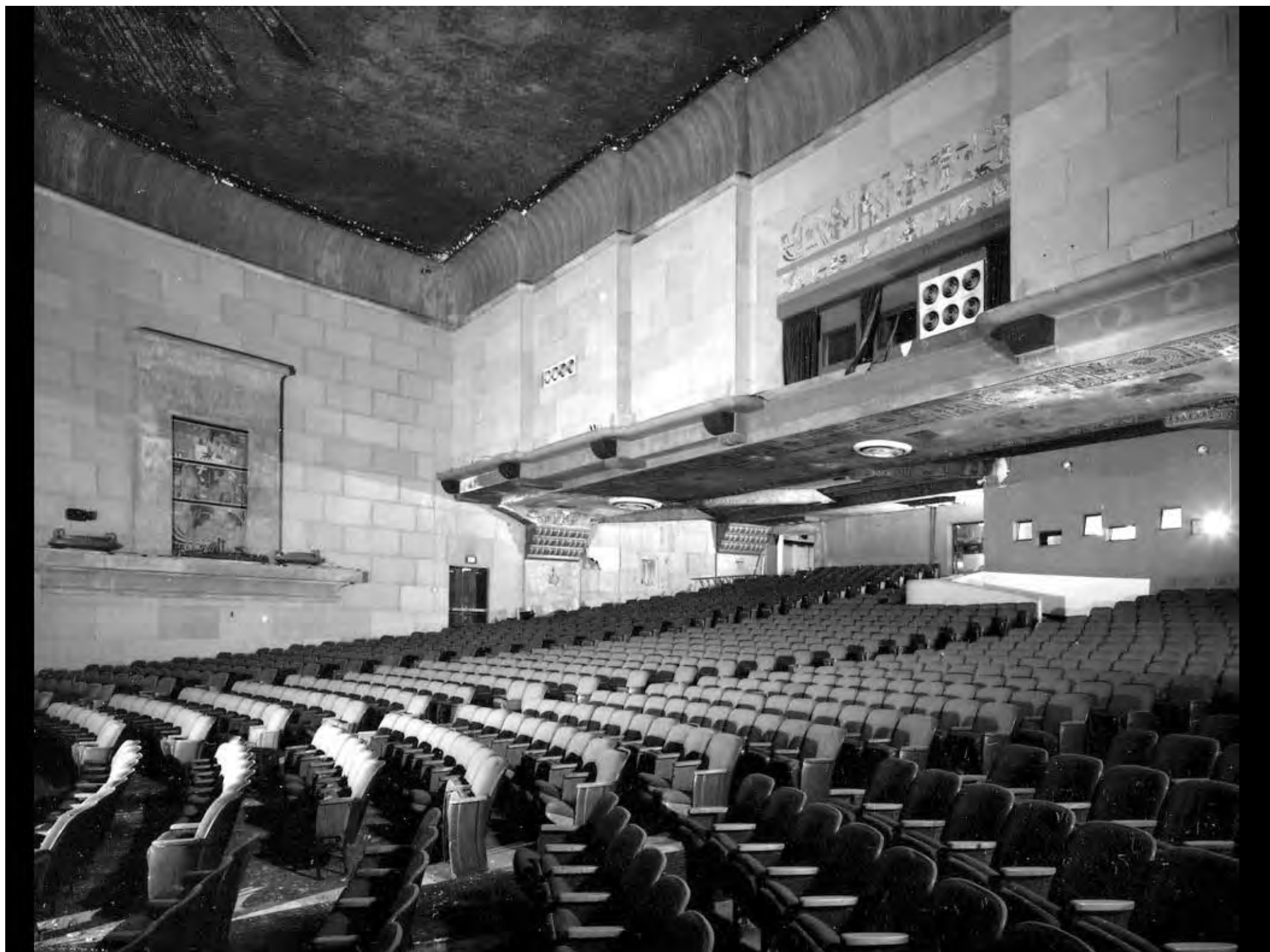








Before 1997 Renovation Condition



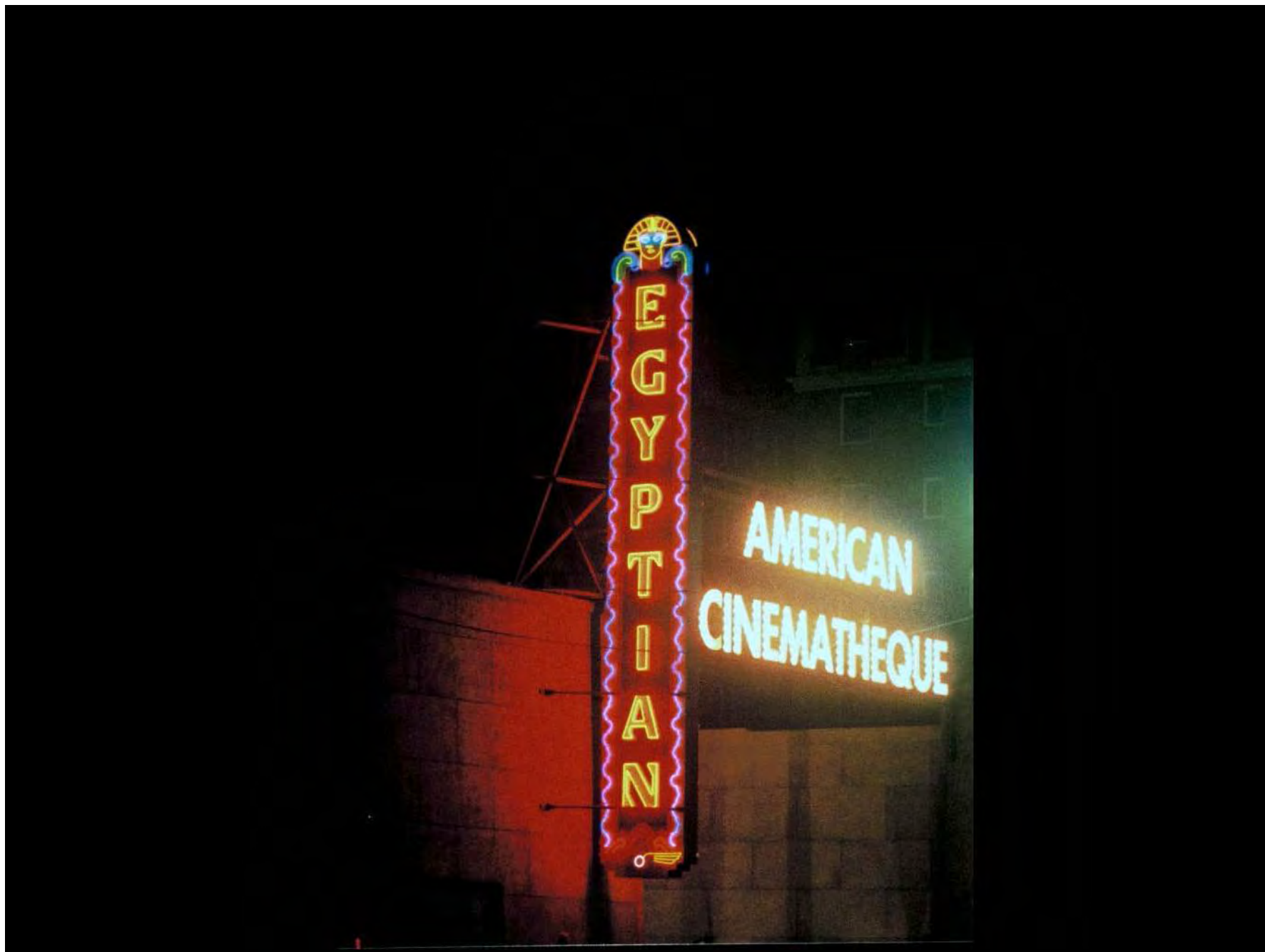
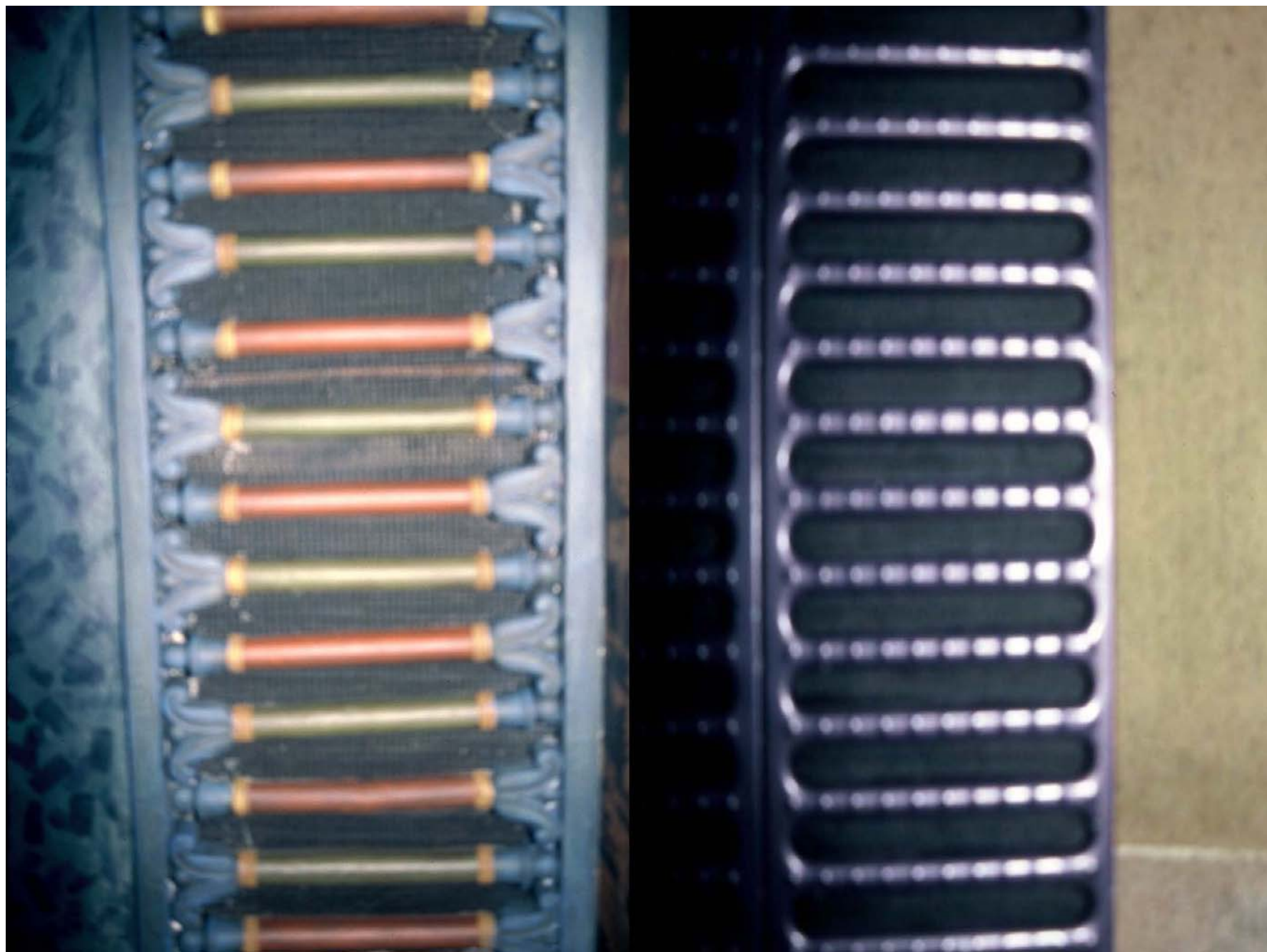


02

# HISTORIC PRESERVATION



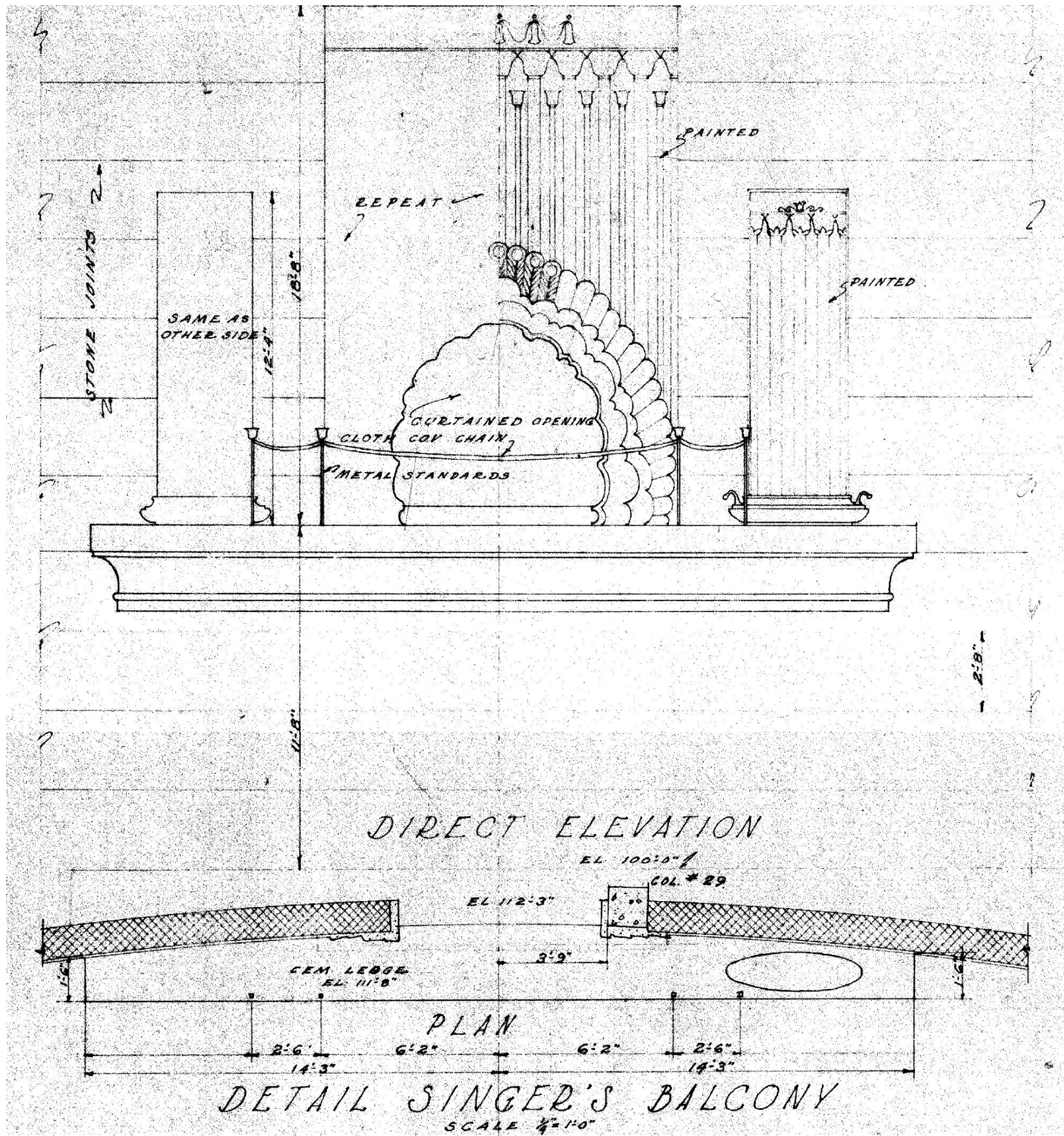
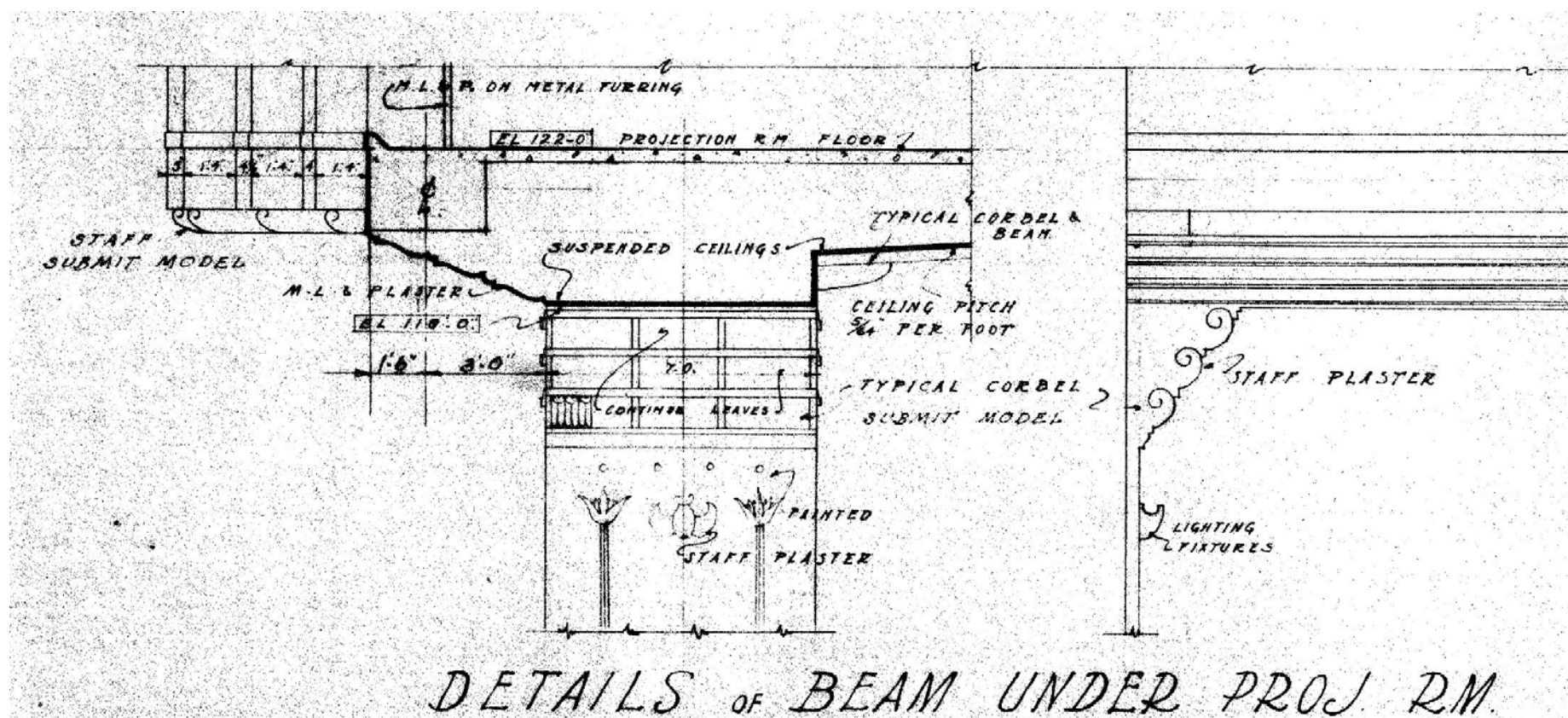
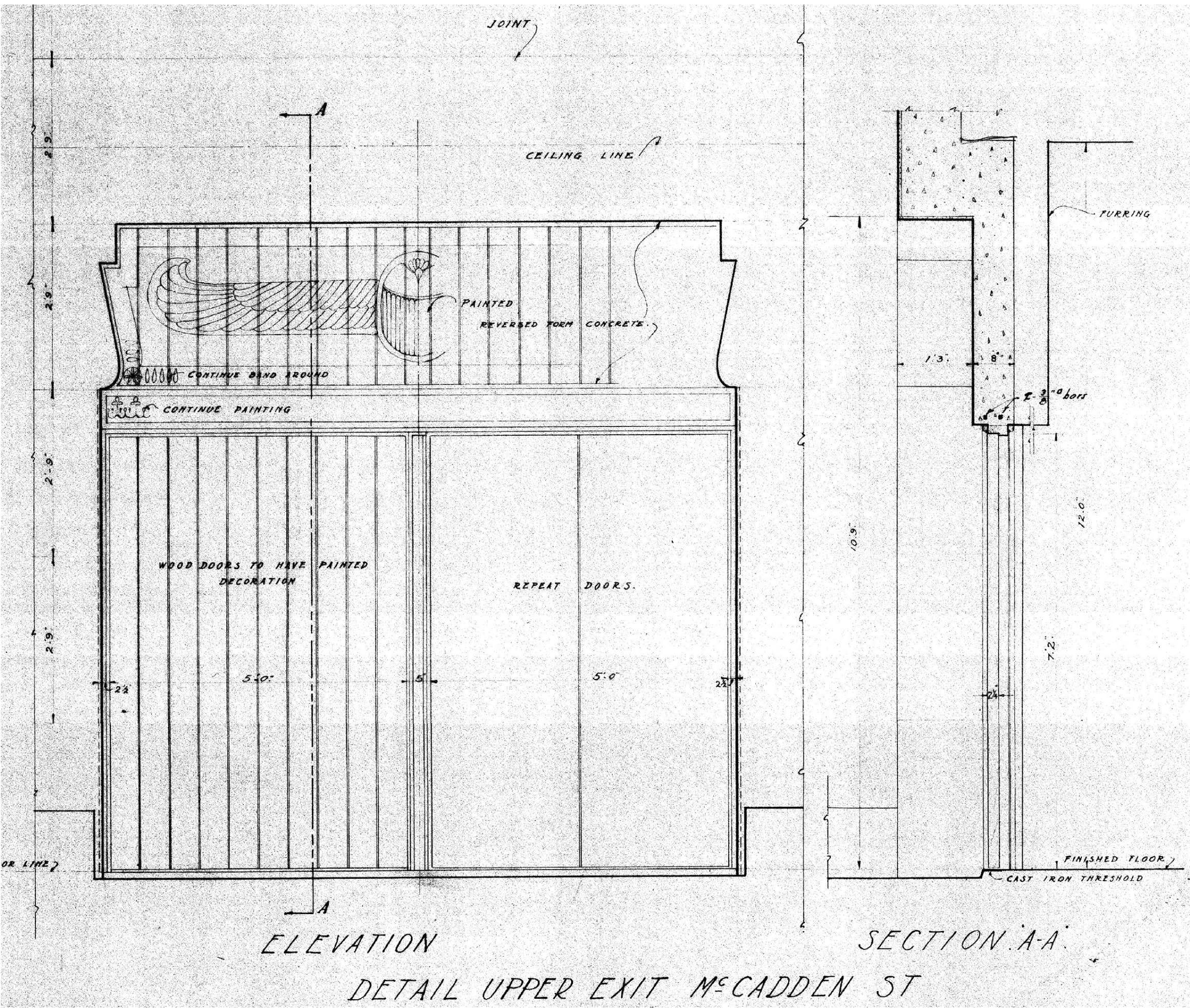
# 1997 Renovation Photos





Records and Original Document Research  
Photographic Research  
Historical Consultant  
Site Conditions and Material Research  
Conservator:

Identification and Survey of the Historic Features;  
and development of Project Guide Specifications to detail  
procedures protecting and restoring significant  
architectural features



Before Treatment



After Treatment



Before Treatment



After Treatment



Before Treatment



After Treatment



Before Treatment



During Treatment

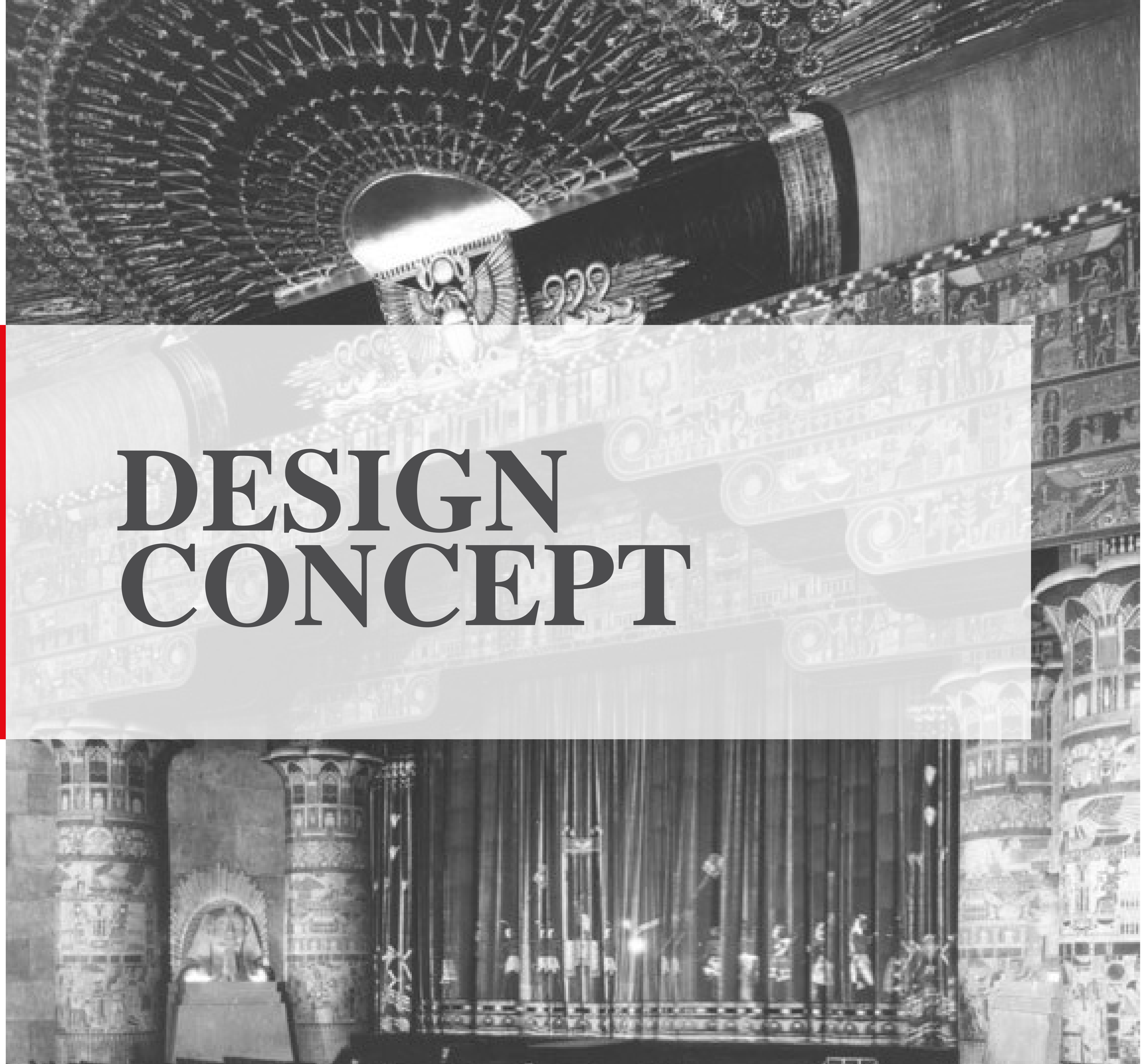


After Treatment



03

# DESIGN CONCEPT

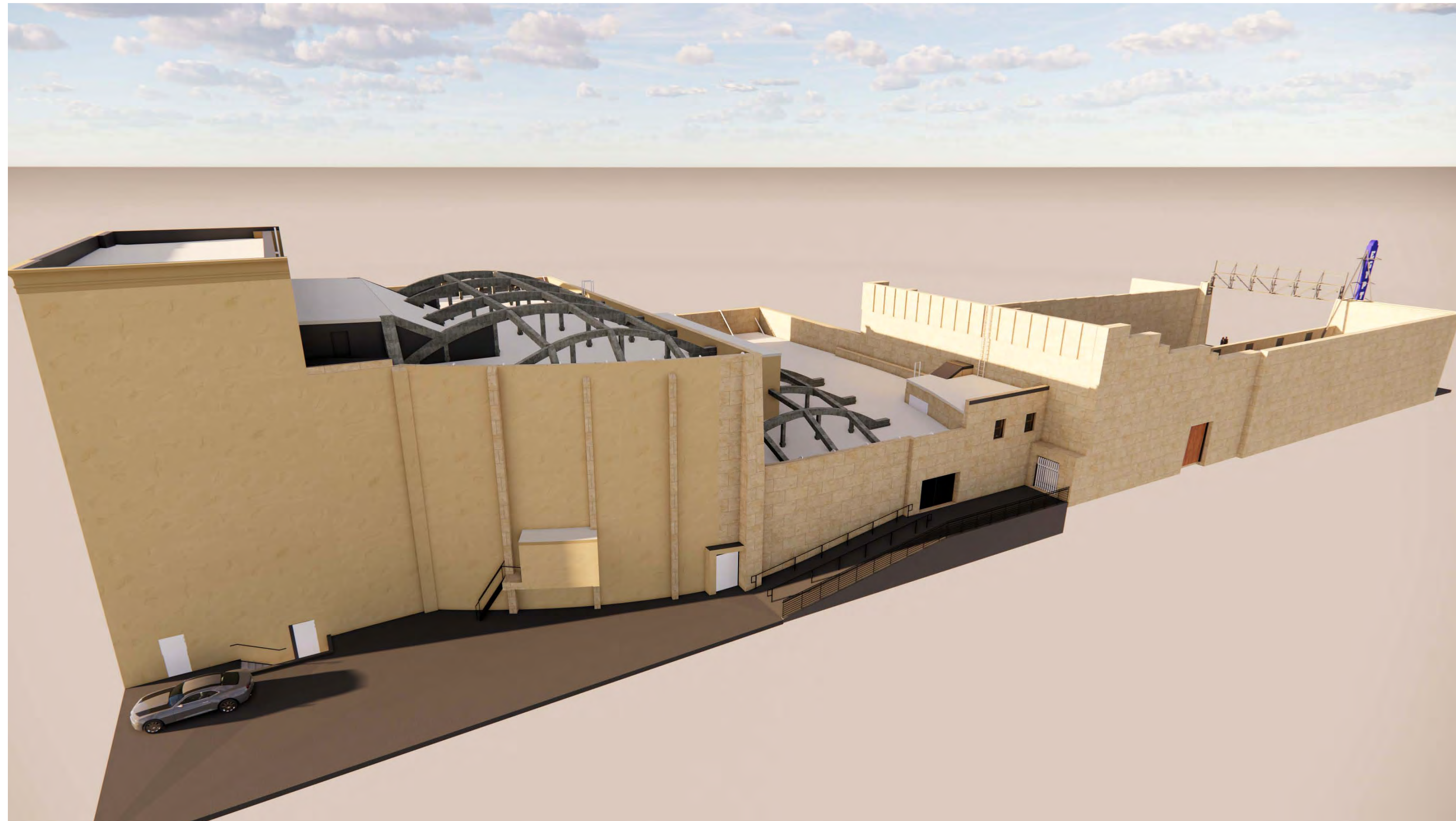
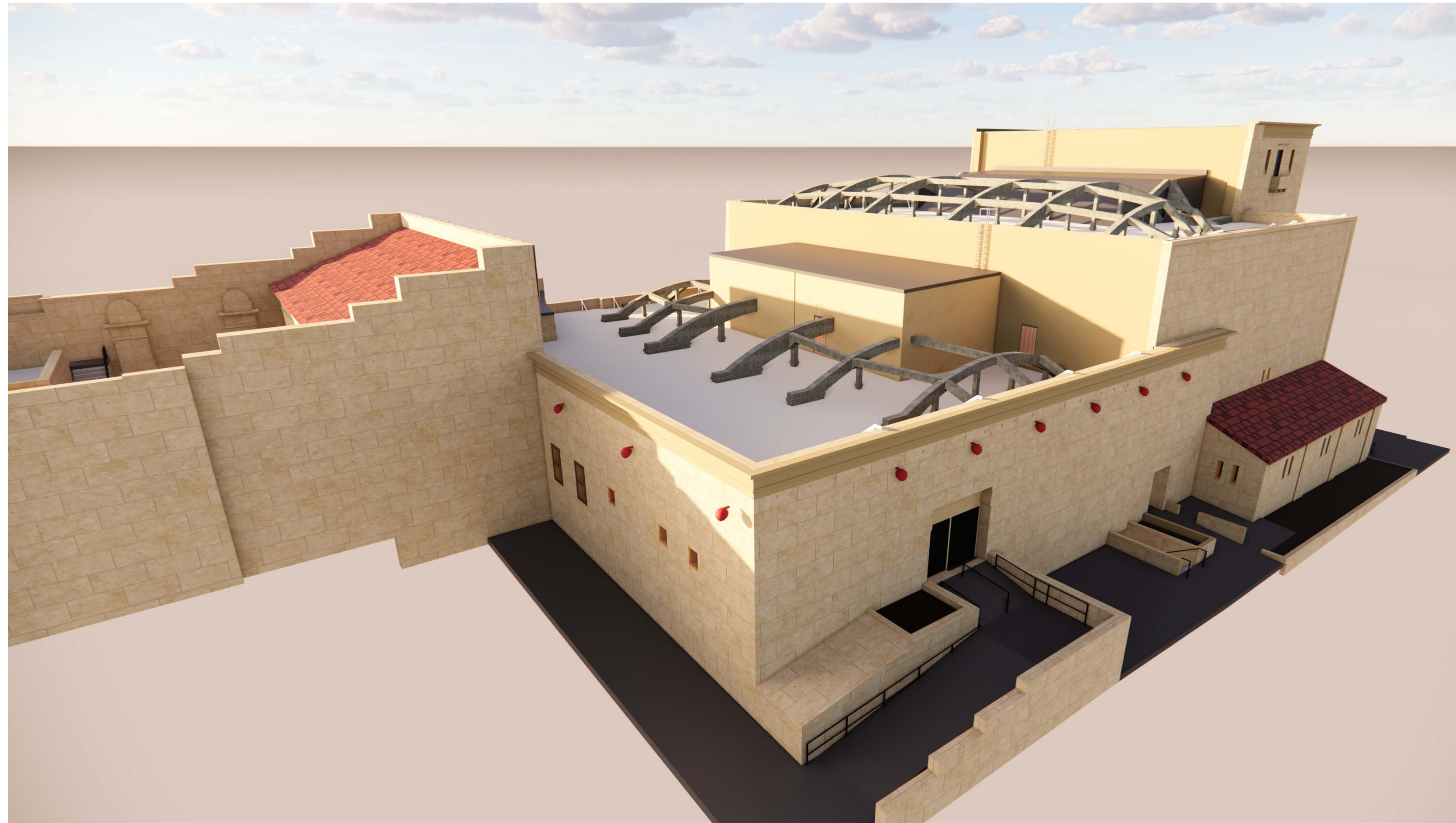






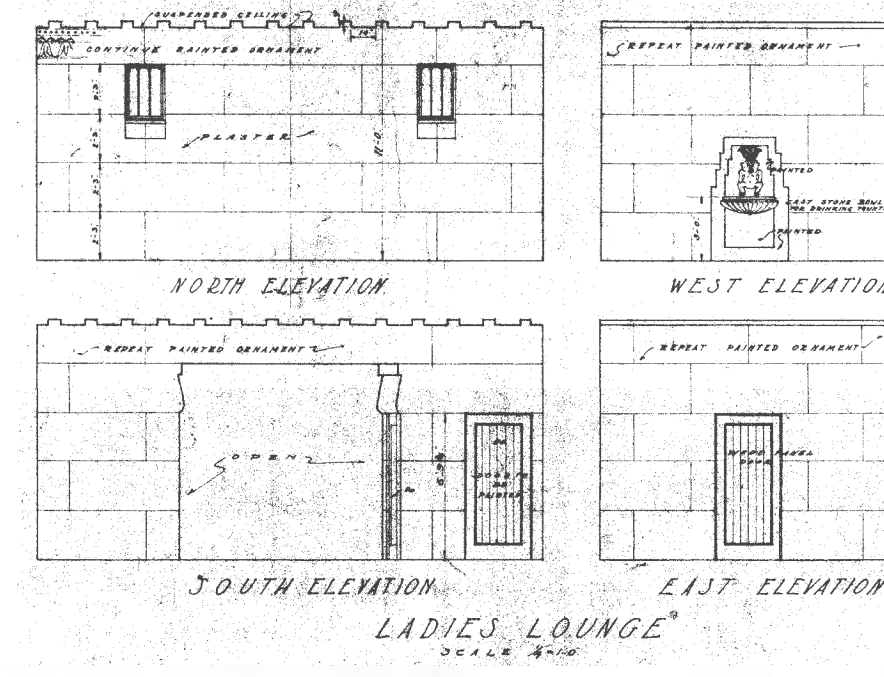
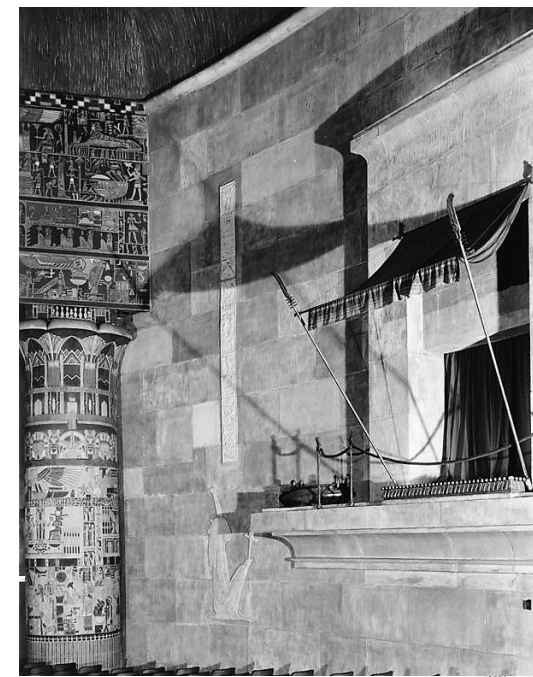


# Site Overview





# 1921 Historical Plan



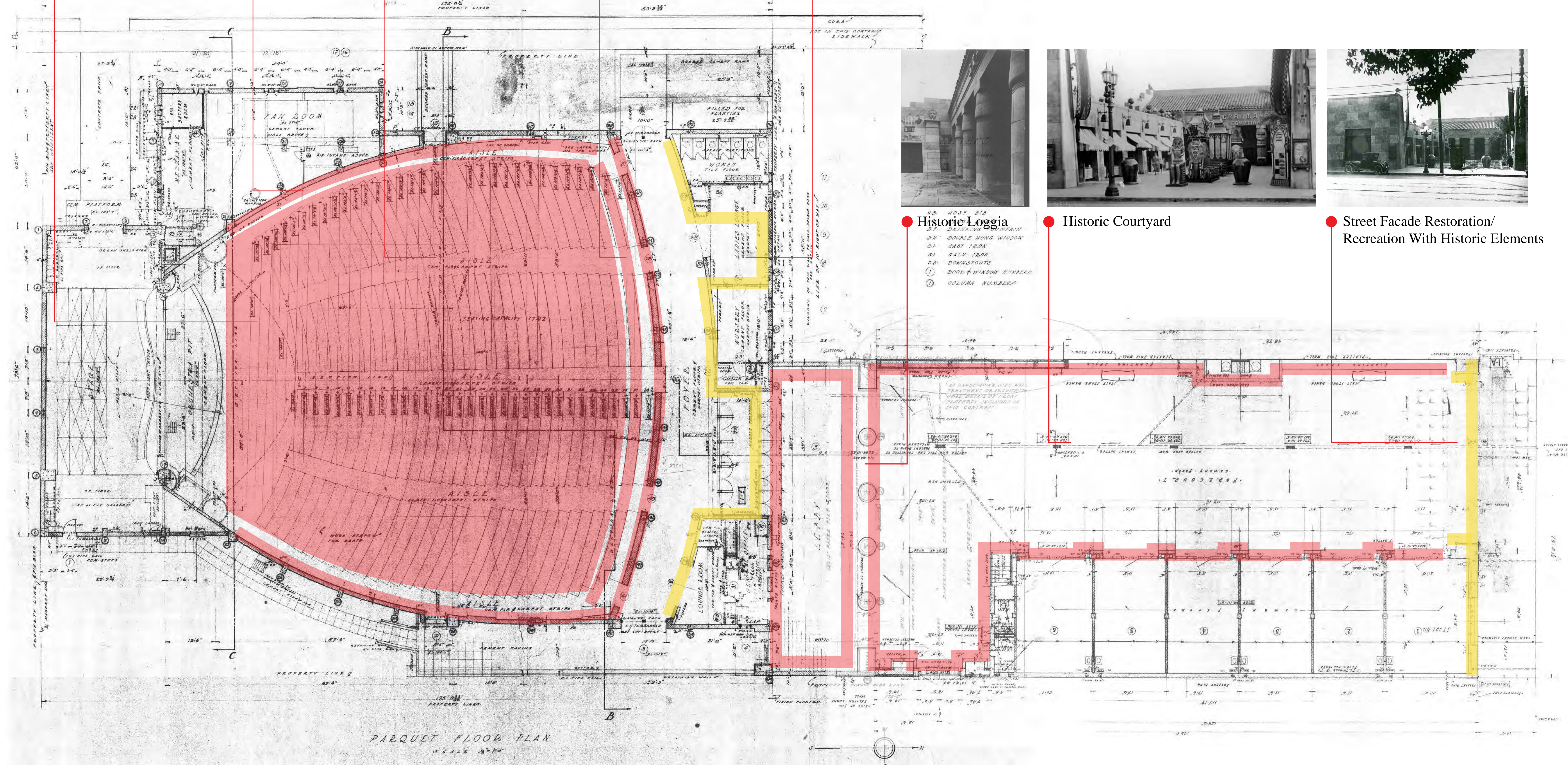
● Historic Ceiling

● Historic Walls

● Historic Ceiling

● Historic Balcony

● Recreation With Historic Lounge Elements



● Historic Loggia  
A. HOSE SIB  
B. DRINKING WATER  
C. DOUBLE HUNG WINDOW  
D. CAST IRON  
E. GALV. IRON  
F. DOWNPOUTS  
G. DOOR & WINDOW S'WAGERS  
H. COLUMN NUMBERS



● Historic Courtyard



● Street Facade Restoration/  
Recreation With Historic Elements



# Street Facade





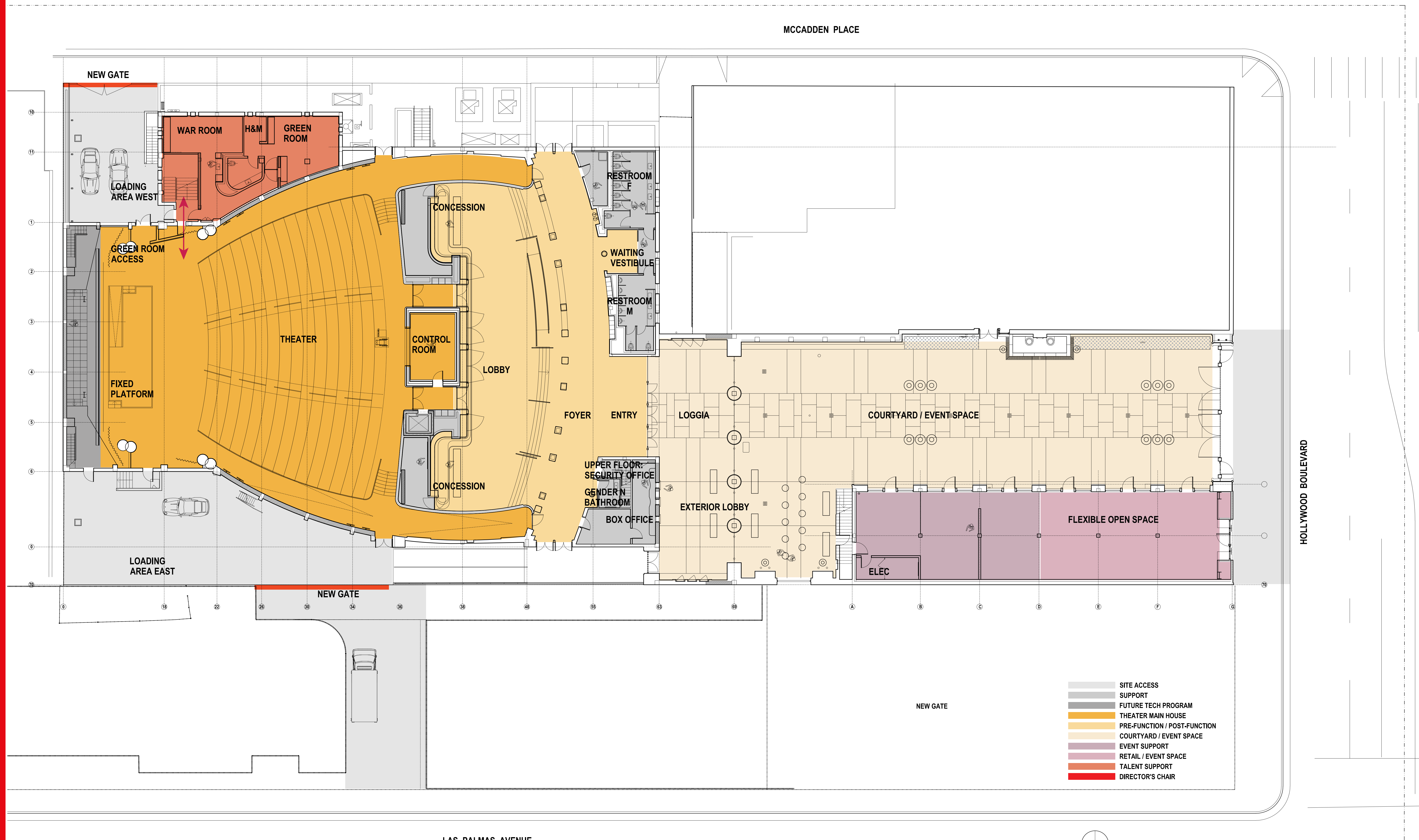








# Proposed Program Diagram

























# Theater Main House





# Theater Main House





# Theater Main House Color Original

Light On vs. Light Out





# Theater Main House Color Option A

Light On vs. Light Out





# Theater Main House Color B

Light On vs. Light Out





# Theater Main House Color C

Light On vs. Light Out

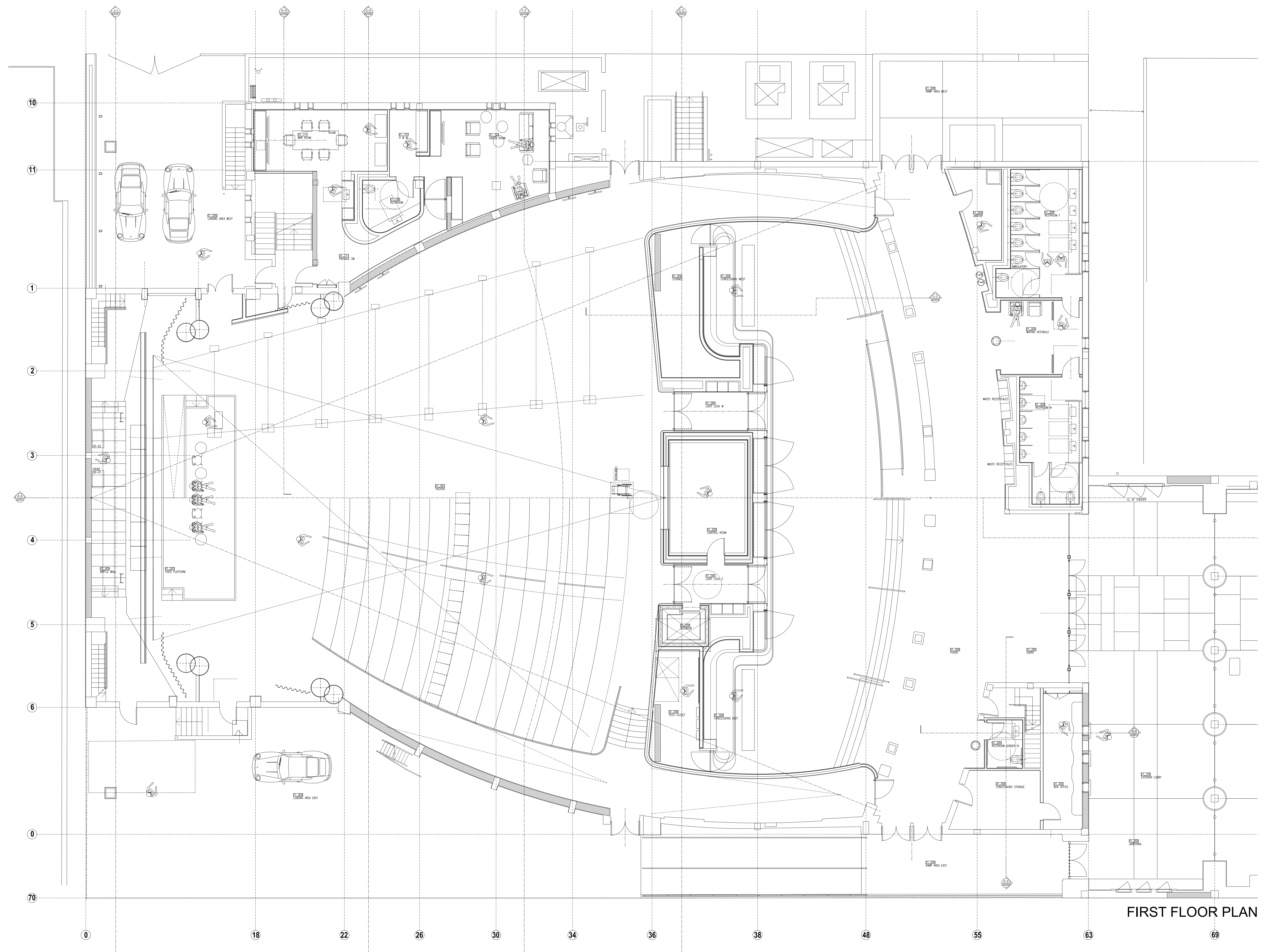








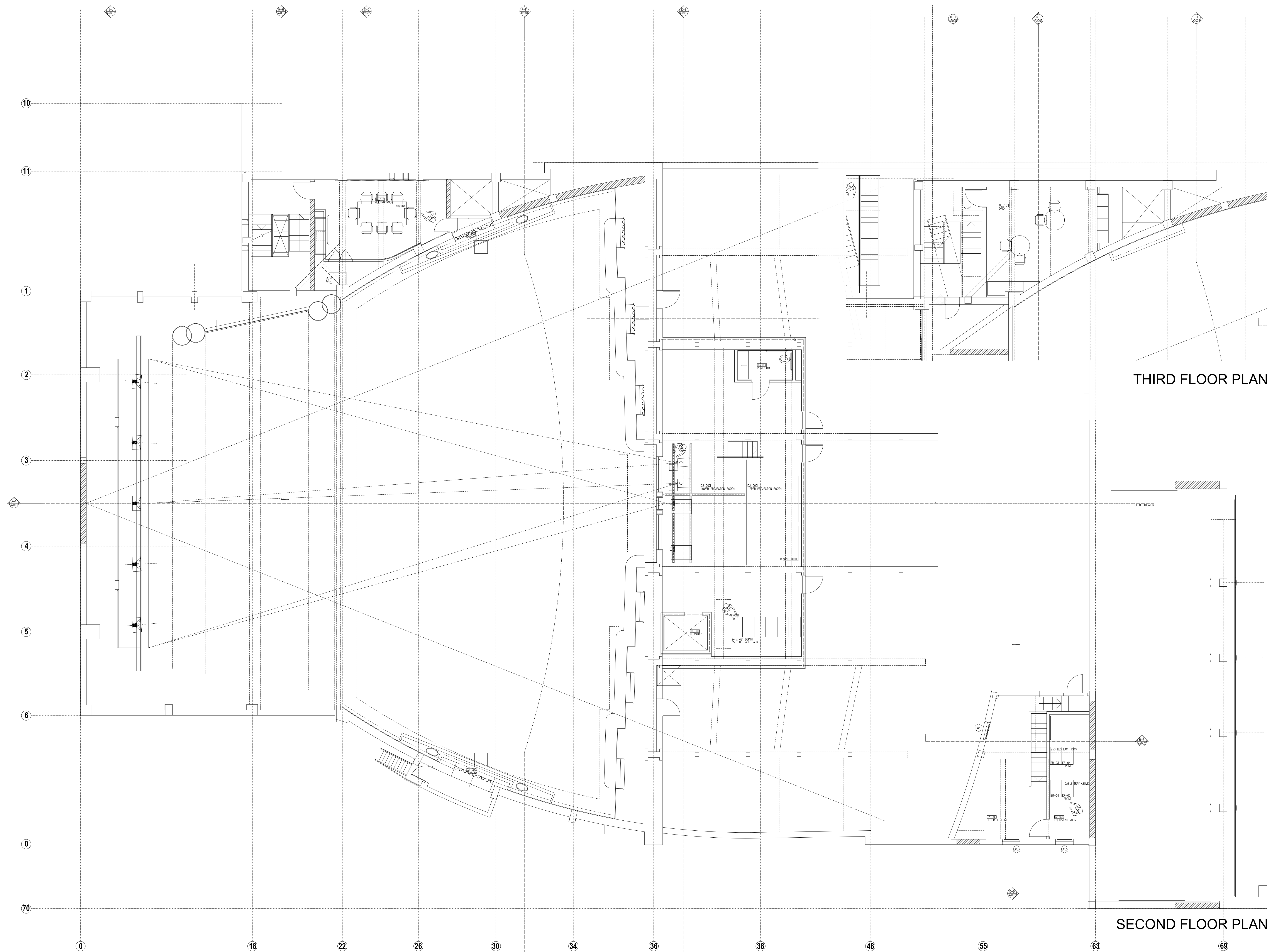
# Overall Design Plan





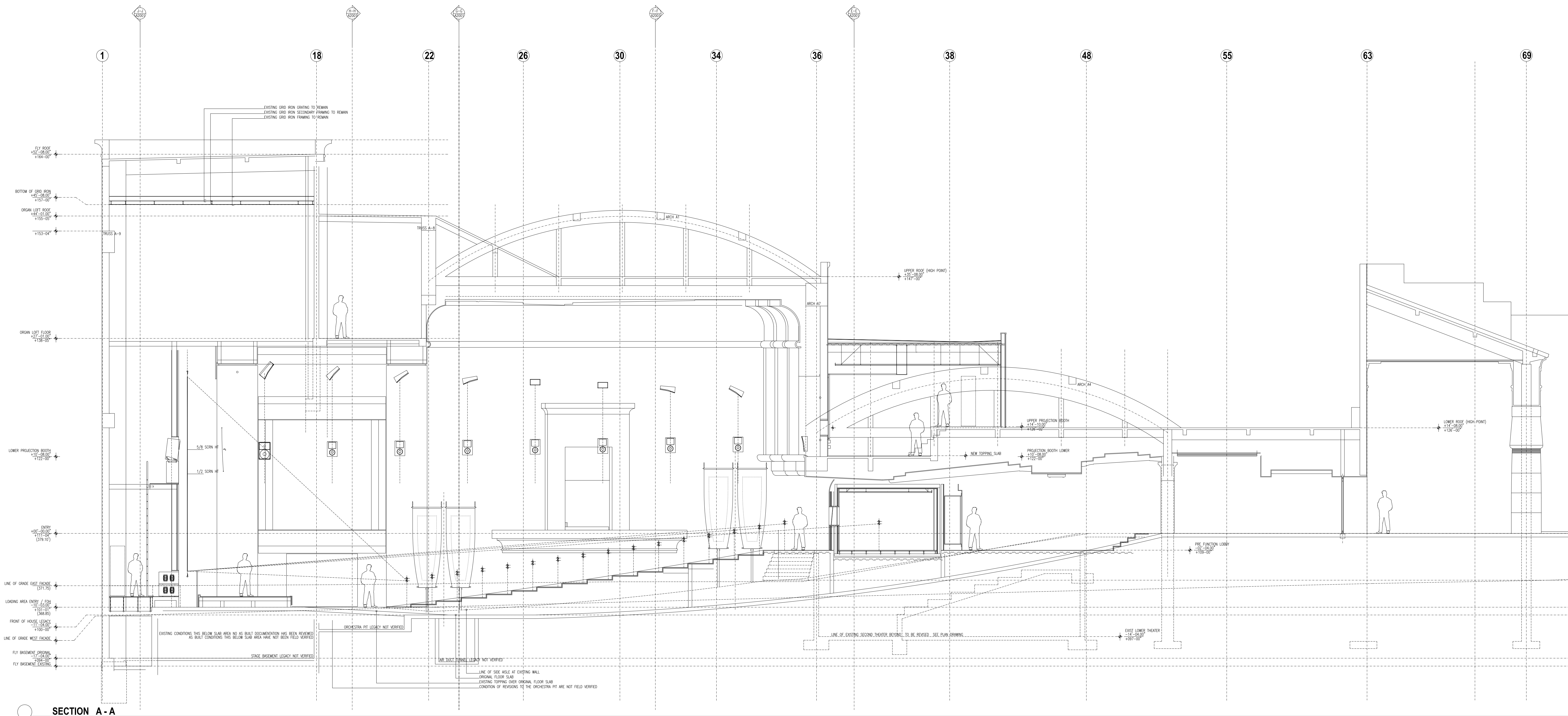
Architectural drawing of the First Floor Reflected Ceiling Plan (RCP) for a building. The plan shows a large central hall with a complex, radial ceiling structure. The drawing includes various rooms, corridors, and service areas, all labeled with room numbers and names. The plan is overlaid with a grid system with horizontal and vertical lines. The title "FIRST FLOOR REFLECTED CEILING PLAN" is located at the bottom right.





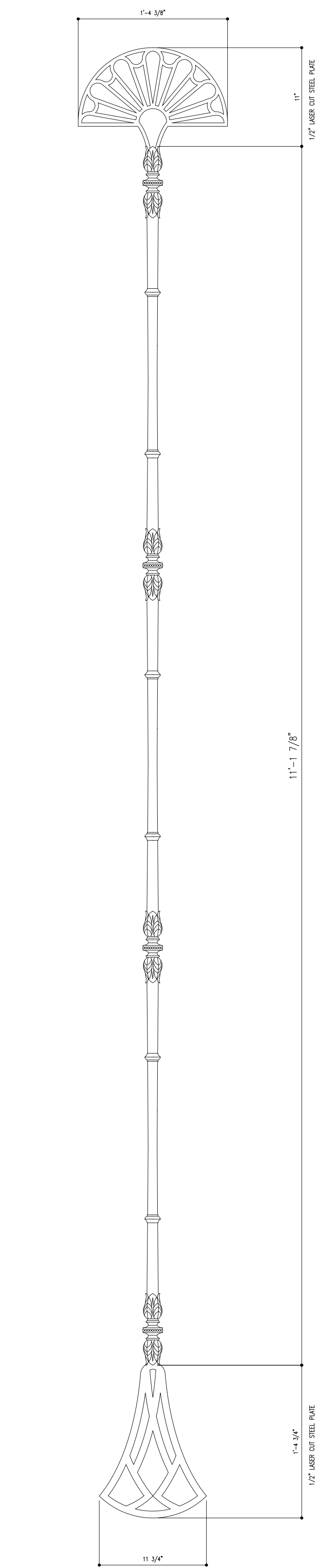


## Netflix Egyptian Theater Historic Presentation

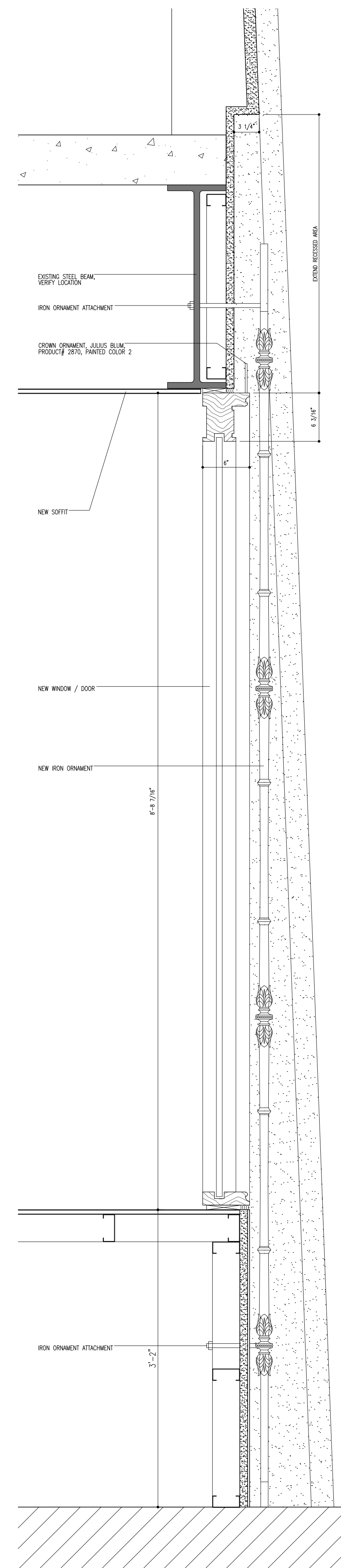




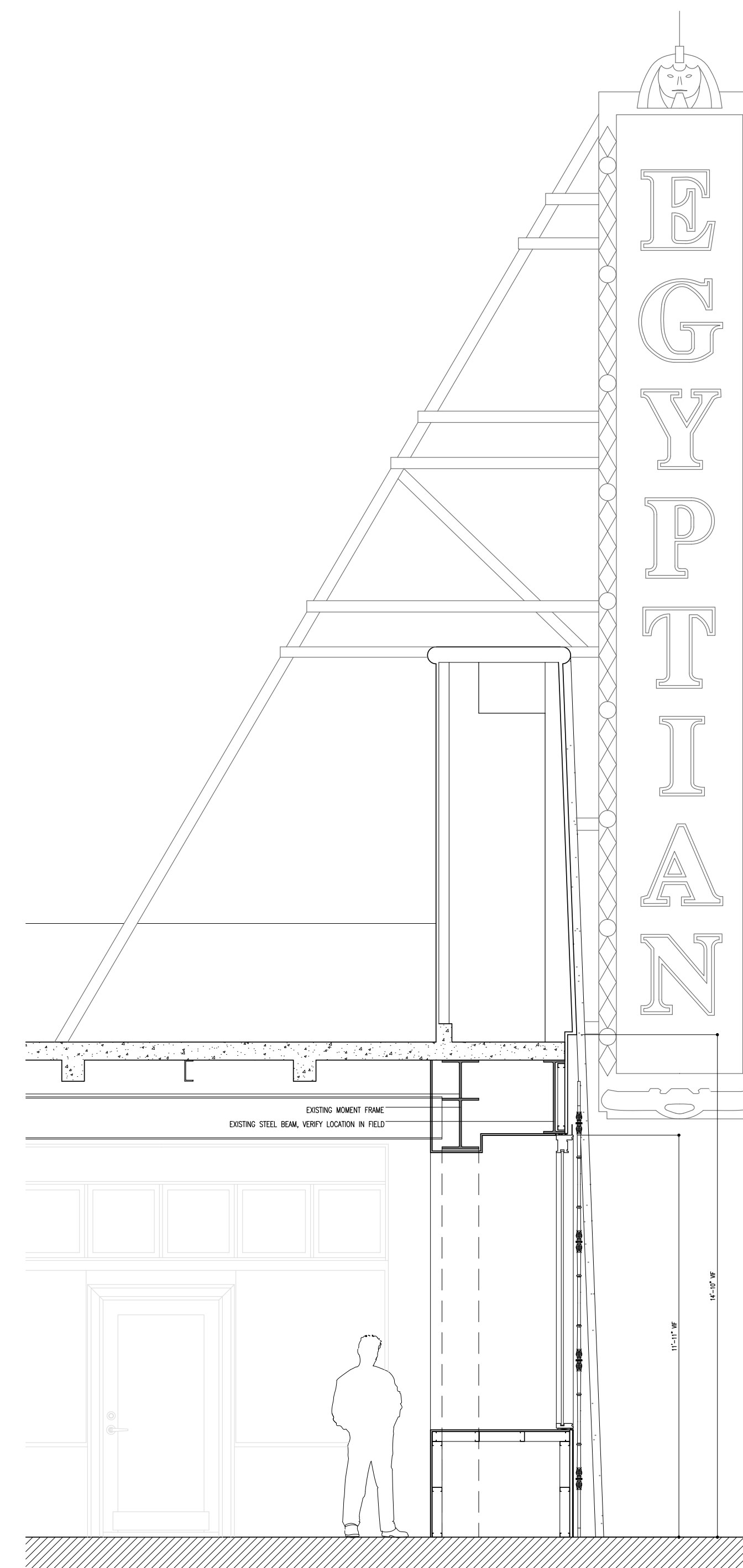
# North Facade Details



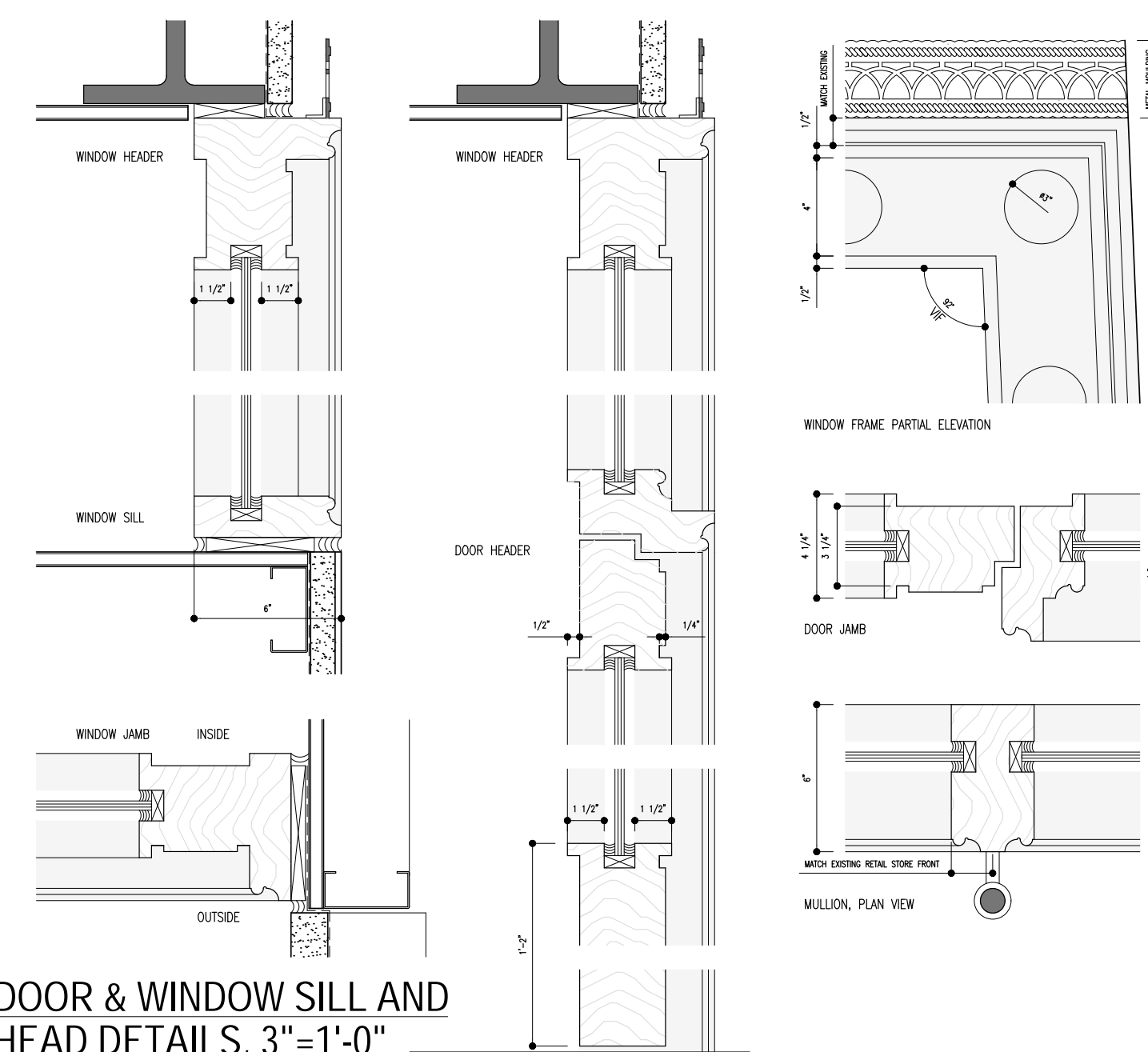
(F) IRON ORNAMENT, NTS



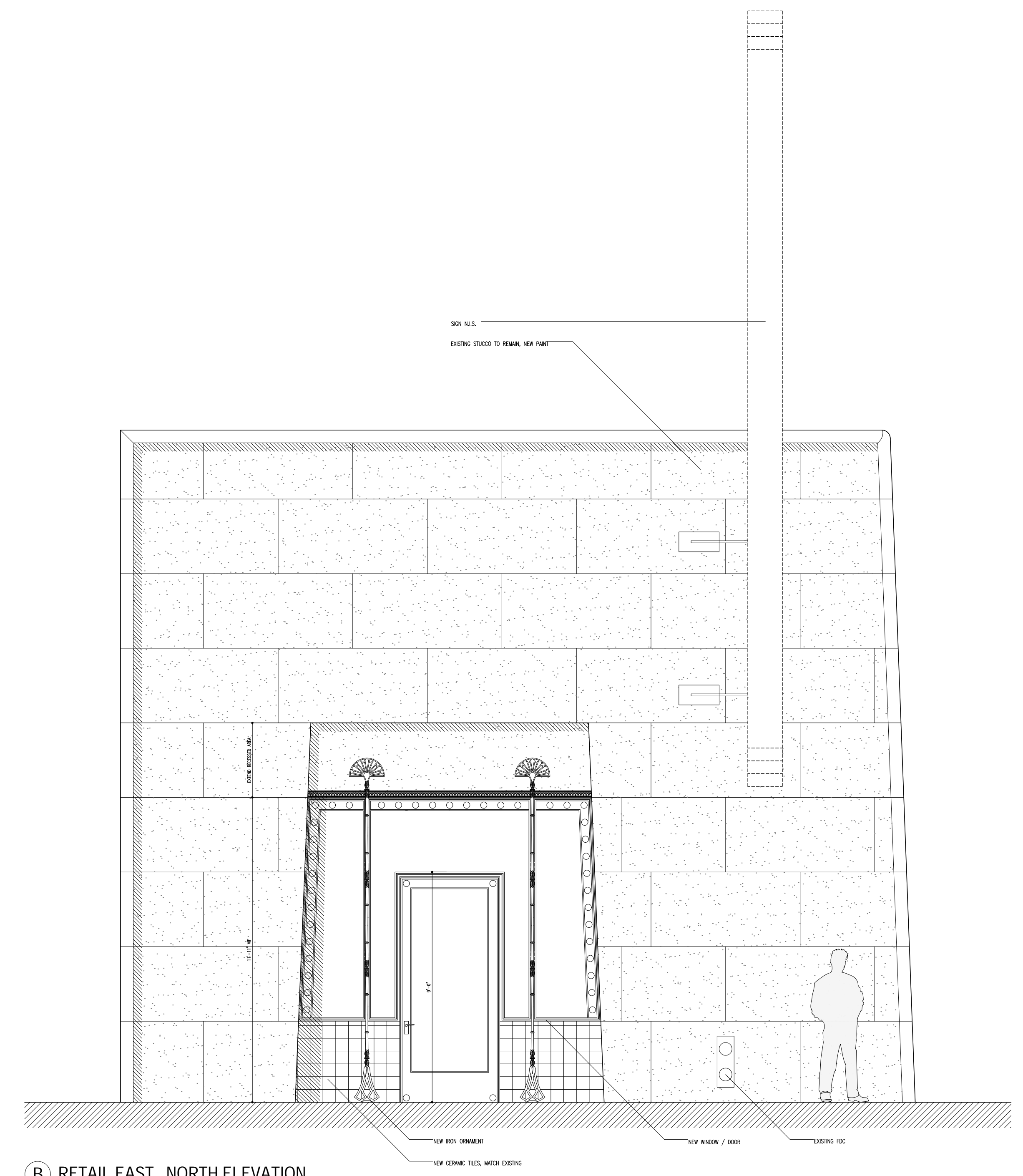
(E) ENLARGED SECTION, NTS



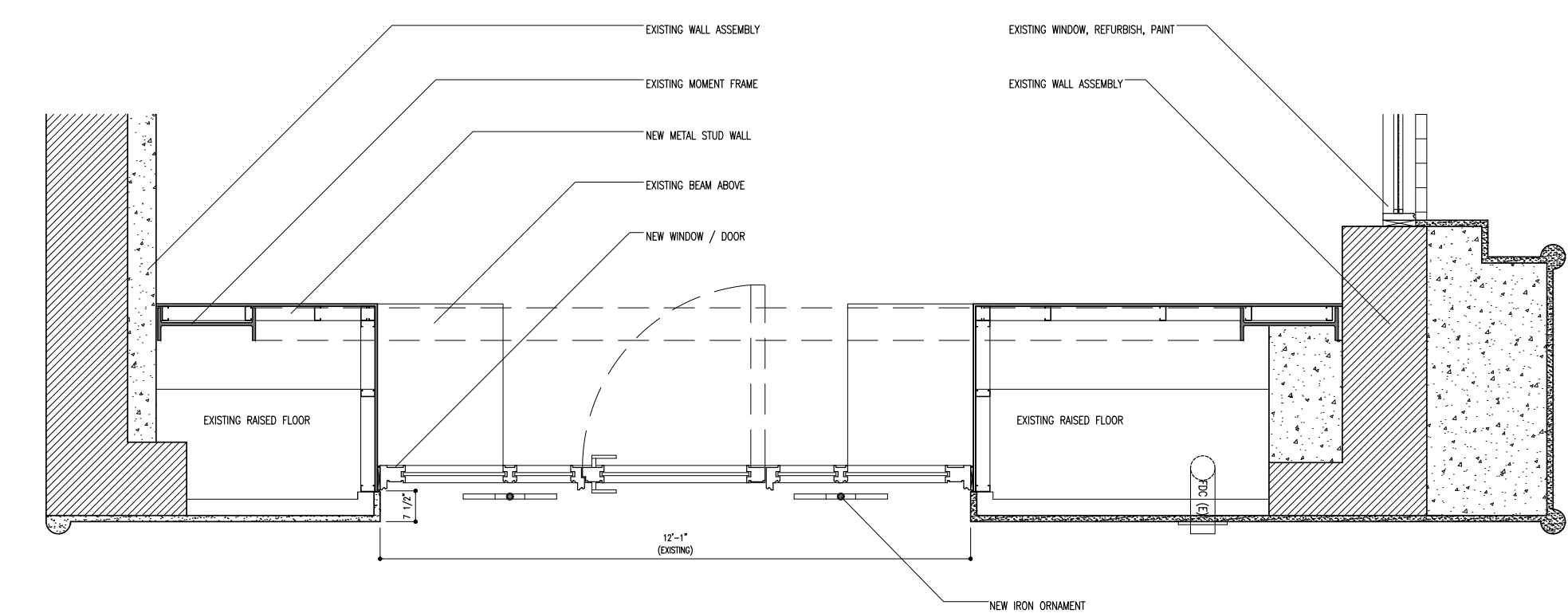
C NORTH ELEVATION SECTION



D DOOR & WINDOW SILL AND  
HEAD DETAILS, 3"=1'-0" —

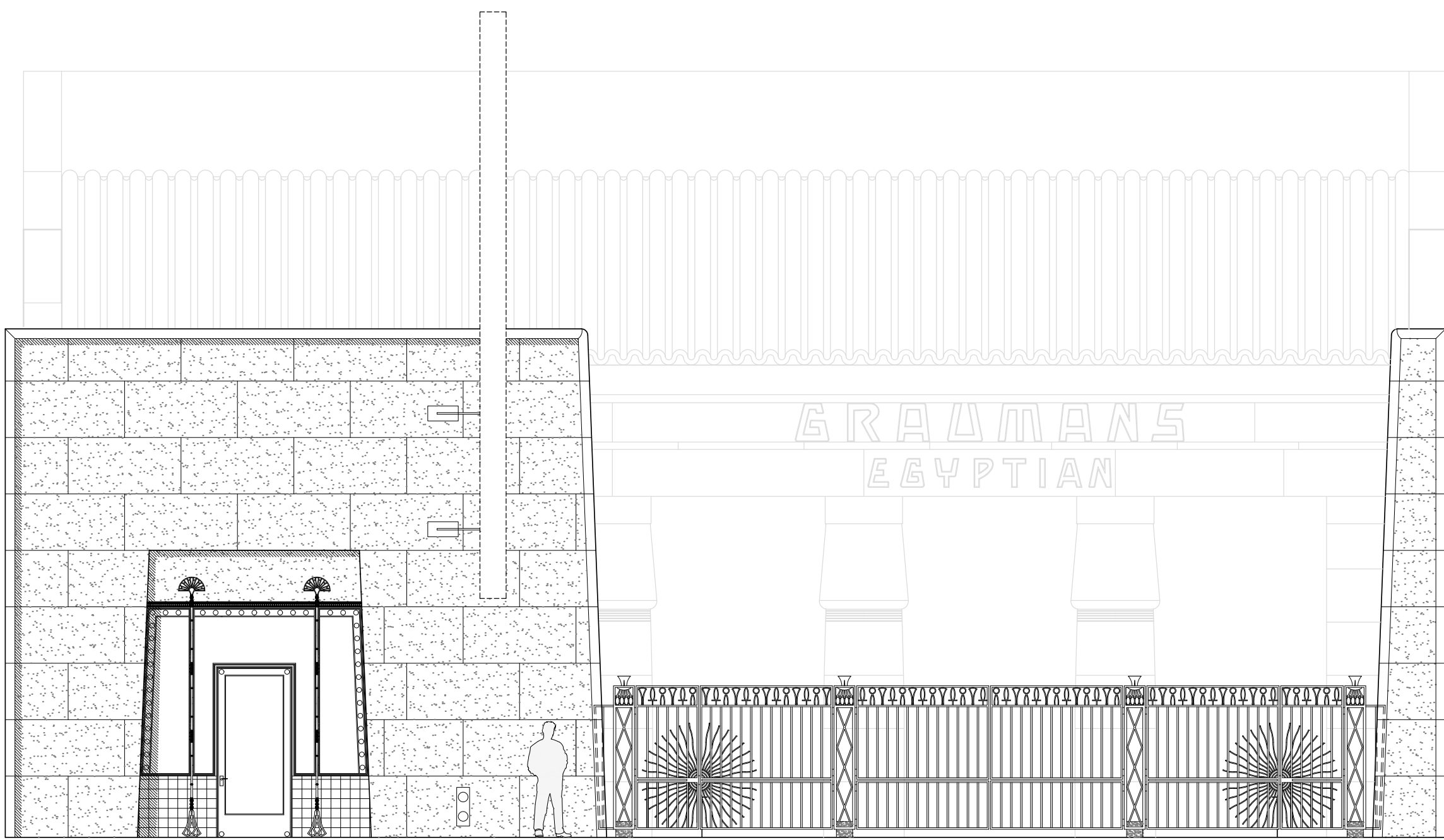


ⓑ RETAIL EAST, NORTH ELEVATION

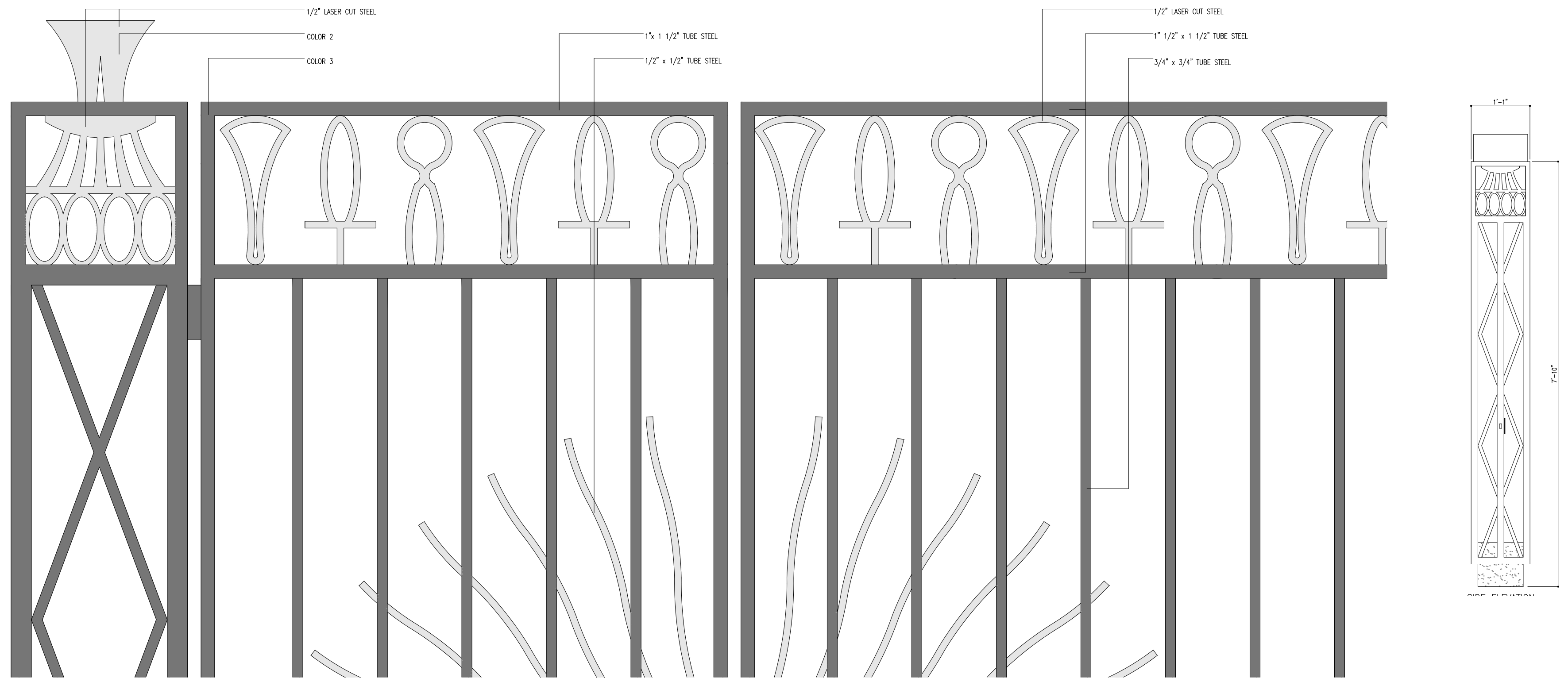


Ⓐ RETAIL EAST, NORTH ELEVATION, PLAN

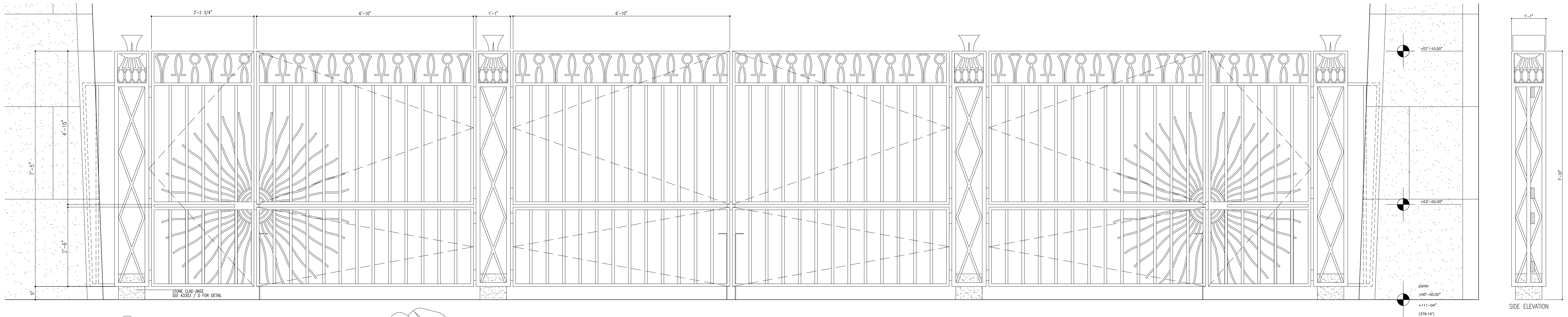




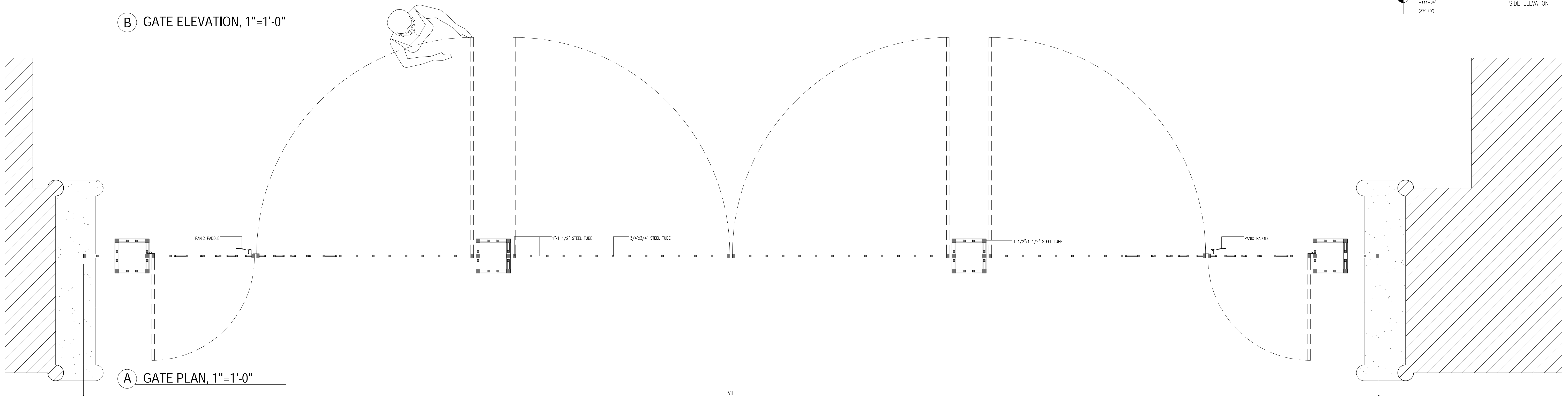
D GATE IN CONTEXT, NTS



C GATE ELEVATION DETAIL, 3"=1'-0"



B GATE ELEVATION, 1"=1'-0"



A GATE PLAN, 1"=1'-0"



**Netflix Egyptian Theatre Project:  
Compliance with the Secretary of the Interior’s Standards for  
Rehabilitation (36 CFR 68)**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

There is no change of use. The work complies with the Standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Some areas of hollow clay tile infill panels at the existing reinforced concrete frame will be replaced with reinforced concrete in order to strengthen the hidden the building against seismic forces. The intervention will be from the exterior; interior spaces and finishes will not be impacted. The guidelines to the Standards contemplate alterations to hidden structure that benefit the conservation of the building. There is no loss of historic character. The work complies with the Standard.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Where features are added, such as lighting fixtures and framing for glazing, those features are either restorations (replications) documented by archival drawings, photographs, and field remnants. New features, such as lighting fixtures required for function, are differentiated from significant historic features so as to not cause a false sense of history. There is no effort to “Egyptianize” or “historicize” the building. The work complies with the Standard.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

With the exception of signage (e.g., replicated blade sign), there are no features that have gained historic significance over time. The period of significance adopted for the 1990s rehabilitation was the original construction date of 1922. The work complies with the Standard. There are non-character-defining spaces and features that were added a reversible manner in the 1990s that will be removed. The work complies with the Standard.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

All of the original features, finishes, and techniques from the original construction in 1922, or replications from the 1990s project are retained. One modification is proposed: changing the value and hue (darkness and color) of the decoratively glazed integrally colored cement plaster walls of the auditorium side and rear walls. Netflix requires reducing the reflectance of the walls due to the higher level of illumination from contemporary projectors and projected images; the reflectance of the existing walls will interfere with the presentation. As background for this issue, the existing wall finishes are careful replications of glazed cement plaster skim-coated on top of the original wall finishes. The original wall finishes were damaged by the application of expanded asbestos reinforced acoustical panels when sound was added to motion pictures. Therefore, the change in finish is a change in the visual character of the space, but not a loss of original decoratively finished plaster. This change is not a significant impact on historic character, and is necessary to provide for the continued function of the auditorium as a screening room that celebrates the tradition of the best of motion picture production and presentation in Hollywood and Los Angeles. The work complies with the Standard.



6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

There is no replacement of historic features, only patching and repair in kind that benefits the conservation of the historic property. The work complies with the Standard.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

There are no chemical or physical treatments proposed at historic materials and finishes. The work complies with the Standard.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Any disturbance below grade will be in soils that were disturbed in the 1990s project. Such work will take place in the raked floor of the auditorium, and in restoring the forecourt concrete paving after removal of the allee of palm trees and boxes. The work complies with the Standard.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In most projects Standards 9 and 10 are the two sides of a single coin: in general, the compatibility of and reversibility of additions to historic properties. This case is notable for the previous additions to the interior of the original auditorium space, while retaining, restoring, and replicating missing features of the original foyer, auditorium forecourt, and building exterior.

The American Cinematheque project in the 1990s is a good case study in reversibility because of the ease of removing interior additions without damage to the residual historic spaces and features. The 1990s project was the result of a redesign in order to eliminate impacts on historic character by articulating the interior additions away from the original walls and ceilings and making the additions structurally independent of the historic building, supported from the ground up, not connected to the historic building envelope.

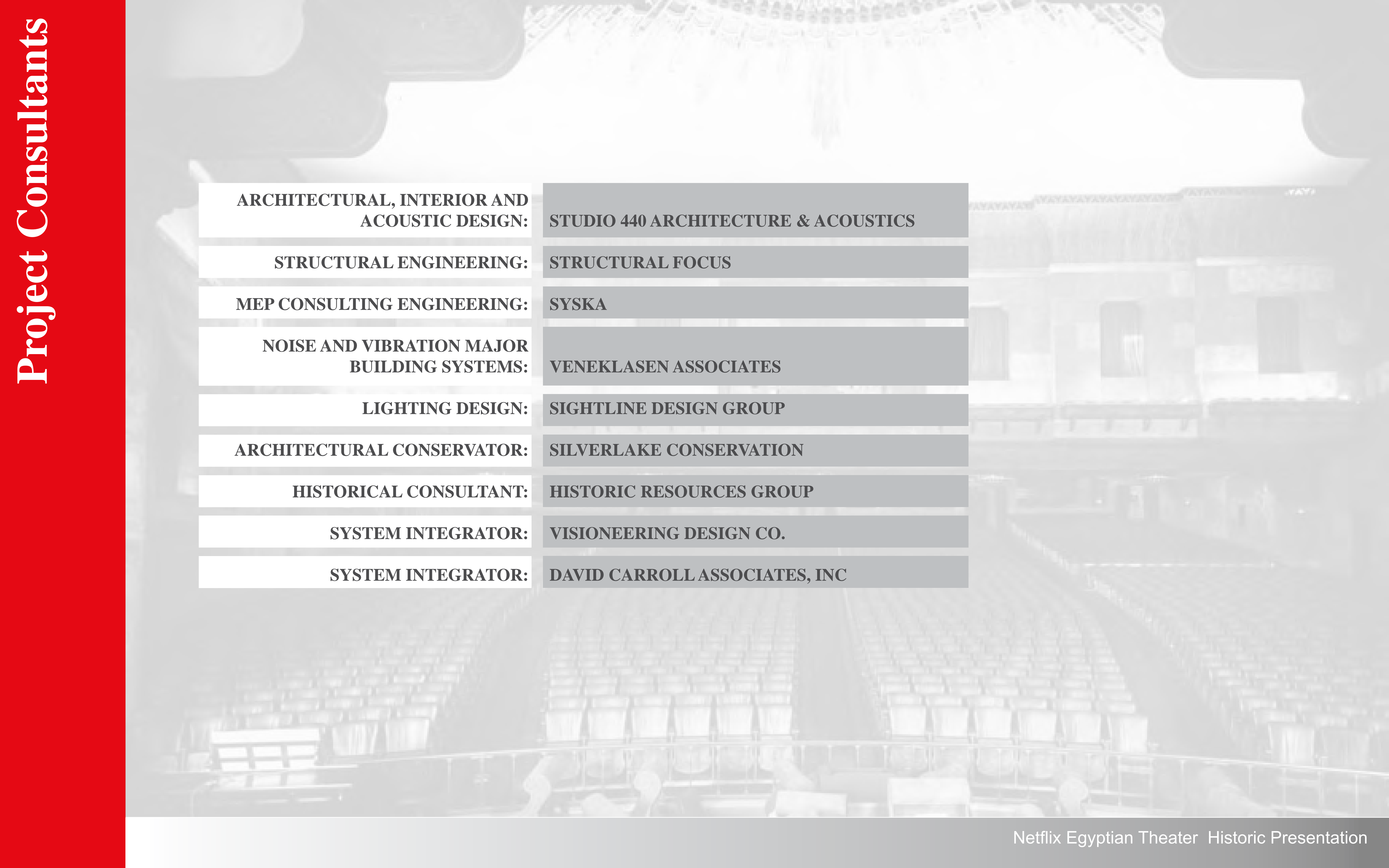
The proposed work will remove the 1990s interior additions, consisting primarily of a second screening room (a room-within-a room), concession fixtures, armatures at the auditorium side walls that support acoustical screens, HVAC, speakers, and lighting, and a balcony with stairs at the rear of the main seating area. These removals will restore most of the volume of the original auditorium while retaining the previously raised floor at the rear that provides for a lobby and concessions between the foyer and seating. The previous volume of additions, the rooms-within-the-room, are reduced by the new volume, articulated away from the historic ceiling, that accommodates concessions and connects to sound and light locks at the side aisles. The new rooms are less differentiated than the 1990s additions, simple in shape and line, quieter and more subordinated to the historic building's spaces and features. In comparing the design of the 1990s project with the current design, the currently proposed design is more compatible. The 1990s design failed to provide effective natural light and sound separation between the main entrance, foyer, lobby, and auditorium.

The work complies with the Standard.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The work described in Standard 9 includes the discussion of reversibility. The added features can be removed in the future without impairing the historic property. The Egyptian Theatre will survive for another cycle of adaptive function and economic use as it crosses into its second century in 2022. The work complies with the Standard.





# Project Consultants

ARCHITECTURAL, INTERIOR AND ACOUSTIC DESIGN:	STUDIO 440 ARCHITECTURE & ACOUSTICS
STRUCTURAL ENGINEERING:	STRUCTURAL FOCUS
MEP CONSULTING ENGINEERING:	SYSKA
NOISE AND VIBRATION MAJOR BUILDING SYSTEMS:	VENEKLASEN ASSOCIATES
LIGHTING DESIGN:	SIGHTLINE DESIGN GROUP
ARCHITECTURAL CONSERVATOR:	SILVERLAKE CONSERVATION
HISTORICAL CONSULTANT:	HISTORIC RESOURCES GROUP
SYSTEM INTEGRATOR:	VISIONEERING DESIGN CO.
SYSTEM INTEGRATOR:	DAVID CARROLL ASSOCIATES, INC