

Section 1: Theater Info

Name: The Tower Theatre

Address: 802 S. Broadway
Los Angeles, CA 90014

Phone Number: 213-629-2939 manager
213-482-8000 corporate office

Web Site: www.losangelestheatre.com

E-mail: manager@losangelestheatre.com

Primary Contact: Frank Schultz

Opening Date: October 12, 1927



Architect: S. Charles Lee

Original Owner: H. L. Gumbiner, The Bertha Building Company

Seating:	Original—	Main Floor	580
		Balcony	<u>316</u>
		Total	896

	Current-	Main Floor	none
		Balcony	314

Section 2: Historical Information

City Landmark Status: #450, declared August 16, 1989

Restrictions: Protects all character-defining features of the interior and exterior. Requires CRA review before any city building permit will be issued.

Advantages: Eligible for Mills Act property tax reduction.

State Landmark Status: None

National Register Status: Contributing structure to the Broadway Theater and Commercial District, listed May 9, 1979.

Restrictions: Environmental Impact Report may be required for changes.

Advantages: Eligible for rehabilitation tax credits.

Brief History:

The Tower Theatre was built on the site of the 1911 Garrick Theatre by H. L. Gumbiner, who would later build the famous Los Angeles Theatre just two blocks up Broadway. The Tower was designed by S. Charles Lee, a young but ambitious architect, who convinced Gumbiner to give him a chance by promising a 1,000 seat theater and two stores on the small corner lot at 8th and Broadway.

This was Lee's first solo theater design, and he produced a spectacular jewel box of a theater with a miniature grand lobby, wood paneled basement lounge, children's nursery, crying room, and a spacious auditorium with two levels of seating, a tiny stage and a Wurlitzer pipe organ. Among the technical advancements in the Tower were air conditioning, electronic seating indicators and the first installation of both Vitaphone and Movietone sound in a downtown theater.

The theater opened on October 12, 1927 with the FBO picture "The Gingham Girl" as well as several Vitaphone shorts. The theater continued as an independent picture house throughout the 1930's. In the 1940's it was renamed The Downtown Music Hall and began to show foreign and art films. In the 1950's it was renamed The Newsreel Theatre and for the next fifteen years showed only newsreels, shorts and documentaries.

In 1965 the theater closed for a short time and was extensively renovated by Gumbiner's daughter. She reopened the theater in late 1965 with the Tower name finally restored, and it continued to operate throughout the 1970's and 1980's, often showing double or triple features. By the 1990's the theater was closed and the seats had been removed from the main floor.

It was then that the theater began a second career as a film location. It's first major role was in the 1990 film "The Mambo Kings", in which a terraced floor was installed on the main level to create a night club. Over the next fifteen years the theater was used in numerous films, TV shows, music videos and commercials.

In 2006 the 99-year ground lease which had kept the theater under separate ownership from the land underneath it finally expired, and the combined theater and land were sold to the Delajani family who also own and operate the nearby State, Palace and Los Angeles Theatres.

Premieres: "The Gingham Girl" 1927

Famous Stars: No live shows in this theater.

Location Use: "The Mambo Kings", "Newsies", "The Prestige"

Section 3:

Stage

Size: 18'0" W at back wall, widening to 30' at front edge.
23'5" from center of front edge to back wall.
20'0" height of concrete ceiling over stage.

Layout: See diagram below

Load-in: Alley or Eighth Street

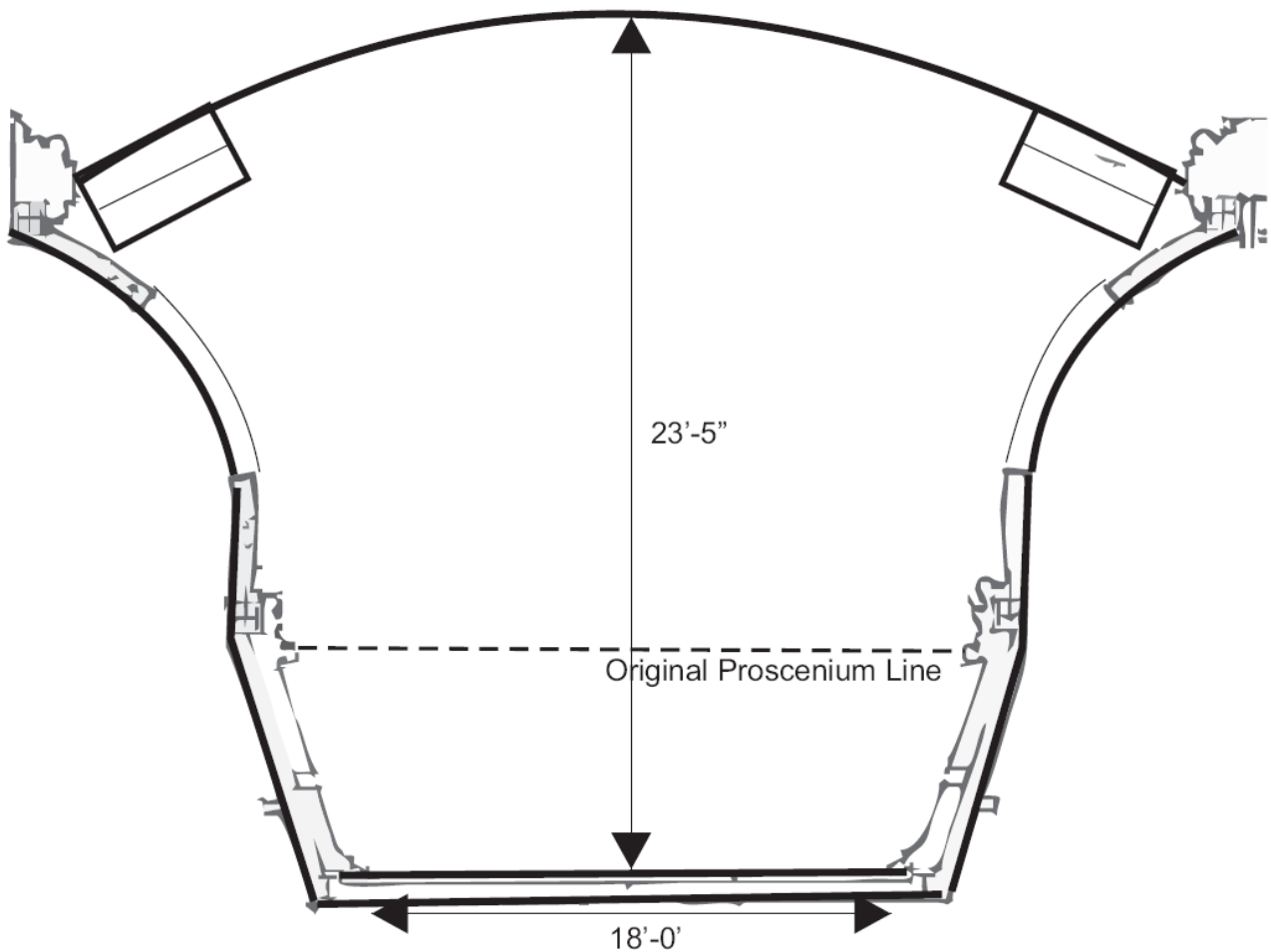
Dressing Rooms: One under the stage; currently not available

Green Room: None

Wing Space: None

Gridiron: None

Storage: None



Section 4: Rigging

Stage Rigging:

Linesets: 3 fixed pipes above original stage @ 20' 0" high
A - 0' 6" from back wall
B - 2' 3" from back wall
C - 4' 8" from back wall
Weight capacity unknown.

House Rigging:

Ceiling Trusses: Original ceiling trusses can be used for temporary rigging. Some hole exist in ceiling to rig. Weight capacity unknown.

Section 5: Electrical and Lighting

Electrical Feeds: Single Phase 120/240 – 800 amps located in west basement
Three Phase 240 Delta – 1200 amps located in west basement

Lobby Lights: Main panels on north side of grand stairway. Auxiliary panel on south side of grand stairway.

Stage Lights: Located in attic ceiling above stage. Controls in projection booth and on the north side lobby panel.

House Lights: Controls in projection booth and on the north side lobby panel.

Connection Points: Lug on to bus bar in west basement. Requires a qualified electrician and a city connection permit.

Balcony Rail: None

Box Booms: None

Section 6: Audio

P A System:

Wiring: None

Speakers: None

Amps: None

Mixer: None

Film Sound System:

Wiring: Speaker wire for mono sound from booth to stage.

Speakers: None

Amps:

Mixer:

Power Available:

Section 7: Projection

Booth Location: Rear of auditorium above rear of balcony.

Size:

Ports:

Projectors:

Audio:

Screen: None

Masking: None

Section 8: Plumbing

Restrooms:

Men's: One in basement – four toilets, six urinals and four sinks.

Women's: One in basement – six toilets, six sinks. One single on mezzanine.

Handicapped: None

Backstage: Two in dressing room area – currently leased to retail tenant.

Hose Bibs: Unknown

Janitor Sinks: Unknown

Ice Machine: None

Sewer Ejector: None – sewer line runs under basement floor.

Sump Pumps: Unknown.

Section 9: Permits

Los Angeles Police Department: **P519** Café Entertainment/Shows; required for presenting live shows
P581 Motion Picture Shows; required for film screenings
P527 Dancing Club, **P529** Dance Hall, **P530** Dance-Teenage Public, **P531** Dance-One Night may be required for dancing in lobbies

Los Angeles Fire Department: **F480** Theater Permit – required for live theater
F452 Motion Picture Theater – required for film screenings

LAFD Reg. 4: **Reg 4** testing and certification required – some items every year, some every five years.

AQMD: No permits required. Reporting annually on Freon use in HVAC.

Los Angeles County Health Department: Public Health License 5000 – Theater/Drive-In required annually.
For food and beverage sales, Restaurant 0- 60 seats permit and annual inspections required.

City of Los Angeles Business License: Annual business license required with valid Business Tax Registration Certificate.

City of Los Angeles Special Events Permit: Issues by L A City Department of Building and Safety. Will be required for each public event until the theater has a valid Certificate of Occupancy.

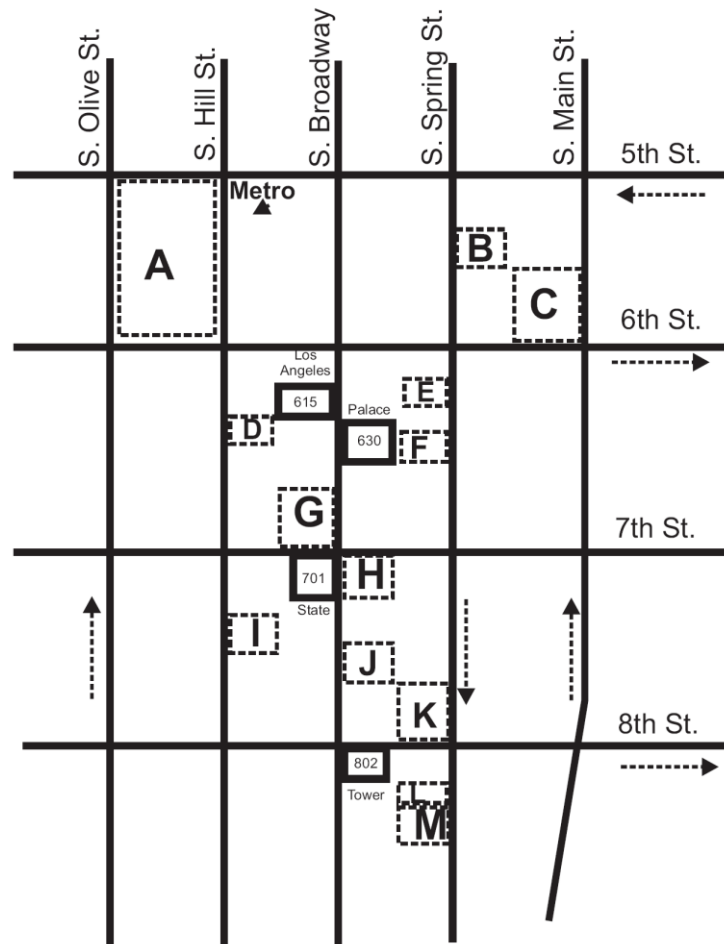
State of California Alcoholic Beverage Control: Liquor license required for on-premises sale of alcoholic beverages.

Film LA: Permit required for all location filming.

Section 10:

Parking Map

	NAME	ADDRESS	CONTACT	PARKING SPACES
A	Pershing Square Garage	530 S. Olive St.	213-847-3187	1,746
B	Joe's Auto Parks	530 S. Spring St.	213-629-3263	270
C	Los Angeles Garage Associates	545 S. Main St.	213-688-4947	250
D	Paragon Parking	630 S Hill St.	213-689-4818	
E	Grant Parking	619 S. Spring St.	323-463-2739	35
F	Joe's Auto Parks	633 S. Spring St.	213-629-3263	35
G	St. Vincent's Jewelry Center	659 S. Broadway	213-629-2124	250
H	7 th Broadway	214 W. 7 th St.	213-623-2480	280
I	Joe's Auto Parks	734 S. Hill St.	213-629-3263	76
J	Standard Parking	730 S. Broadway	213-531-2700	
K	Joe's Auto Parks	753 S. Spring St.	213-629-3263	75
L	Unified Parking	809 S. Spring St.	800-727-5148	35
M	Joe's Auto Parks	817 S. Spring St.	213-629-3263	102



Section 11:

Seating Chart

Balcony Level

TOWER THEATRE

BALCONY

Q	101	102	103	104	Q	105	106	107	108	109	110	111	112	113	114	115	116	117	118	Q	119	120			Q
P	101	102	103	104	P	105	106	107	108	109	110	111	112	113	114	115	116	117	118	P	119	120	121	122	P
O	101	102	103	104	O	105	106	107	108	109	110	111	112	113	114	115	116	117	118	O	119	120	121	122	O
N	101	102	103	104	N	105	106	107	108	109	110	111	112	113	114	115	116	117	118	N	119	120	121	122	N
M					M	105	106	107	108	109	110	111	112	113	114	115	116	117	118	M					M
L					L	105	106	107	108	109	110	111	112	113	114	115	116	117	118	L					L
K	102	103	104	105	106	107	K	108	109	110	111	112	113	114	115	K	116	117	118	119	120	121			K
J	102	103	104	105	106	107	J	108	109	110	111	112	113	114	115	J	116	117	118	119	120	121			J
H	102	103	104	105	106	107	H	108	109	110	111	112	113	114	115	H	116	117	118	119	120	121			H
G	102	103	104	105	106	107	G	108	109	110	111	112	113	114	115	G	116	117	118	119	120	121			G
F	102	103	104	105	106	107	F	108	109	110	111	112	113	114	115	F	116	117	118	119	120	121			F
E	102	103	104	105	106	107	E	108	109	110	111	112	113	114	115	E	116	117	118	119	120	121			E
D	102	103	104	105	106	107	D	108	109	110	111	112	113	114	115	D	116	117	118	119	120	121			D
C	102	103	104	105	106	107	C	108	109	110	111	112	113	114	115	C	116	117	118	119	120	121			C
B	102	103	104	105	106	107	B	108	109	110	111	112	113	114	115	B	116	117	118	119	120	121			B
A	102	103	104	105	106	107	A	108	109	110	111	112	113	114	115	A	116	117	118	119	120	121			A
HOUSE RIGHT						CENTER										HOUSE LEFT									
House Right (section 1)					76	CENTER (Section 2)										164	House Left (Section 3)					74			

TOTAL BALCONY 314

Section 12:

Photos

Exterior



1927 Construction



1927 Opening Day



1950's Exterior



1950's View



1965 Renovation

Section 12:

Photos

Lobbies



2000 Main Lobby



1945 Mezzanine



1945 Basement Lounge



1945 Upper Lobby



1980 Main Lobby



1945 Lower Lobby

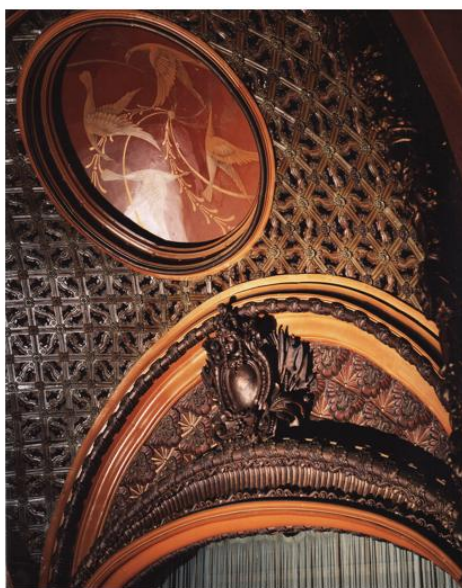
Section 12:

Photos

Auditorium



2000 View from Balcony



2000 Proscenium



1927 Balcony Side Wall



1927 Ceiling Construction



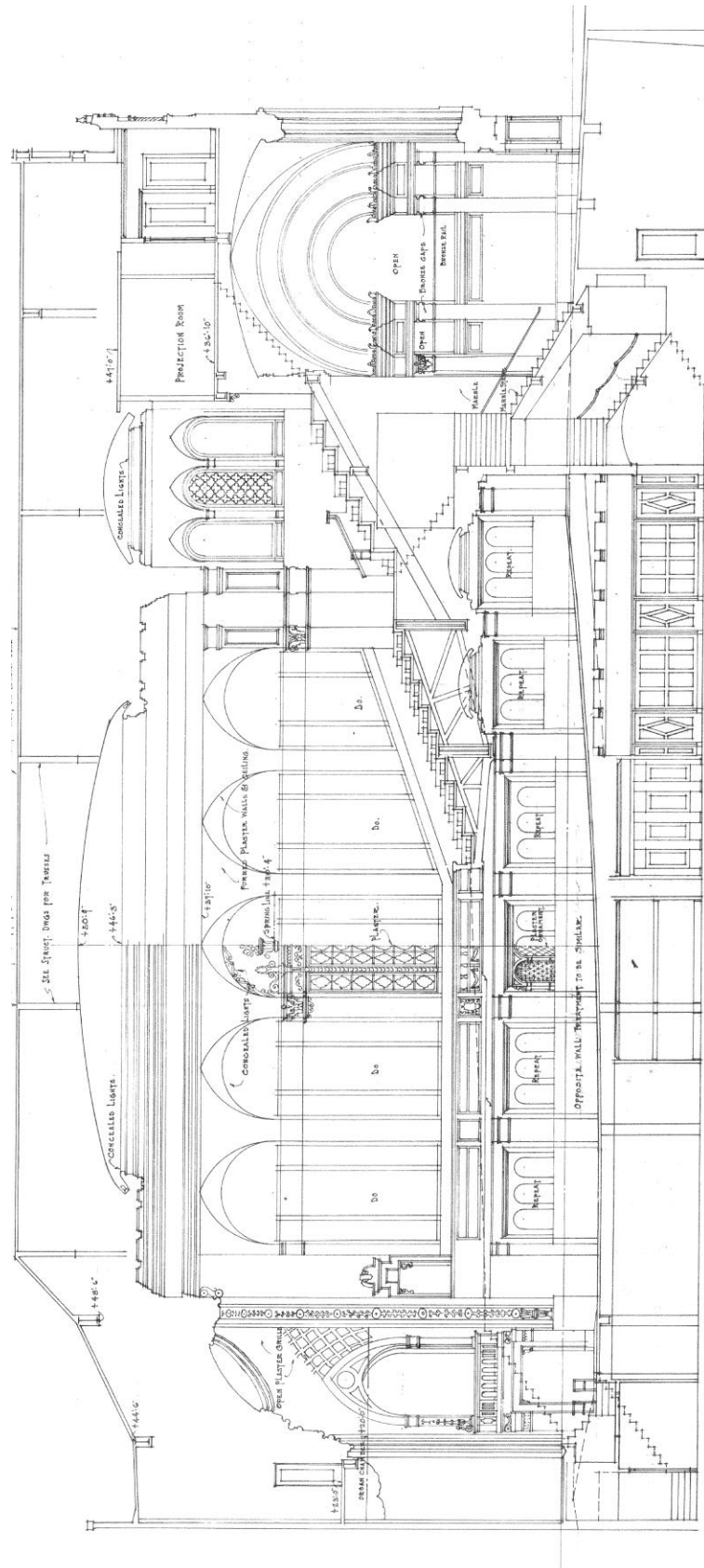
1990's Location Filming



2000 Side Wall

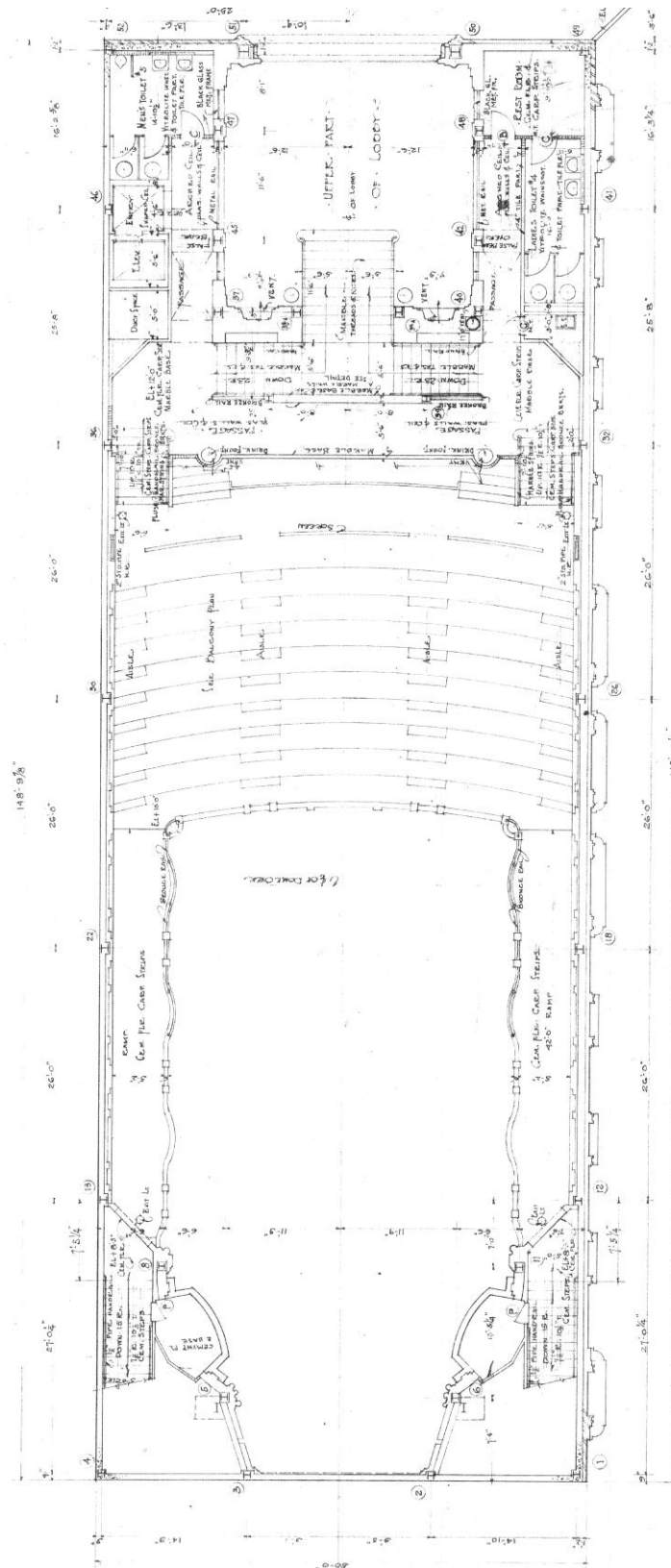
Plans

Theater Section View



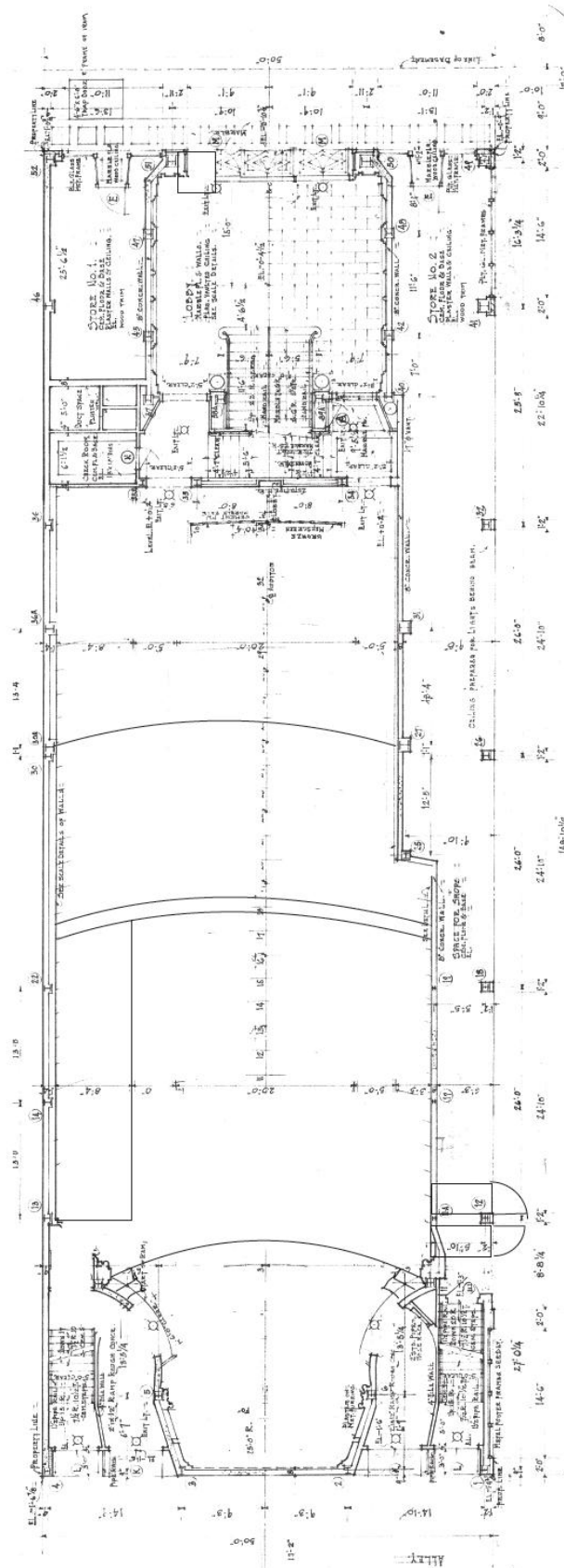
Section 13: Plans

Theater Balcony Plan



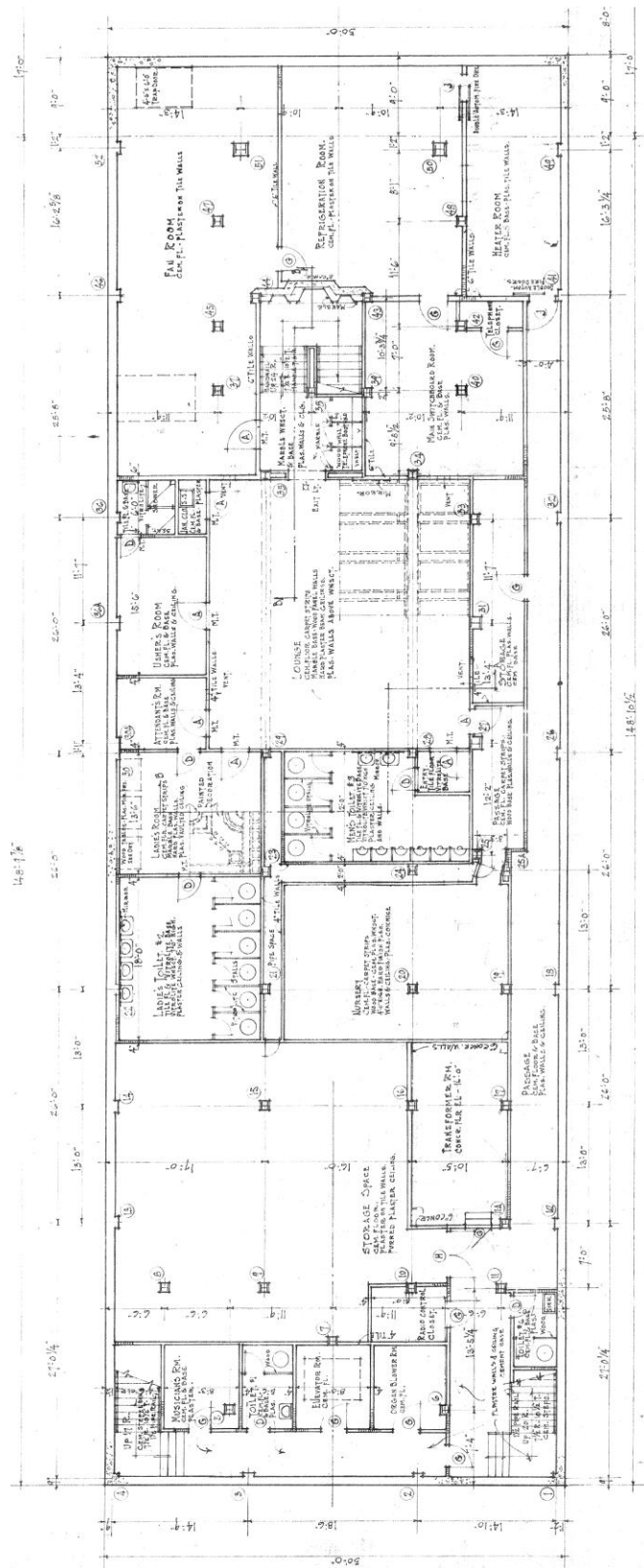
Plans

Theater First Floor Plan



Plans

Theater Basement Plan



Section 13: Plans

Theater Utilities Plan

