



offered the opportunity to rent, he grabbed it. He says, "I was working on a painting until late and returned the next morning to look at it. I walked down the stairs again and bumped into a writer. I told him that I was sorry, that I must have been dreaming. He looked at me and said, 'Aren't you lucky!'"

Michael Blankfort, a renowned writer on Jewish subjects, is one of the building's longest residing tenants. He's been writing books there in his little room since 1961. Sitting at his desk, surrounded by piles of papers and magazines, with racks of pipes and an ancient Royal typewriter in front of him, he enthuses "It's convenient and I love the building. My windows haven't been cleaned in three or four years. That lamp went out in 1965. But they come to vacuum the carpet and take out the trash. It's a great neighborhood and I love to walk at lunchtime."

Art Secunda, noted for his graphics work, has been in and out of the building for twenty-five years. His son was born the first day he moved into his studio. "I work until late in the morning, blast my music and it's great here," he laughs.

Harvey Lembeck, who played Eric Von Zipper in the *Beach Party* pictures with Frankie Avalon and Annette Funicello, has an office in the building. He runs the only professional comedy workshop in the world not, incidentally, located in the Writers and Artists Building. "I do with comedy what Strasbourg does with drama," he claims. Why does he keep an office there? "It's convenient, inexpensive and safe. We can work late, the building is always open. We have the best landlord in California, and it's a very prestigious building. Many of us here are honored by being in *Who's Who in America*."

Screenwriter/director Billy Wilder, Fenenboch's newest tenant, is more enthusiastic about the building than anyone else. In one breath he blurts, "It's a place for contemplation. I love old buildings. It's a few minutes from where I live; it's near The Bistro and a good cigar store. I feel like I'm in the middle of Rome, Berlin or Paris. If I'm lonely I walk the streets. And by God, people are walking, strolling along. It's in the immediate reach of three great book stores. It's small, comfortable. I'm sure glad I got it, and I love it!"

Fenenboch grimaces as his taxes continue to jump, \$9,600 last year to \$27,300 this year. "This is the Golden Triangle. It's not just me, everybody is affected," he says. But he plans to raise each tenant's rent in the near future by only five or ten dollars. He wants them to stay where they are, and he knows they are happy there.