

New Lynn Theater
Name of Property

Orange County, CA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: theater

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS:

Mediterranean Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: concrete, brick, stucco, terra cotta, ceramic tile

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The New Lynn Theater is located in Laguna Beach's downtown neighborhood, with the primary west elevation facing South Coast Highway and the Pacific Ocean. Its setting is largely comprised of other one-to-two-story commercial buildings, with Main Beach and the Pacific Ocean across the street to the west. The two-story movie theater was designed by architect James Conway in the Mediterranean Revival architectural style and it is primarily constructed of unreinforced masonry walls clad in brick, cement plaster (stucco), or wood. The prominent tower at the primary west elevation (façade) is wood-framed. Altogether, the first and second floors of the building roughly total over 12,000 square feet. Character-defining features of the property include its asymmetrical façade, U-shaped building footprint, recessed courtyard, terra cotta Mission tile roof, and arch-shaped parapet clad in stucco. Despite some alterations, the property retains all aspects of historic integrity.

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Narrative Description

Setting and Site

The theater is situated to the east of Coast Highway in downtown Laguna Beach. It is primarily surrounded by one-to-two-story commercial buildings to the north, south, and east. The north elevation faces an adjacent gas station, and the south elevation abuts an adjacent retail building. A rear private surface parking lot is located at the east. Across the street, to the west of Coast Highway, is Main Beach on the Pacific Ocean. The primary entrance to the movie theater is inset from the sidewalk at the west elevation and accessed by a rectangular courtyard. While the parcel boundary mostly coincides with the extent of the building footprint, it also includes an L-shaped path to the northeast that leads to an ingress/egress easement through a nearby surface parking lot to the street at Ocean Avenue. There is no landscaping.

Overview

The two-story Mediterranean Revival movie theater has a U-shaped floor plan and is constructed of reinforced concrete with a wood truss roof, and the first-floor retail spaces are constructed of unreinforced masonry with wood-framed roofs. Primary exterior features are located at the west elevation, with minimal to no ornamentation at the north, south, or east elevations. The first floor includes a courtyard, ticket booth, lobby, auditorium, stage, and two retail spaces. The two retail spaces abut the sidewalk at Coast Highway, with the north retail space accessed to the west at the sidewalk and the south retail space accessed at the north at the courtyard. The second floor includes a balcony, apartment, office space, and a demolished projection room.

The property has been vacant since 2015 and is undergoing rehabilitation and restoration for reuse as a primary commercial retail space with secondary theater use. No work has been completed at the exterior, though restoration of missing historic features, such as the Juliet balcony and French doors at the second-floor apartment, is proposed. Portions of the interior have been demolished or removed, including a demising wall added in 1972, a portion of the wall from the lobby to auditorium, the projection room, and the auditorium ceiling finish. The project would retain the auditorium theater volume at the interior and restores historic features previously altered. Figures show removal of non-character defining features, and historic fabric to be restored, including the auditorium's original proscenium arch and eight-pointed star light fixture.

Exterior

West Elevation

The west elevation, or primary façade, faces Coast Highway and is composed of a number of distinct elements. The exterior is largely clad in brick, primarily located at the west elevation of the north retail space and apartment, west elevation of the south retail space, and first floor elevations at the inner courtyard. Based on historic documentation, exterior brick was originally

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painted, though paint was removed by abrasive blasting to expose the red brick color. Some areas of brick veneer have been added over painted board-formed concrete. Other portions of the west elevation are clad in stucco and wood.

There are two retail spaces located along the north and south of the property lines, which frame the courtyard that leads to the theater. While the south retail space is only one story, the north retail space features a second-floor apartment. Just south of the north retail space is a tall wood-framed tower with stucco cladding painted white. There is a band of square and rectangular molding around the top of the tower capped by a pyramid-shaped standing seam metal roof. The tower projects above an altered, angled marquee with signs reading "Laguna South Coast Cinemas" to the west and south. Below the marquee, just south of the north retail space is an engaged wicket or ticket booth that abuts the base of the tower and faces south. The ticket booth is comprised of five panels with a wooden hood and a base clad in non-historic blue and yellow tile, likely added some time after the 1976 remodel based on historic photographs. The door to the ticket booth is located at the east elevation of the tower, accessed through the courtyard.

The north retail space is accessed from the sidewalk and has a non-original wood door with a single large glass panel. To the north of the door is an angled bay window that projects outward towards Coast Highway. The window is comprised of three non-historic butt-glazed glass panes and has a brick base and painted metal hood. Historic documentation shows multi-light steel sash windows at this angled bay. To the south of the door is a non-original lobby card frame underneath the marquee and at the base of the tower. Above the door and window is a painted board-formed concrete beam and a horizontal band in the brick laid in a triangular pattern with terra cotta tile trim. Above the horizontal band is a non-original full-height wood-frame window that serves the apartment bedroom. Historic documentation shows French doors and a metal Juliet balcony in this location. The south retail space has a courtyard entrance. Like the north retail space, there is an angled bay window with a brick base and a metal hood. Like the north storefront, the windows of the angled bay have been replaced. Historic documentation also shows the brick base was clad in tile. Above the angled bay window is a board-formed concrete beam with added brick veneer.

The courtyard is concrete, though original drawings describe a basket weave-pattern paving. To the north of the courtyard is the ticket booth, tower, north retail space, and apartment. The north retail space has a picture window that faces the courtyard, covered in translucent advertising film. To the west of this window is what appears to have been a water fountain with an inset arched niche that is tiled. Historic documentation is inconclusive as to what elements of this fountain niche are original. A metal gate opens to stairs clad in terra cotta tile treads that lead up to the second-floor exterior balcony. The riser in the first run of stairs visible to the courtyard has decorative colored tiles.

To the east of the courtyard is the entrance to the theater. The entrance is comprised of three pairs of glazed aluminum storefront doors that replaced the original three pairs of wood doors with diamond pattern molding. There are a pair of lobby card frames hung just to the south of the doors. Above the entrance is a horizontal band of detailed brickwork, a board-formed concrete

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beam with brick veneer, as well as decorative wood rafters supporting the second-floor balcony. Two non-historic angled metal brackets have been added for additional support of the second-floor balcony.

To the south of the courtyard is the entrance to the south retail space. The door is located at the west end of the north elevation and is wood with a glass pane above two rectangular panels. To the east of the door is a pair of rectangular hung windows with wood frames and a smaller inset diamond-shaped window framed by brickwork in the shape of an eight-pointed star.

The second-floor elevations facing the courtyard are primarily clad in vertical wood siding painted white. At the apartment, there are three non-original metal sliding windows facing the courtyard from the north that appear to follow the fenestration shown in original drawings. The entrance to the apartment is to the east of the windows, where the stairs turn towards the outdoor balcony of the movie theater. The apartment door is made of wood and features a pattern molding of three sets of two squares arranged vertically with a larger rectangle with diamond underneath. With the exception of the projection room door, all other doors appear to be original.

The exterior second-floor balcony is under exposed wood beams and rafters. The west elevation wall at the balcony contains diamond-pattern fenestration at its north and south ends that are slightly inset into the vertical wood clad wall. The wall is inset at the center with adjacent angled walls. Each of the angled walls has a door with diamond-pattern molding that lead from the second-floor auditorium balcony. A slab door at the center of the inset north-south wall leads to the projection room. There is a wrought iron railing along the edge of the balcony separated into three bays by wood posts. At the south end of the second-floor balcony is a wood door with square-pattern molding that leads to a storage room, historically an office. To the south of the second-floor balcony, the façade is clad in stucco. The wall contains a pair of non-original metal sliding windows.

The north retail space and apartment has a front-facing gable roof, while the south retail space has a front-facing shed roof that slopes down to the north. Both are clad in terra cotta Mission tile. Above the exterior second-floor balcony, there is a side-facing shed roof clad in terra cotta Mission tile and an arch-shaped parapet clad in stucco. Small towers at the roof frame the west elevation at the northwest and southwest corners along the sidewalk. A similar tower is located at the south end of second floor in front of the parapet. The towers are clad in brick, have detailed *lladro* or terra cotta tile designs, and are capped with yellow-colored ceramic tile pyramids. The terra cotta tile details can also be found at the northwest corner of the south retail space and at the courtyard stairs.

East, North, and South Elevations

The east (rear), north and south elevations are unadorned and utilitarian painted board-formed concrete. The wood truss roof over the auditorium is visible from a distance from north and south. Few alterations are apparent on these secondary elevations.

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Interior

First Floor

Lobby

The theater entrance is located at the east side of the courtyard and leads to a first-floor lobby. A portion of the east wall between the lobby and auditorium has been removed as part of the rehabilitation project to provide access. The north and south lobby walls are largely symmetrical, with a staircase to the second floor at the west, inset niches with added lobby card frames covering mirrors at center, and former hallways to the auditorium at the east. Interior walls that formerly housed restrooms and maintenance rooms have been removed for reconfiguration. The lobby ceiling is vaulted plaster, with a cornice molding where the ceiling meets the walls. Non-original carpet was removed from the floor exposing the concrete underneath.

Auditorium

As part of the rehabilitation project, a demising wall added in 1976 that had split the historic auditorium volume into two smaller auditoriums was removed, bringing the space back to its original size. The demising wall had also bisected the second-floor balcony overlooking the auditorium, an eight-pointed star light fixture at the ceiling, and the proscenium arch at the stage. All non-original seats have been removed.

The original north and south walls are clad in sand-finish plaster. Previously covered with added curtains, the curtains have been removed. Both the north and south walls have a shallow niche with plaster arch-shaped molding that originally held murals painted on canvas by artist Edgar Alwin Payne. The paintings on canvas had been previously removed, possibly as early as the 1976 remodel and are owned by the previous property owner. The niches are framed to the east and west by plaster fluted pilasters and above each niche is a plaster molded circle described as a plaque in original drawings. There is a horizontal plaster molding trim along the top of the auditorium walls and cornice molding at the edges of the auditorium ceiling. There is also a plaster horizontal molding trim detail as a continuous datum similar to a wainscot near the bottom of the auditorium walls where they meet the raked floor. The acoustic Thermax (based on original drawings) or fiberboard ceiling tiles in the auditorium have been removed, though a centered plaster eight-pointed star light fixture is still extant at its original location. The ceiling tiles were removed in a manner that retained the horizontal plaster cornice molding at the top of the auditorium walls.

Carpeting on the floor has been removed, exposing the concrete underneath. The concrete floor in the auditorium slopes downward towards the stage at the east. The stage has a wood floor with concrete steps at the north and south. Remnants of a decorative historic paint pattern can be seen at the ceiling and beneath the horizontal plaster molding trim on walls at the stage. The historic paint along the base of the walls appears to show a wave motif as depicted in original drawings that lined the north and south walls of the auditorium.

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Ticket Booth

The entrance to the ticket booth is located at the base of the stairs at the courtyard. The interior of the ticket booth is small and used for storage. A curtain separates the ticket counter with some equipment and a rear space with a toilet.

Retail Spaces

The north retail space is vacant, with its entrance at the west elevation facing Coast Highway. The south retail space is also vacant, with its entrance at the courtyard. Both retail spaces have interior walls demolished. At the south retail space, original terra cotta tile floors in a basketweave pattern have been exposed and there is a vaulted ceiling with painted wood beams.

Second Floor

Auditorium Balcony

The second floor is accessed by the two sets of stairs at the theater lobby. Each staircase is flanked by wrought-iron handrails that continue up to the second floor and transition to provide a guardrail between the stairs and egress to the exterior balcony overlooking the courtyard. At the second floor, there is a cantilever balcony that overlooks the auditorium. The balcony had been bisected by the added demising wall, which has since been removed. Though the non-original seats have been removed, the stepped terrace levels at the balcony are still extant.

Former Projection Room

The former projection room has been largely demolished, with wood framing extant. Originally located at a slightly higher elevation than the balcony, the floor will be at the same elevation as the second floor when rehabilitation is complete.

Storage Room

At the southern end of the outdoor balcony is a wood door with square-pattern molding that leads to a storage room. The storage room is rectangular in plan and has two smaller rooms and two metal sliding windows at the west elevation that overlook the roof of the south retail space.

Apartment

At the northern end of the outdoor balcony are steps that lead down slightly to the door of a second-floor apartment unit. The wood door with square-and-diamond pattern molding opens to the living room which has wood floors, three metal siding windows facing the courtyard, and a vaulted wood ceiling with painted wood beams. At the northeast of the room is a door to the kitchen while at the opposite end of the room is a door that leads to the bedroom and bathroom.

The kitchen has millwork and a skylight at the center of the ceiling. The bedroom is accessed by a short hallway and has wood floors and a non-historic tall window at the primary façade. The hallway leads past closet space and directly to a bathroom with toilet, sink, and bathtub. The bathroom has decorative glazed tile, some with a floral pattern. A non-historic single-hung window at the east faces the courtyard.

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Alterations

Original drawings were produced in 1935 by James Neil Conway of the firm Conway & Wilson. Based on available building permits, the property experienced minimal alterations between its construction and the mid-1970s, largely including re-roofing of the theater and marquee, a remodel of tile floors, and demolition and reconstruction of a rear wall.

The property experienced substantial alterations in 1976 when the theater auditorium was subdivided with a demising wall into two smaller auditoriums. The plaster proscenium arch at the stage was cut through the center to allow for construction of the demising wall and the plaster eight-pointed star at the auditorium ceiling was bisected by the added wall below, otherwise unaltered. The seating configuration was changed, reducing the total seating from 764 to 674, with 337 seats in each auditorium and the aisles reconfigured.

The auditorium originally had four entrances from the lobby. New stud walls were added to the two central entrances, causing path of travel to access each respective auditorium to move to the outer entrances. Additional stud walls were added within the auditorium under the balcony to direct users to the new center aisle of each auditorium. The angled side walls toward the stage were demolished and new stud walls with two new projection screens with minimal framing walls were constructed to cover the front of the stage. The four Edgar Payne murals on canvas were removed.

In 1992, the property underwent a seismic rehabilitation by Robert Lawson, Structural Engineers to comply with Municipal Code Chapter 14.80.¹ In 2022, the added demising wall was removed. Added curtains at the north and south walls of the auditorium were removed, exposing existing historic plaster details at the walls. The ceiling tiles of the auditorium was removed, with eight-pointed star light fixture left in place. Some interior walls, between the lobby and the auditorium have been removed, though the processional arrangement and spatial relationship remain. The second-floor projection room was removed.

Integrity

Location

The property has not been moved from where it was constructed. The property retains integrity of location.

Design

The property retains its rectangular form, asymmetrical façade with shaped raised parapet, tower with pyramid-shaped metal roof, and recessed courtyard. Character-defining features such as the terra cotta Mission tile roof, marquee, engaged ticket booth, plaster walls and molding at the north and south of auditorium, proscenium arch, and eight-pointed star light fixture are extant. The essential space and construction continue to reflect its original design. The property retains integrity of design.

¹ Chapter 14.80 involved earthquake hazard reduction in existing unreinforced masonry buildings. It was later repealed by City Ordinance 1478. The theater is primarily of reinforced concrete construction.

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Setting

The property was constructed in downtown Laguna Beach alongside other commercial development at the time. Though more development has occurred since, the property continues to be surrounded by commercial buildings and maintains its location across the beach. Despite changes over time to surrounding properties in the area, the property retains its integrity of setting.

Materials

The west elevation continues to be clad in brick, though it is no longer painted, and the weeping mortar has been removed. The existing marquee and tile at the ticket booth have been modified and the first-floor lobby doors have been replaced. Still, much of the original materials at the exterior and lobby, including auditorium plaster molding, are extant. The property retains integrity of materials.

Workmanship

Evidence of workmanship remains in the façade and interior, such as stacked terra cotta tile, details in exterior brick walls, auditorium plaster wall moldings, eight-pointed star, proscenium arch, and stage. The property retains integrity of workmanship.

Feeling

Though not in operation, the property still evokes the feeling of a theater due to the retention of the marquee, ticket booth, lobby area, balcony, auditorium, proscenium arch, and stage. The property retains integrity of feeling.

Association

The property continues to be associated with the commercial development in downtown Laguna Beach and read as a 1930s era movie theater constructed in the Mediterranean Revival style. The property retains integrity of association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

1935-1970

Significant Dates

1935

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Conway, James Neil

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The New Lynn Theater is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Entertainment/Recreation for its association with the history of entertainment and motion picture theaters in Laguna Beach and founders Fred, Elloene, and Lynn Aufdenkamp and under Criterion C in the area of Architecture as a prominent example of Mediterranean Revival architecture in Laguna Beach. The New Lynn Theater is part of a legacy of movie theaters created by the Aufdenkamp family in Laguna Beach that started in 1915. Since construction in 1935, the theater was a source of entertainment for the local community until its closure in 2015. The theater represents one of the remaining, extant contributions of the Aufdenkamp family, who largely pioneered entertainment in Laguna Beach, though it is most representative of patriarch Fred Aufdenkamp, who helped to establish the downtown Laguna Beach business community and operated the theater when it opened. The period of significance is from 1935, when construction was completed and the movie theater opened to the public, to 1970, when the Aufdenkamp family transferred ownership to Principal Theatres Inc. and the theater was no longer independently owned.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Entertainment/Recreation

Motion Picture Theaters in Laguna Beach

The history of motion picture theaters in Laguna Beach is largely tied to the Aufdenkamp family, who moved to the city in 1914. The family patriarch, Fred Aufdenkamp (Aufdenkamp), had a background in attractions, having served as manager of the Redondo Beach Hippodrome owned by Charles Looff.² In 1915, Aufdenkamp and his wife, Elloene, opened “a box call alley on Forest Avenue”³ under a tent that was lit with kerosene lights.⁴ That same year, he added the first motion picture theater next door and named it the Lynn Theater (1915 theater), after his son, Lynndon Aufdenkamp (Lynn).

The 1915 theater showed silent movies and Lynn hand cranked the projector.⁵ A generator produced the electricity for the theater and the audience sat on folding chairs, many bringing “hot

² “Struck by Santa Fe Train, Former Resident of Long Beach Seriously Hurt,” *Long Beach Telegram and Long Beach Daily News*, February 13, 1914: 7.

³ Claire Marie Vogel, *Images of America: Laguna Beach*, Arcadia Publishing: Charleston, South Carolina, 2009. A box call alley is another term for a bowling alley.

⁴ Ruben Vives, Bryce Alderton, and Dave Hansen, “Reel Run Comes to an End,” *Los Angeles Times*, August 31, 2015: 4.

⁵ Jane Petty Janz, “Pioneer Families Lay Foundation of Aldeita Court,” *Laguna Beach Independent*, May 9, 2008. lagunabeachindy.com/pioneer-families-lay-foundation-aldeita-court/ accessed November 13, 2020.

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bricks or kerosene stoves to keep warm” on cold nights.⁶ A resident who had experienced the theater recollected to the *Los Angeles Times* in 1974 that there was “about three shows a week in the summer” and “admission probably was 5 or 10 cents.”⁷ A 1919 *Santa Ana Register* article noted the Lynn Theater as “the one moving picture house in Laguna.”⁸

In 1921, Aufdenkamp announced plans to build a \$10,000 theater building with the first floor having a seating capacity of 500 and the second floor serving as an apartment for the Aufdenkamp family.⁹ The theater, known as the first New Lynn Theater (1922 theater), opened in 1922 at the location of the nominated property with the film *Fascination* starring actress Mae Murray.¹⁰ Aufdenkamp served as manager while Lynn served as assistant manager and Elloene led the “complaint department.”¹¹

A cornerstone time capsule sealed in 1925 at the local Chamber of Commerce building was opened in 1954 and revealed that the 1922 theater had been playing films starring Pauline Frederick, Irene Rich, and Buster Keaton.¹² The 1922 theater was also the venue for live shows, with Elloene directing the Lynn Players in plays every three weeks.¹³ The first vaudeville performance in Laguna Beach was staged at the 1922 theater when the Lynn Players performed a comedy called the “Laguna Piffle.”¹⁴

On January 11, 1930, a rainstorm flooded parts of Laguna Beach, causing damage to the 1922 theater. Aufdenkamp asked for \$1,959.75 in damages as the water reached a depth of four feet, ruining the organ and damaging the floors and woodwork.¹⁵ He later demanded \$3,703.25 in damages in a Superior Court case against the city, charging the City of Laguna Beach with mismanaging the diversion of storm water, causing a small lake to form around the 1922 theater.¹⁶ Aufdenkamp was ultimately awarded \$1,300 in damages.¹⁷

Aufdenkamp purchased the lot north of the 1922 theater in 1932 and speculation grew as to whether or not he was building another venue.¹⁸ In 1934, Aufdenkamp announced plans to move the 1922 theater from Coast Boulevard (later Coast Highway) to 240 Ocean Avenue to construct a new modern theater at its previous location.¹⁹ The 1922 theater was rebranded as the Lynn

⁶ “Colorful Laguna Settlers,” *Los Angeles Times*, July 14, 1974: 1.

⁷ Ibid.

⁸ “Mrs. Goodrich Buys Laguna Cliffs Home,” *Santa Ana Register*, January 13, 1919: 10.

⁹ “Plans New Theater Building at Laguna,” *Santa Ana Register*, February 24, 1921: 14.

¹⁰ Jane Janz, “Theater Two 1922-1935,” display at the Laguna Beach Historical Society, 2015.

¹¹ Ibid.

¹² “Opening of Cornerstone Recalls Laguna of 1925,” *Los Angeles Times*, April 4, 1954: 63.

¹³ “Lynn Players Plan Playlet Tri-Weekly,” *Santa Ana Register*, October 28, 1922: 13.

¹⁴ “Launa Folk Stage Vaudeville Sketch,” *Santa Ana Register*, October 18, 1922: 9.

¹⁵ “Aftermath of Storm in Council,” *Los Angeles Times*, January 19, 1930: 60.

¹⁶ “City Made Defendant in Action,” *Los Angeles Times*, April 14, 1930: 6. S. Coast Highway was previously known as Coast Boulevard.

¹⁷ “Theater Gets Damages,” *Los Angeles Times*, December 12, 1930: 9.

¹⁸ “Theater Owner Buys Property,” *Santa Ana Register*, January 19, 1932.

¹⁹ “4 Laguna Permits Aggregate \$6700,” *Santa Ana Register*, November 22, 1934: 6.

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Ocean Avenue to differentiate it from the newer theater.²⁰ The new theater was to be Spanish Mediterranean in style, much larger than the previous building, and cost an estimated \$50,000.²¹ It would encompass the lot of the previous theater plus the additional lot to the north. An office for Southern California Edison Company and a novelty store would occupy space in the new building.

On June 26, 1935, the second New Lynn Theater (1935 theater) opened with a pre-release screening of *Ginger* starring Jane Withers.²² The movie theater was designed by architect James Conway of Westwood Village in Los Angeles and owned and managed by both Fred and Lynn Aufdenkamp.²³ Photos included in the souvenir brochure presented the auditorium space with murals painted on canvas by Edgar Payne and a large eight-pointed star light fixture suspended at the ceiling.

The New Lynn Theater became the South Coast Theatre in 1937 and was operated by Roy E. Vincent and his son Ronald, though Fred and Lynn Aufdenkamp were still listed as owners on building permits.²⁴ In 1938, Roy died of a heart attack,²⁵ though Ronald continued to manage the theater and installed new sound and projection equipment in 1940.²⁶

The movie theater remained independent and owned by the Aufdenkamp family until Pacific Theatres took over operation in the 1970s and Edwards Theatres leased it in 1982.²⁷ During this time, in 1976, the single auditorium was divided into two smaller auditoriums and the theater was refurbished to include new seats and bathrooms.²⁸ By then, the Lynn Ocean Avenue was no longer extant, having been demolished in 1959. Regency Theatres was the last to operate at the New Lynn Theater, known then as Laguna South Coast Cinemas.²⁹ The theater continued to showcase motion pictures to the local community until 2015, when "Laguna Beach's only movie theater" closed.³⁰ The New Lynn Theater is the last intact motion picture theater in Laguna Beach. It is part of a legacy of movie theaters created by the Aufdenkamp family in Laguna Beach that started in 1915 and has been a constant source of entertainment for the local community.

²⁰ Jane Janz, "Theater Two ½ 1935-1958," display at the Laguna Beach Historical Society, 2015.

²¹ "Erection of \$50,000 Laguna Theater Begins in November," *Santa Ana Register*, September 20, 1934: 9.

²² Grand Opening of the New Lynn Theater Souvenir Program, June 26, 1935.

²³ Ibid.

²⁴ Los Angeles Public Library Photo Collection, "Lynn Theatre" Description.

²⁵ "Death Calls Well Known County Man," *Santa Ana Register*, July 21, 1938: 1.

²⁶ "Will Remodel Laguna Theater," *Santa Ana Register*, February 26, 1940: 6.

²⁷ Los Angeles Public Library Photo Collection, "Lynn Theatre, Laguna Beach" Description.

²⁸ Ibid.

²⁹ Ruben Vives, Bryce Alderton, and Dave Hansen, "Reel Run Comes to an End," *Los Angeles Times*, August 31, 2015: 4.

³⁰ Bryce Alderton, "Future of Laguna Beach's only movie theater is still unknown," *Los Angeles Times*, June 7, 2017.

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The Aufdenkamp Family

The Aufdenkamp family are an important part of the entertainment history of Laguna Beach as both theater operators and performers. Fred Aufdenkamp was born on May 7, 1879 in Hanover, Germany, though not much else is known about his early life prior to immigrating to the United States.³¹ Aufdenkamp married Elloene Paula Jonas, born March 1, 1886 in Nebraska, and they had a son, Lynndon Aufdenkamp (Lynn), born April 19, 1904. Newspaper advertisements from 1906 show that Fred Aufdenkamp was working in real estate at the time alongside George F. Kapp as part of the Hub Realty Company in Long Beach.³² Kapp was Aufdenkamp's brother-in-law and their wives were sisters.

By 1914, Fred Aufdenkamp and his family lived in Redondo Beach where he was manager of the Redondo Beach Hippodrome owned by Charles Loeff.³³ That year, Fred and Elloene were seriously injured and left unconscious in an automobile accident when their vehicle was struck by a train in Manhattan Beach.³⁴ They survived and moved to Laguna Beach where Fred Aufdenkamp continued his interest in amusement and "opened a bowling alley under a tent with kerosene lights, according to state records."³⁵ In 1915, he built the Lynn Theater, the first motion picture theater in Laguna Beach, subsequently opening two more theaters, the 1922 theater and the 1935 theater. City directories from the early 1930s show that the family lived in the building's apartment before moving elsewhere in Laguna Beach.

Not much is known about Elloene prior to her moving to Laguna Beach. She was involved in arts production once she had arrived in the city. When the 1922 theater was constructed, Elloene directed the Lynn Players, a troupe of performers that sought to "give a play every three weeks."³⁶ Elloene also performed in plays as part of the Lynn Players cast.³⁷

Like his mother, Lynn was a performer and participated in Lynn Players productions.³⁸ Though he directed productions and played the xylophone, Lynn was also a skilled dancer and was often paired with Thelma Farman, who he married in 1923.³⁹ Lynn and Thelma were known professionally as "Lynndon and Farman" and would sometimes travel to perform. After returning from spending half-a-year on the east coast, the *Santa Ana Register* wrote that they "have achieved new laurels on the vaudeville stage and in picture houses, reaching that ambition

³¹ Find a Grave, "Fred E. Aufdenkamp," [findagrave.com/memorial/127234683/fred-e.-aufdenkamp](https://www.findagrave.com/memorial/127234683/fred-e.-aufdenkamp) accessed November 13, 2020.

³² "Advertisement: The Hub Realty Company," *The Long Beach Telegram and The Long Beach Daily News*, November 26, 1906: 6.

³³ "Struck by Santa Fe Train, Former Resident of Long Beach Seriously Hurt," *The Long Beach Telegram and The Long Beach Daily News*, February 13, 1914: 7.

³⁴ *Ibid.*

³⁵ Ruben Vives, Bryce Alderton, and Dave Hansen, "Reel Run Comes to an End," *Los Angeles Times*, August 31, 2015: 4.

³⁶ "Lynn Players Plan Playlet Tri-Weekly," *Santa Ana Register*, October 28, 1922: 13.

³⁷ "Laguna Play is Praised by Audience," *Santa Ana Register*, "March 8, 1923: 2.

³⁸ "Laguna Play is Praised by Audience," *Santa Ana Register*, "March 8, 1923: 2.

³⁹ "Engagement Made Known to Friends at Laguna Beach," *Santa Ana Register*, April 21, 1923: 13.

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of all performers, a name in electric lights on Broadway, New York.”⁴⁰ Lynn and Farman set off to perform in Mexico and South America in 1930.⁴¹

Lynn sometimes provided support in the Aufdenkamp theaters. At the 1915 theater, Lynn was in charge of hand-cranking the projector.⁴² He was described as assistant manager in a brochure for the 1922 theater and as a co-owner and co-manager with Aufdenkamp in the souvenir program for the 1935 theater.⁴³ Though the New Lynn Theater became South Coast Theatre in 1937 and was operated by Roy E. Vincent, Lynn was still listed as owner on building permits.

In addition to his career in theater operation, Fred Aufdenkamp was very involved in the community. He served as a director in the Laguna Beach Chamber of Commerce and vice president of the Laguna Beach Merchants’ Association.⁴⁴ He was also elected treasurer of the Laguna Beach Horseshoe Club and vice president of the Laguna Beach Lawn Bowling Club.⁴⁵ In 1939, Aufdenkamp was elected to the City Council following resignation of Mayor Howard G. Heisler and Councilman Charles Jester.⁴⁶ He was subsequently appointed police and fire commissioner by Mayor Thomas A. Cummings.⁴⁷ In 1940, Aufdenkamp won reelection as a councilman to a four-year term.⁴⁸ Aufdenkamp died on April 26, 1964 in Orange County and was buried in Melrose Abbey Memorial Park in Anaheim.⁴⁹

Elloene actively participated in the Women’s Relief Corps. She was given the officer position of conductor in 1942 and she served as the department field officer in 1951.⁵⁰ She was then elected department president in 1956.⁵¹ Elloene died in a car crash on Coast Highway on June 30, 1956 at the age of 70.⁵²

By the late 1950s, Lynn appears to have channeled his work as a businessman into a career in water management. Lynn was the director of the Laguna Beach County Water District and, in 1957, was appointed the Coastal Municipal Water District representative to the board of the Metropolitan Water District.⁵³ He appears to have retained this role until at least 1961. In 1975,

⁴⁰ “Laguna Dancers Return from East,” *Santa Ana Register*, August 10, 1928: 8.

⁴¹ “South America to Be Visited by L.B. Vaudeville Team,” *Santa Ana Register*, August 22, 1929: 6.

⁴² Jane Petty Janz, “Pioneer Families Lay Foundation of Aldeita Court,” Laguna Beach Independent, May 9, 2008. lagunabeachindy.com/pioneer-families-lay-foundation-aldeita-court/ accessed November 13, 2020.

⁴³ Grand Opening of the New Lynn Theater Souvenir Program, June 26, 1935.

⁴⁴ “New Officers for Chamber are Picked,” *Santa Ana Register*, September 4, 1923: 8; “Merchants of Laguna Form Organization.” *Santa Ana Register*, October 1, 1926: 23.

⁴⁵ “Horseshoe Group Formed at Beach,” *Santa Ana Register*, July 22, 1930: 7; “Officers Elected by Bowling Club,” *Santa Ana Register*, November 9, 1934: 9.

⁴⁶ “City Council of Laguna Revamped,” *Santa Ana Register*, January 27, 1939: 12.

⁴⁷ “Appointments Made by Laguna Mayor,” *Los Angeles Times*, January 26, 1939: 9.

⁴⁸ “Heavy Vote Cast in County,” *Santa Ana Register*, April 10, 1940: 4.

⁴⁹ Find a Grave, “Fred E. Aufdenkamp,” findagrave.com/memorial/127234683/fred-e.-aufdenkamp accessed November 13, 2020.

⁵⁰ “Field Officer Addresses Relief Corp,” *Pomona Progress Bulletin*, June 9, 1951: 8.

⁵¹ “Localities Attend WRC Convention,” *Pomona Progress Bulletin*, May 1, 1956: 8.

⁵² “2 Women Killed, 2 Hurt in Laguna Beach Crash,” *Los Angeles Times*, July 1, 1956: 5.

⁵³ “Cravath Resigns from Water District Board,” *Los Angeles Times*, January 17, 1957: 53.

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Lynn was elected as one of three vice chairmen of the Metropolitan Water District of Southern California, with his term extending through to 1979.⁵⁴ By 1989, Lynn was a board member of the Metropolitan Water District, “[representing] the South County on the district for 32 years.”⁵⁵ Lynn died on December 15, 1992 at the age of 88 and was survived by his wife Thelma.⁵⁶

The theater represents one of the remaining lasting contributions of the Aufdenkamp family, inclusive of Elloene and Lynn, who largely influenced and developed the theater and entertainment scene in Laguna Beach. The theater remained under ownership of the Aufdenkamp family until January 19, 1970, when a grant deed transferred the property from Lynn and Thelma Aufdenkamp to Principal Theatres, Inc.

Criterion C: Architecture

Mediterranean Revival Style in Laguna Beach

As artists and those involved in the movie industry began moving into Laguna Beach in the 1920s, architecture in the city began to shift to include “strong influences in the desire to emphasize the village quality.”⁵⁷ Most of the homes and commercial buildings that were constructed beginning in the late 1920s through the mid-1930s were constructed in Period Revival styles that “sought to recreate the architecture of Europe, in particular, along the Southern California coast.”⁵⁸

The City Historic Resources Element identifies six architectural styles that can be found in Laguna Beach: Craftsman, Bungalow, Beach Cottage, Period Revival, Modern, and Eclectic. The following excerpt is taken from the description of the Period Revival styles:⁵⁹

Mediterranean homes and commercial buildings were modeled after the architecture of Italy, Spain, and North Africa along the Mediterranean Coast. Easily identifiable by their red tile roofs and white stucco walls, these buildings offered the comfort, casualness, and fantasy of life along the Mediterranean. Providing a neat and tidy appearance, the Spanish Mediterranean Revival style typically includes arched windows, doors, and porch openings with a Spanish quality. [...]

The Mediterranean Revival style is typified by the following characteristics:

Structural Form

- Rectangular plan with horizontal massing

⁵⁴ “Water Board Elections Announced,” *Escondido Times-Advocate*, January 19, 1975: 24.

⁵⁵ “WATER: Summer’s Shortages Worst in Orange County,” *Los Angeles Times*, August 18, 1989: 94.

⁵⁶ Find a Grave, “Elloene Paula Aufdenkamp,” findagrave.com/memorial/10415961/lynn-don-le-grand-aufdenkamp accessed November 13, 2020.

⁵⁷ City of Laguna Beach, Historic Resources Element, originally adopted July 1981, amended January 2006.

⁵⁸ *Ibid.*

⁵⁹ *Ibid.*

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- Asymmetrical with front porch
- Arcades with arched openings
- One to two stories in height

Materials

- Exterior stucco walls
- Occasional usage of dark stained wood in porch or eaves

Windows and Doors

- Both are frequently arched
- Windows deeply recessed, giving appearance of thick walls

Roofs

- Low-pitched roof covered with tiles, or flat roof with extended parapets

Additional Features

- Arched openings
- Sometime use of wrought iron
- Patterned tiles

The New Lynn Theater continues to be a prominent example of Mediterranean Revival architecture in Downtown Laguna Beach and was identified in the 1981 City Historic Resources Inventory as “important stylistically as one of the landmark Mediterranean Revival buildings in the city.”⁶⁰ It retains many of the character-defining features of the Mediterranean Revival style including rectangular plan, asymmetrical form, two-story height, exterior stucco walls, low-pitched roof covered with tiles, flat roof with extended parapets, use of wrought iron at railings, and patterned tiles. The tower, marquee, and courtyard are also important visual features. The property is a rare example of a movie theater in Laguna Beach, where no other comparable examples of this type are extant.

⁶⁰ Kathleen Les, Environmental Coalition, “Historic Resources Inventory – South Coast Theatre,” 1981 City of Laguna Beach Historic Resources Inventory.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City of Laguna Beach, Historic Register Index List by Street Name, accessed November 13, 2020.

City of Laguna Beach, Historic Resources Element, originally adopted July 1981, amended January 2006.

Environmental Coalition, "Historic Resources Inventory – South Coast Theatre," 1981 City of Laguna Beach Historic Resources Inventory.

Escondido Times-Advocate newspaper articles, 1975.

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Grand Opening of the New Lynn Theater Souvenir Program, June 26, 1935.

Janz, Jane Petty, "Pioneer Families Lay Foundation of Aldeita Court," *Laguna Beach Independent*, May 9, 2008. lagunabeachindy.com/pioneer-families-lay-foundation-aldeita-court/. Accessed November 13, 2020.

Janz, Jane, "Theater Two 1922-1935," display at the Laguna Beach Historical Society, 2015.

Janz, Jane, "Theater Two ½ 1935-1958," display at the Laguna Beach Historical Society, 2015.

Long Beach Telegram newspaper articles, 1906-1914.

Los Angeles Public Library Photo Collection, "Lynn Theatre" Description.

Los Angeles Public Library Photo Collection, "Lynn Theatre, Laguna Beach" Description.

Los Angeles Times newspaper articles, 1930-2017.

Pomona Progress Bulletin newspaper articles, 1951-1956.

Santa Ana Register newspaper articles, 1919-1940.

Vogel, Claire Marie, *Images of America: Laguna Beach*, Arcadia Publishing: Charleston, South Carolina, 2009.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government:
 - University
 - Other
- Name of repository: 1981 City of Laguna Beach Historic Resources Inventory

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property Less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 33.542580 Longitude: -117.784567

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property is delineated by the boundary of the parcel (Assessor Parcel Number: 641-255-22). See Assessor and Boundary Maps.

Boundary Justification (Explain why the boundaries were selected.)

The boundary coincides with recorded parcel boundaries and encompasses the full extent of the movie theater property.

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11. Form Prepared By

name/title: Alvin-Christian Nuval, Associate III; Robert Jay Chattel, AIA, President
organization: Chattel, Inc.
street & number: 13417 Ventura Boulevard
city or town: Sherman Oaks state: CA zip code: 91423
e-mail alvin@chattel.us
telephone: (818) 788-7954 ext 111
date: August 2022; Revised September 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: New Lynn Theater
City or Vicinity: Laguna Beach
County: Orange
State: California

Photographer: Dennis Hill, Robert Chattel, and Alvin Nuval
Date Photographed: August 17, 2021; December 29, 2021; and January 4, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 30 West elevation, view north
- 2 of 30 West elevation, detail of tower and marquee, view north
- 3 of 30 West elevation, detail of storefront at north retail space, view northeast
- 4 of 30 West elevation, detail of window at south retail space, view north
- 5 of 30 Courtyard and entrance to theater, view north

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- 6 of 30 North wall at courtyard, view northwest
- 7 of 30 South wall at courtyard with storefront at south retail space, view southeast
- 8 of 30 Stairs to second-floor courtyard balcony, view northeast
- 9 of 30 Second floor courtyard balcony, view southeast
- 10 of 30 Second-floor courtyard balcony, view northwest
- 11 of 30 Detail of yellow-colored ceramic tile pyramid at roof, view south
- 12 of 30 Rear east elevation, view southwest
- 13 of 30 Lobby under rehabilitation looking towards auditorium, view northeast
- 14 of 30 Lobby under rehabilitation, view east
- 15 of 30 Lobby from auditorium, view southwest
- 16 of 30 Auditorium under rehabilitation, work under second-floor balcony, view west
- 17 of 30 Auditorium under rehabilitation, plaster molding at north wall and proscenium arch at stage visible, view north
- 18 of 30 Auditorium under rehabilitation, view southwest
- 19 of 30 Auditorium under rehabilitation, detail of plaster molding at south wall, view southwest
- 20 of 30 Auditorium under rehabilitation, detail of plaster molding at north wall, view northwest
- 21 of 30 Auditorium under rehabilitation, stage with proscenium arch, view northeast
- 22 of 30 Auditorium under rehabilitation, detail of painted wave motif at stage, view east
- 23 of 30 Auditorium under rehabilitation, detail of split in proscenium arch from former added demising wall, view south
- 24 of 30 Auditorium under rehabilitation from second-floor balcony, eight-pointed star light fixture at ceiling visible, view north
- 25 of 30 Second-floor balcony under rehabilitation, view southeast
- 26 of 30 Detail of eight-pointed star light fixture at auditorium ceiling, view northeast
- 27 of 30 Former projection room, view south

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- 28 of 30 Former projection room, view west
- 29 of 30 South retail space under rehabilitation, view southwest
- 30 of 30 North retail space under rehabilitation, view southwest

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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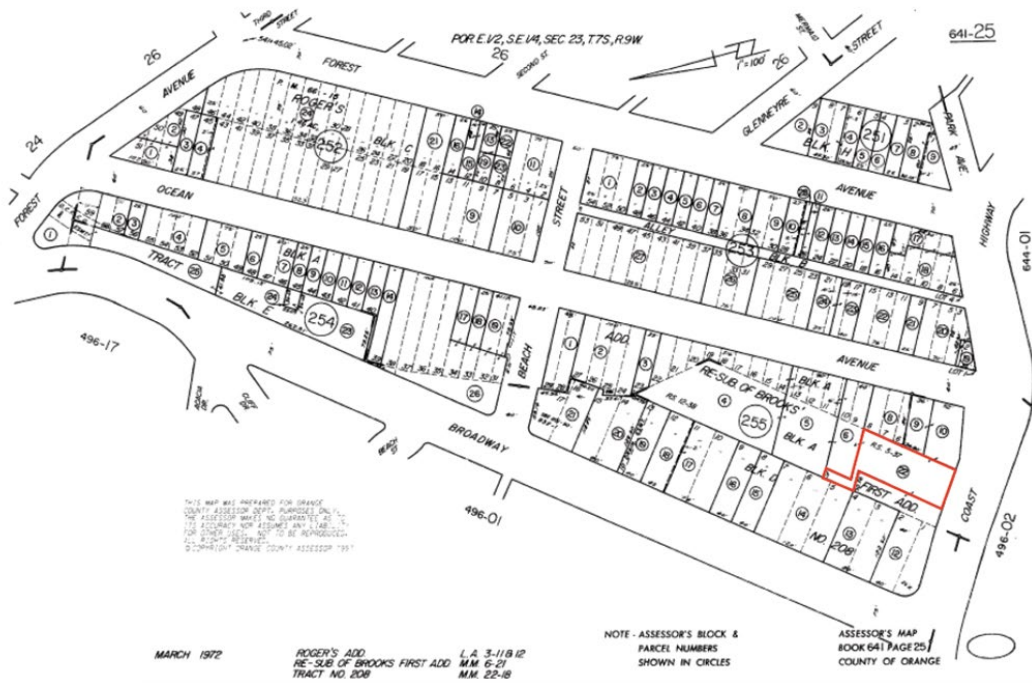
Boundary Map Google Earth, 2022



New Lynn Theater
 154-162 S. Coast Highway, Laguna Beach, CA
 Latitude: 33.542580, Longitude: -117.784567
 Property Boundary
 (As delineated by Assessor Map)



Assessor Map Orange County Assessor, 2017

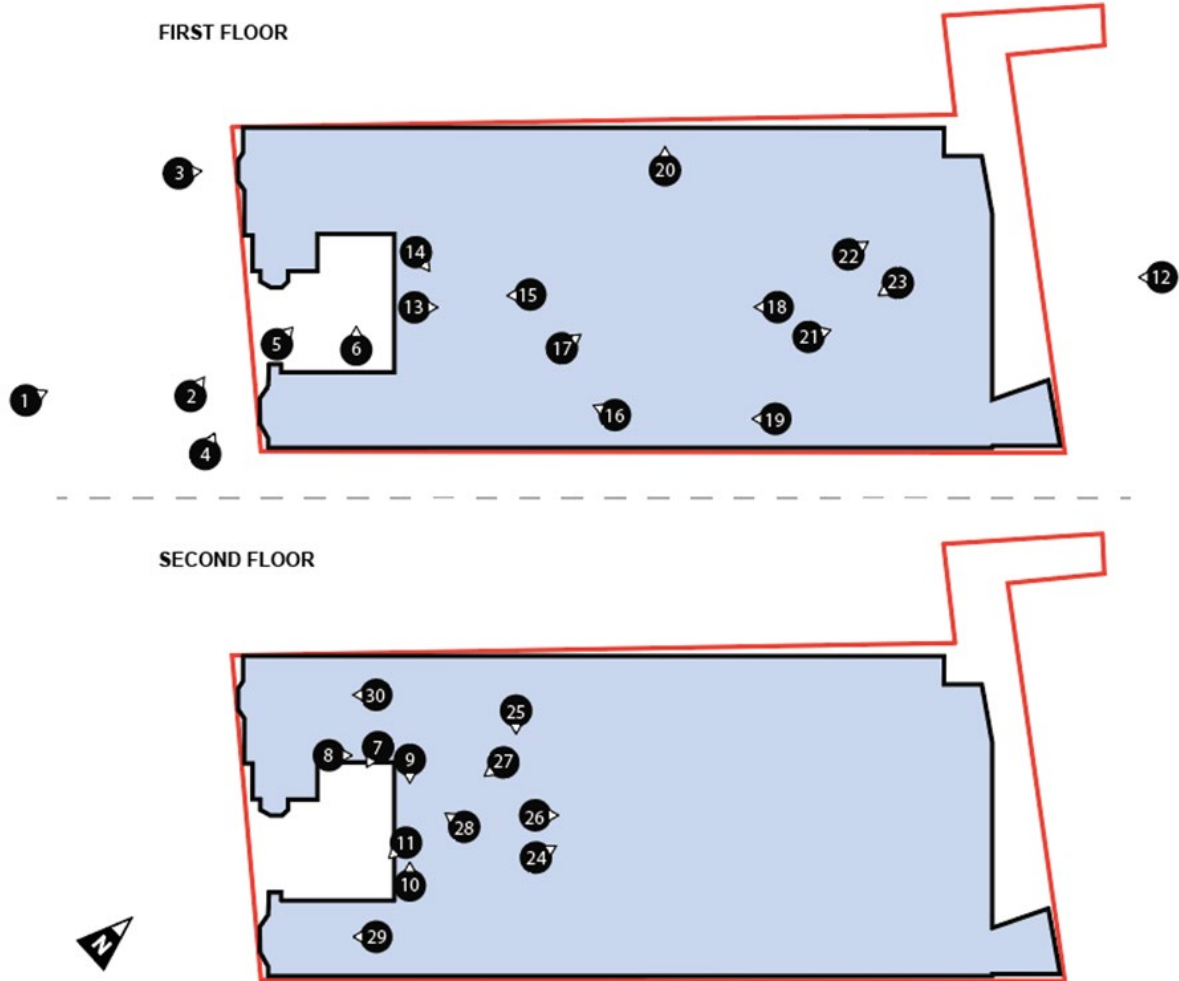


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Sketch Map/Photo Key

Assessor parcel boundaries in red, building shaded blue



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Figure 1 Grand opening souvenir program, front cover, 1935

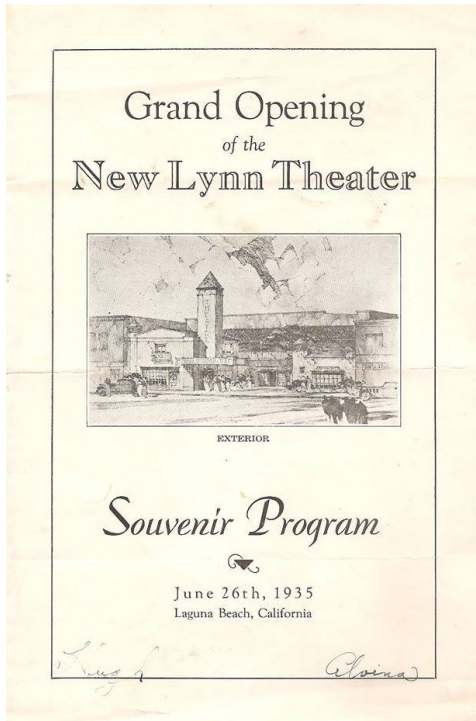
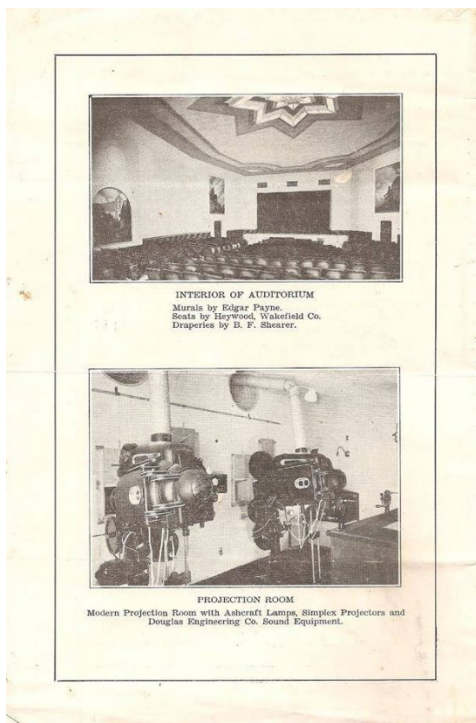


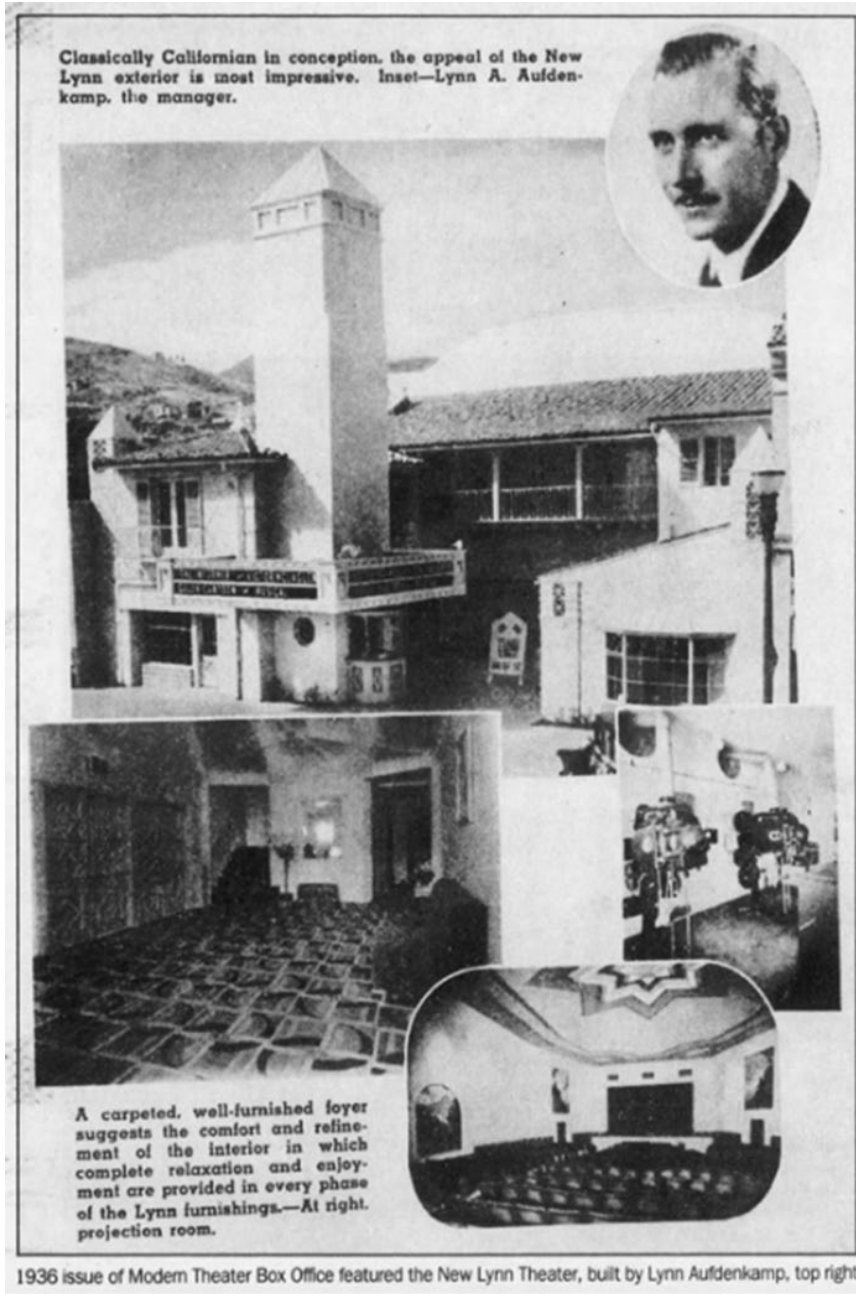
Figure 2 Grand opening souvenir program, back cover, 1935



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Figure 3 *Modern Theater Box Office, 1936; reprinted in 1995 Los Angeles Times article*



Captions: Classically Californian in conception, the appeal of the New Lynn exterior is most impressive. Inset—Lynn A. Aufdenkamp, the manager.

A carpeted, well-furnished foyer suggests the comfort and refinement of the interior in which complete relaxation and enjoyment are provided in every phase of the Lynn furnishings.—At right, projection room.

1936 issue of Modern Theater Box Office featured the New Lynn Theater, built by Lynn Aufdenkamp, top right.

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Figure 4 West elevation, view east, 1936; postcard



Figure 5 West elevation, view north, 1937; Los Angeles Public Library (LAPL) Photo Collection



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Figure 6 West elevation, view east, 1938; LAPL Photo Collection, Herman J Schulthels



Figure 7 West elevation, view north, 1938; LAPL Photo Collection, Herman J Schulthels



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Figure 10 Edgar Payne mural during 1976 remodel; courtesy Jane Janz



Figure 11 Removal of rectangular mural during 1976 remodel; courtesy Jane Janz



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Figure 12 West elevation, view north, 1983; American Classic Images



Figure 13 West elevation, view northeast, 1983; American Classic Images



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Figure 14 Lobby, 2020, before 2022 rehabilitation, view southeast; Chattel



Figure 15 Lobby, 2020, before 2022 rehabilitation, view northwest; Chattel



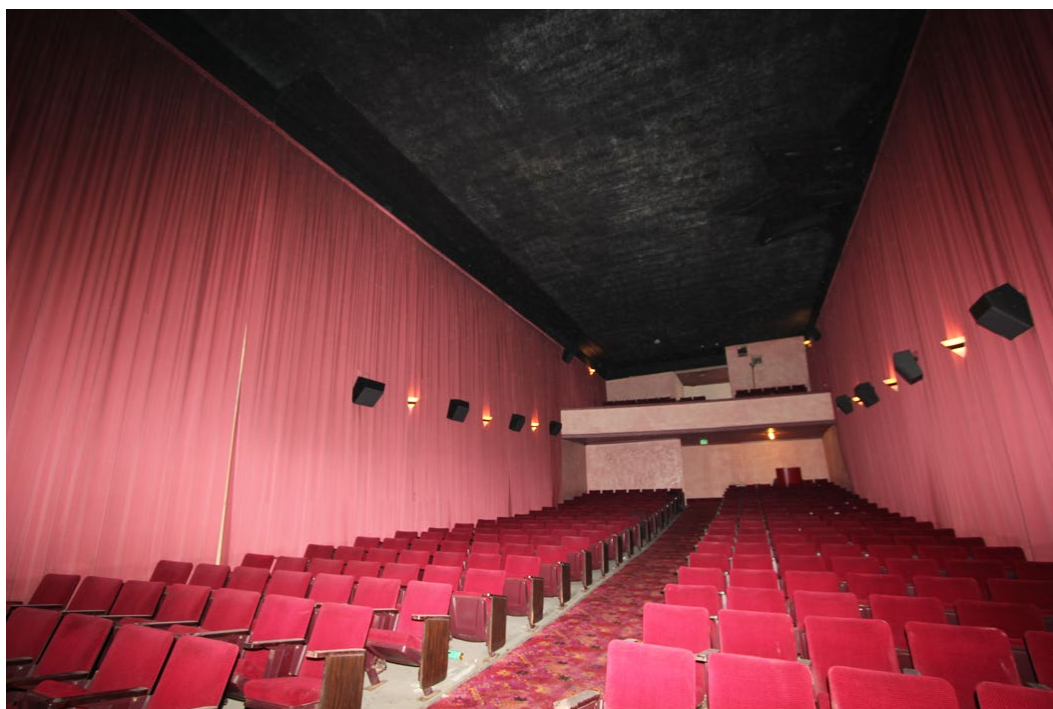
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Figure 16 Bisected auditorium, 2020, before 2022 rehabilitation, view northeast; Chattel



Figure 17 Bisected auditorium, 2020, before 2022 rehabilitation, view southwest; Chattel



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Figure 18 Bisected eight-pointed star light fixture, 2020, before rehabilitation, view southwest; Chattel

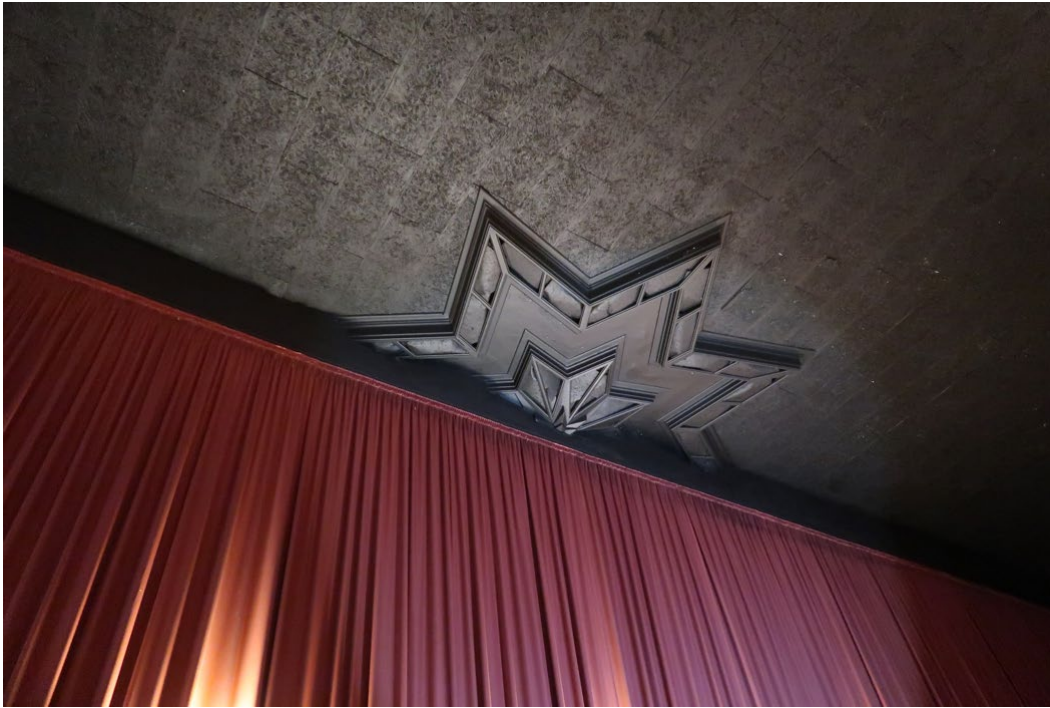
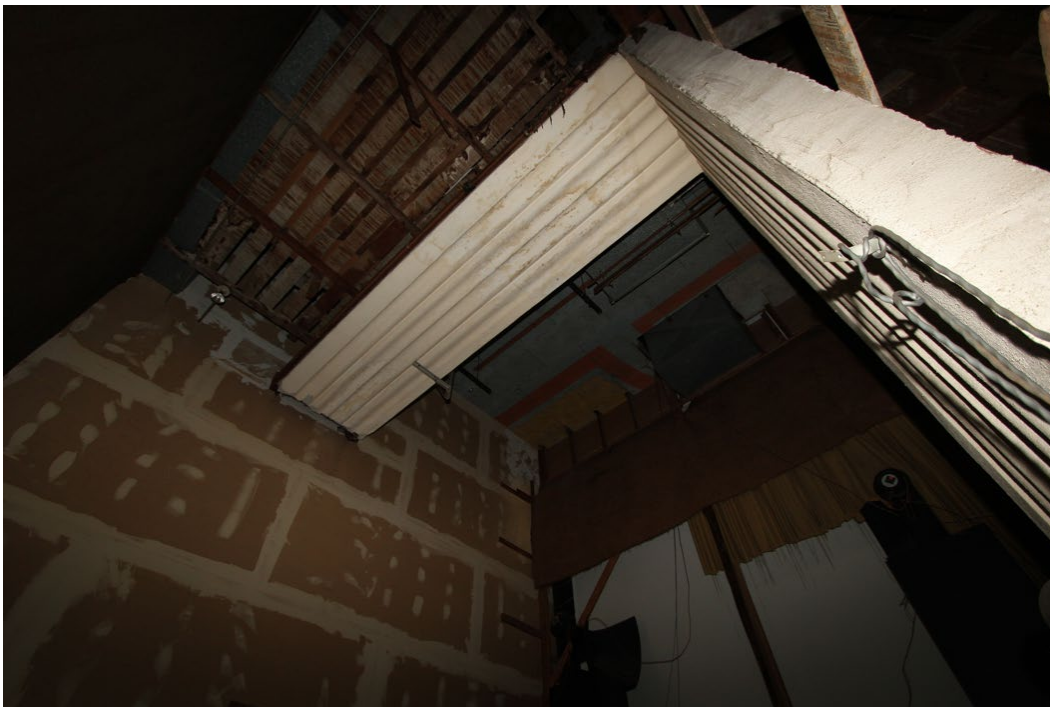


Figure 19 Bisected proscenium arch, 2020, before rehabilitation, view southwest; Chattel



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Figure 20 Bisected balcony, 2020, before rehabilitation, view north; Chattel



Figure 21 Projection booth, 2020, before rehabilitation, view southeast; Chattel



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Photo 1 West elevation, view north



Photo 2 West elevation, detail of tower and marquee, view north



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Photo 3 West elevation, detail of storefront at north retail space, view northeast



Photo 4 West elevation, detail of window at south retail space, view north



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Photo 5 Courtyard and entrance to theater, view north



Photo 6 North wall at courtyard, view northwest



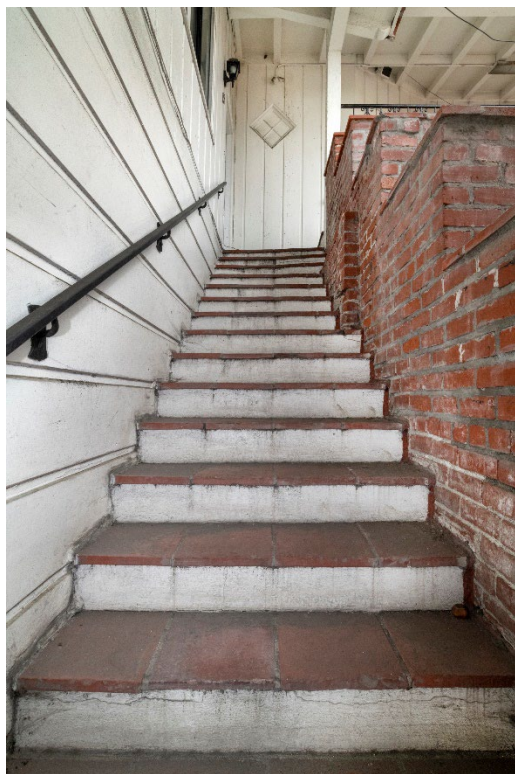
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Photo 7 South wall at courtyard with storefront at south retail space, view southeast



Photo 8 Stairs to second-floor courtyard balcony, view northeast



New Lynn Theater
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Photo 9 Second floor courtyard balcony, view southeast



Photo 10 Second-floor courtyard balcony, view northwest



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Photo 11 Detail of yellow-colored ceramic tile pyramid at roof, view south



Photo 12 Rear east elevation, view southwest



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Photo 13 Lobby under rehabilitation looking towards auditorium, view northeast



Photo 14 Lobby under rehabilitation, view east



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Photo 15 Lobby from auditorium, view southwest



Photo 16 Auditorium under rehabilitation, work under second-floor balcony, view west



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Photo 17 Auditorium under rehabilitation, plaster molding at north wall and proscenium arch at stage visible, view north



Photo 18 Auditorium under rehabilitation, view southwest



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Photo 19 Auditorium under rehabilitation, detail of plaster molding at south wall, view southwest



Photo 20 Auditorium under rehabilitation, detail of plaster molding at north wall, view northwest



New Lynn Theater
Name of Property

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Photo 21 Auditorium under rehabilitation, stage with proscenium arch, view northeast



Photo 22 Auditorium under rehabilitation, detail of painted wave motif at stage, view east



New Lynn Theater
Name of Property

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Photo 23 Auditorium under rehabilitation, detail of split in proscenium arch from former added demising wall, view south



Photo 24 Auditorium under rehabilitation from second-floor balcony, eight-pointed star light fixture at ceiling visible, view north



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Photo 25 Second-floor balcony under rehabilitation, view southeast



Photo 26 Detail of eight-pointed star light fixture at auditorium ceiling, view northeast



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Photo 27 Former projection room, view south



Photo 28 Former projection room, view west



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Photo 29 South retail space under rehabilitation, view southwest



Photo 30 North retail space under rehabilitation, view southwest

