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Dear Volunteer,

Thank you for taking part in the L.A. Conservancy’s Walking Tour Program. The following script is to be used on the Historic Downtown tour.

➡️ Each stop includes a cover page with basic information (dates, architects/designers, style, designation) followed by the script.

➡️ Tour navigation is written in green. These instructions are for the docent and are not meant to be said aloud.

➡️ Facilitation directives are highlighted and italicized. These are also meant for the docent and not said aloud.

Have fun!
Historic Downtown Overview

Stops
1. Pershing Square**
2. Title Guarantee Lofts
3. Millennium Biltmore Hotel
4. City National Bank
5. PacMutual **
6. CalEdison
7. Central Los Angeles Library**
8. Bunker Hill Steps
9. U.S. Bank Tower
10. Wells Fargo Center
11. Angels Flight
12. Grand Central Market**
13. Million Dollar Theatre
14. Bradbury Building
15. Biddy Mason Park

**bathroom available

Theme
The history of downtown Los Angeles’ evolution as seen through its built environment

Duration
2 hours
Script
**Pershing Square**

| Year/s       | Established 1849  
|             | Redesigns in 1886, 1911, 1951, 1994 |
| Architect/s | Fred Eaton (1886)  
|             | John Parkinson (1911)  
|             | Stiles O. Clements (1951)  
|             | Ricardo Legorreta (1994)  
| Architecture Style | European; Modern; Post Modern  

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**Topics**
- Changing Needs

**Exhibits**
- 1 & 2

**Duration**
- 15 minutes
Introduction

- Hello. My name is _______. I am a docent with the Los Angeles Conservancy.
- The L.A. Conservancy is a historic preservation non-profit that operates in Los Angeles County. We'll talk more about the Conservancy's role in historic preservation throughout the tour.
- **Is anyone here a member of the Los Angeles Conservancy?**
  - Wonderful! It is thanks to our members and supporters that we are able to offer tours and other educational programs, as well as advocate on behalf of the preservation of historic buildings and neighborhoods in L.A. County.
- Today we're going to explore the history of downtown L.A. as told through its built environment. We'll explore how downtown has been shaped by the people who designed, constructed, worked, shopped, and lived within it, and how those people have been shaped by the buildings around them, as well.
- We'll also be discussing the role that preserving buildings plays in preserving a cities' history, and the history of the people who live in it. As you take the tour today, I want you to think about how each of the sites we visit adds to the fabric of Los Angeles. **What story does each building have to tell? If the building didn't exist, would that story be lost?**
- Our tour will last about two hours, and will involve steps, ramps, and walking on uneven surfaces.
- There will be a restroom break about an hour into our tour at the Central Library.

Changing Needs

- We are currently standing in Pershing Square. Established in 1849, Pershing Square is the oldest park in downtown Los Angeles.
- Over the years, Pershing Square has had to change and adapt to meet the needs of changing populations in downtown.
- **Here’s a photo of what Pershing Square looked like in the 1940s.** [Photo 1: Pershing Square in the 1940s]
- Let’s compare this photo to what Pershing Square is today. Underneath us is a parking lot which was added in the 1950s. The park now includes a dog park and a children’s area. These changes to the park echo a change in the type of people who live and work in downtown.
- Just like this park, many building’s uses can change depending on who occupies them.
- But, before we go any further, let’s talk briefly about the history of this region.

L.A. History

- Long before this park existed, and long before Los Angeles was a city, this area was inhabited by the Tongva.
- The Tongva are Native Americans who lived in what is now present-day Los Angeles and Northern Orange Counties. They are believed to have arrived in this region over 3,500 years ago.
- Because the structures erected by these hunter-gatherers weren’t permanent, little remains of their original structures. [Photo 2: Tongva Structure]
- The lives of the Tongva drastically changed when Europeans began arriving in the 1540s and claimed this area for the Spanish crown.
Starting in 1769, the Spanish began to build the famous California missions. Many of them are still standing today. One of the main goals of the missions was to convert indigenous peoples, like the Tongva, to Catholicism and European culture.

In 1781, a group of 44 settlers left the San Gabriel Mission and traveled to an area along the Los Angeles River, not far from present-day Union Station. They named the new settlement El Pueblo de la Reyna de Los Angeles (The Town of the Queen of Angels). This is considered to be the founding of Los Angeles.

Los Angeles has always been a diverse city. Of the 44 original settlers, 26 had African ancestry and 16 were of Native American decent.

The original settlement was swept away by seasonal flooding from the L.A. River, and a more permanent settlement was created near what is now Olvera Street.

For almost a hundred years, Los Angeles remained a dusty, back-woods frontier town.

In 1876, L.A. became linked to the rest of United States by way of a rail spur north to San Francisco, the western terminus of the transcontinental railroad. With the arrival of the railroad, the city began to grow. All of the structures we will see today arrived after the railroad.

Comparing Architectural Styles

Position your group so they can see the Biltmore and Title Guarantee

**Millennium Biltmore Hotel**

Year: 1923/1987 (tower)
Architects: Schultze & Weaver
Style: Beaux Arts/Renaissance Revival
Materials: limestone and terracotta (ground); entrance flanked with columns and pilasters; brick
Use: Hotel
Los Angeles Historic-Cultural Monument #60

**Title Guarantee Lofts**

Year: 1930
Architect: Parkinson & Parkinson
Style: Art Deco
Materials: granite base and glazed terra-cotta
Use: Office Building (Original), Apartment Complex (Current)
Los Angeles Historic-Cultural Monument #278

**City National Bank Building**

Year: 1967
Architect: Dan Saxon Palmer
Style: Corporate Modern
Materials: White concrete, glass, and steel
Use: Office Building

We are going to be looking at many different buildings over the course of our tour. So, before we leave the park, let's cover a few of the architectural styles we will be seeing.

Architectural styles are a product of their time. Just as with styles of clothing, they clue us in to the culture, values, and aesthetics of the period they were built in. By looking at a building’s
details (or lack of details), you can often discern its age, its use, and the sensibilities of the people who created it.

- One reason we like to start our tours at Pershing Square is because we can see examples of the three main types of downtown L.A. architecture from it. They are Beaux Arts, Art Deco, and Modern.
- The three buildings we will use to illustrate these styles are the **Millennium Biltmore**, the **Title Guarantee**, and the **City National Bank** building. **Point out the three buildings**
- Can anyone take a guess, just by looking at these three buildings, which one is the oldest?
  - The Biltmore Hotel
  - The **Millennium Biltmore Hotel** was designed by architects Schultze and Weaver in 1923. It is done in a Beaux Arts, Renaissance Revival style. This style was very popular in the late 19th and early 20th Centuries.
  - Beaux Arts originated in France and takes a lot of inspiration from the renaissance and classical Greek and Roman architecture. Looking at the Biltmore you will notice the building is horizontally split into three sections. The bottom (base), the middle (shaft), and the top, also referred to as the attic or capital.
    - The basic design is modeled after renaissance columns, which were in turn inspired by ancient Rome.
  - I also want you to notice the columns along the bottom of the building and the arched windows along the top. These are all Italian inspired. We will see more of these influences when we visit the interior of the PacMutual.
  - Keep these details in mind as we turn our attention to the Title Guarantee.

**Shift your group so they are looking at the Title Guarantee**

- The **Title Guarantee** was designed by John Parkinson and his son, Donald, in 1930.
- The Parkinsons are famous for designing local buildings such as the Memorial Colosseum, L.A. City Hall, and Union Station.
- **What are the differences you see with this building compared to the Biltmore?**
- Art Deco is a style that rose to popularity in France following World War I.
- During this period (roughly 1925-1940), architects wanted to create buildings that were innovative and modern, and that reflected the new era’s admiration for the machine, and for the design qualities of machine-made objects (such as relative simplicity, symmetry, and unvaried repetition of design elements). Beaux Arts was beginning to be seen as old and out of date.
- Instead of taking inspiration from Grecian, Roman, or Italian Renaissance design, Art Deco buildings take their inspiration from Mayan, Ancient Egyptian, Asian, or Gothic styles, among others: styles that are not found in classical architecture.
- Another contrast is that instead of drawing the eye across, horizontally, Art Deco buildings are designed to bring the eye vertically upwards.
- Until 1957, Los Angeles had an ordinance that limited building heights to 150 feet. The Beaux Arts style favors a flat roof, which helped keep earlier buildings to 150 feet. However, the Art Deco style favors a spire, or tower. Art Deco buildings in Los Angeles were able to add towers or spires atop their buildings because the height ordinance pertained to leasable office space. The tower you see atop the Title Guarantee is empty, non-leasable space. You will see unoccupied towers like this on many Art Deco buildings in downtown.

**Turn the group to face the City National Bank Building**
City National Bank Building is an example of Corporate Modern architecture, the last style we’ll talk about today.

One of the main things to notice is the different use of materials found in Modern buildings. We have moved from terracotta and brick to steel, glass, and reinforced concrete. The materials and technology used to create these towers are what is on display with Modern style buildings.

This style of building became popular following World War II until roughly the late 70s.

Think back to our Beaux Arts style building, three parts stacked on top of each other. How does this Modern building differ from it?

- The main part of the structure is offset with the base. Buildings constructed of steel or reinforced concrete skeletons don’t need a strong, secure base – nor do they necessarily desire the appearance of one. With new materials and technological advances in building, there come new opportunities for experimentation.

Now that we are experts on the architecture of downtown Los Angeles, let’s head over to PacMutual and talk more about why these building are here, and the histories of the people that use and used them.

**Rules of the Road**

*Deliver this before you approach your first crosswalk*

- Before we leave the park there are a few safety rules to keep in mind.
  1. Stay together as a group.
  2. Only cross the street when we have the walk sign.
  3. We might encounter homeless people, or people asking for money. Don’t engage with them. Be polite, but we will not encourage interaction. If you feel uncomfortable, let me know.
  4. Should you need to leave the group, let me know.
  5. If you can’t hear me, move to a place where you can, or let me know to raise my voice.

*Cross from Pershing Square to the south side of 6th Street. Proceed to a sidewalk location approximately opposite the 6th Street entrance of the PacMutual Building*
Year/s:
Clock Building (6-story building, corner of 6th and Olive)
Original building: 1908, Parkinson & Bergstrom
North side addition: 1916, William J. Dodd
West side addition: 1929, Parkinson & Parkinson
Moderne alteration: 1936, Parkinson & Parkinson
Sentry Building (12-story building, facing 6th Street)
1921, Dodd and Richards
Garage (3-story building, on north side Sentry Building)
1926, Schultze & Weaver

Style:
Clock Building: Late Moderne (original Beaux Arts)
Sentry Building and Garage: Beaux Arts

Use:
Commercial office space with ground floor retail

Designation:
Los Angeles Historic-Cultural Monument #398
Architectural Styles

- We are now at the PacMutual.
- Does anyone know what style building this is? Is it multiple styles?
  - PacMutual is actually made up of three separate structures: the Clock Building to your right, the Sentry Building behind me, and the Garage, which you can't see because it is behind the Sentry Building.
  - The Sentry Building, which is the largest of the three, is in the Beaux Arts style. Notice the three horizontal sections, and the columns in the façade. These are tell-tale signs of Beaux Arts.
  - The Clock Building was built in 1906. Interestingly, it can also be considered the newest part of the building, as it underwent a remodel in 1936 that gave it the Moderne (a subset of Art Deco) façade it has now. [Photo 3: Clock Building before 1936 update] Point out the backside of the Clock Building, which still presents its original Beaux Arts façade.
  - Los Angeles was becoming a much busier place and the owners of the building wanted to include ground floor retail space. This was not a consideration when the building was built in 1906.
  - The new façade also made the building appear more modern.

Growth of Los Angeles

- This is the first commercial structure near Pershing Square, and it is a great representation of how Los Angeles was growing in the early 1900s.
- Following the San Francisco earthquake of 1906, Pacific Mutual Life Insurance Company moved its headquarters to Los Angeles.
- They built the Clock Building to house their offices. But they weren’t alone in recognizing opportunities in Los Angeles.
- Los Angeles began to be billed as the place to be: it had all around good weather, unoccupied farming land, and beautiful coasts. This image that Los Angeles and Southern California created for itself was very enticing to people living in the rest of the United States, where they had to deal with either cramped city conditions, or cold and snowy weather.
- Thousands upon thousands of people began moving to Los Angeles. It was because of all this population growth that Pacific Mutual built the additions to the Clock Building.
- The “Sentry” Building was completed in 1921. The majority of the buildings on this block were built around then, as well. Imagine the amount of construction happening at that time, similar to what is happening in different parts of downtown today. [Photo 4: Pacific Mutual Buildings over time]

Point out the sculpture above the 6th Street entrance

- The cartouche above the entrance features Greco-Roman figures on either side of a redwood tree – the symbol of the Pacific Mutual Life Insurance Company. Joseph Mora designed this sculpture; you’ll see more of his work at the end of the tour at the Million Dollar Theatre.
- The red wood tree represents strength, longevity, and permanence-- all ideals that an insurance company would like to associate themselves with.
- We will see more examples of architectural symbolism on other buildings we visit.
Let’s head on over to the corner and make our way inside the building.

[Cross the street at 6th and Grand and enter the building through the Grand Avenue entrance]

PacMutual Interior

Historic Preservation
- We are now in the main lobby, which is part of the Sentry Building, designed by architects Dodd and Richards.
- PacMutual is a wonderful example of how an older building can be preserved and remain useful.
- Instead of being torn down, it remains standing and functional, and the value of it as an office building is increased by the desire of its clients to work in a beautiful building, as well as by its popularity as a film location!
- The bronze elevator doors, directory frame, mailbox, and other trim and fixtures are original. You may have noticed the Italian marble that surrounds us. This marble gave rise to the claim at the time of its construction that PacMutual contained more marble than any other office building in the country.
- Nearly a century after its construction, this building is still used as an office building.
- Most of the buildings we will see today are still being used for the exact purpose they were built for. But some are being used for entirely new purposes. Adaptive Reuse is the term for when buildings get used in ways they weren’t intended to be. Examples of this can be seen all over downtown. Chief among them are the one-time office buildings that now serve as apartments.

Changing Needs
- Position your group to look down the arcade
- While most of the architectural fixtures of these building are original, the type of occupants within them has changed.
- This main arcade, with its barrel-shaped coffered ceiling and Cordova tile, is original, and it is still lined with shops. But they are no longer the shoeshine stalls, newspaper stands, and barbershops that would have catered to the building’s original occupants – most of whom were male.

LEED Certification
- In 2014, PacMutual was awarded a platinum LEED certification. LEED stands for Leadership in Energy and Environmental Design, and is a points-based system devised by the United States Green Building Council.
- This means that the building meets the highest standards of energy efficiency for an existing building and has a limited negative impact on the environment.
- PacMutual is the oldest building in Southern California with this designation.
- People often believe that in order for a building to be energy efficient it needs to be new, and built with the latest technology. This just isn’t true. Buildings like this one can be updated to reach modern standards. Think about the amount of energy, emissions and waste that is produced by demolishing an old building and then constructing a new one. Often times the energy used to create a new structure—even a green one—is so immense that it can take decades for that building to save any energy at all. Often, the greenest building is the one that already exists.
- We are now going to exit the way we came in and head up Grand Avenue to the next building on our tour, the CalEdison.
[Exit via the Grand Avenue exit and walk up Grand Avenue towards Fifth Street. At Fifth Street, opposite the CalEdison Building, line up your group so they are standing with their backs to the library wall, and facing the CalEdison Building across the street]
<table>
<thead>
<tr>
<th><strong>CalEdison</strong></th>
<th><strong>523 West 6th Street</strong></th>
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<tbody>
<tr>
<td><strong>Year/s:</strong></td>
<td>1931</td>
</tr>
<tr>
<td><strong>Architect/s:</strong></td>
<td>Alison &amp; Alison</td>
</tr>
<tr>
<td><strong>Architectural Style:</strong></td>
<td>Art Deco</td>
</tr>
<tr>
<td><strong>Use:</strong></td>
<td>Office Building, Ground Floor Retail</td>
</tr>
<tr>
<td><strong>Designation:</strong></td>
<td>Los Angeles Historical Cultural Landmark #347</td>
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**Duration**
10 minutes
Historic Downtown Walking Tour

CalEdison Exterior

Architectural Styles
- We are now at the CalEdison.
- **Does this remind anyone of a building we saw earlier on the tour?**
  - This is an Art Deco building, similar to the Title Guarantee. Notice the setbacks and the tower.
- As we walk up to the building, be sure to keep your eyes open for the geometric ornamentation, such as sunbursts, zigzags, or chevrons, all of which are very popular design flourishes on Art Deco buildings.

Growth of Los Angeles
- As Los Angeles began to grow as a city, architects, developers, and building owners wanted to show that Los Angeles was forward-thinking; the “City of the Future.”
- One way to do that was to use the newest architectural styles and technologies.
- You are looking at one of the first all-electric, air-conditioned buildings erected in the western U.S.
- This building is a love letter to electricity, and in particular, to the building’s original owners, Southern California Edison.
  - Look at the central bas-relief created by Merrell Gage. **Do you see the Greco-Roman figure holding what appears to be a torch?**
  - It is actually not a torch, but a lightbulb. This indicated what the building was used for, and advertised that this was a modern building selling a product for the 20th century.
  - Keep this type of symbolism in mind as we enter the building.

[Bring your group across the street and pause within the octagonal entryway]
- This statue is *L.A. Family Baroque* by Bill Barrett. It was placed here as part of the City’s Percent for Art Program.
- The program requires that development projects valued at $500,000 or more pay a fee equal to one percent of the project’s cost. This fee goes toward funding public art projects.
- As we enter the building, I want you to note how the atmosphere changes.

[Enter the building]

CalEdison Interior
- **What did you notice when you walked into this building?**
  - The building is much quieter than outside. And in the summer, it would be much cooler than outside, as well. Imagine coming in from the summer heat before air-conditioning was common, and feeling the cold air and seeing all this around you. Imagine the impact that would make.
  - The windows are stained glass, and there is an altar-like mural at the far end of the column-lined lobby.
- This building is very extravagant, with a high level of craftsmanship.
- **Any guesses on how many types of marble are in this lobby?**
- There are some 22 types of marble! Look down at the floor. **[Point out the marble book-matched effect]** This effect is called book-matched marble, and is done by carefully cutting one
piece of marble in half. When the two pieces are separated you get mirror images on both sides of the marble.

- Think about the people who created these details.
  - While architects are the ones who design a building, hundreds of skilled workers and artisans (steel workers, marble and stone cutters, muralists, terra-cotta artisans, brick and stone layers, metal workers, etc.) are needed to create these types of features.
  - These are the people who built Los Angeles. And they didn’t just construct the buildings we see today; they and their families lived, shopped, played and ate here, thereby creating communities that imprinted themselves upon the city and impacted it culturally, as well as physically. We’ll see that when we get to Grand Central Market, later on our tour.

[Start moving towards the far end of the lobby]

**Historic Preservation**

- As with the PacMutual Building, the CalEdison was built as an office building and still functions as one.
- Just like in the PacMutual, this building’s décor and furnishings have changed to fit modern tastes.
- We do not spend too much time in this building, but if you are interested in learning more about the details of this building’s style, they are presented in more depth on the Conservancy’s Art Deco tour.
- [Use the hole in the marble at the end of the hall to point out the thickness of the marble]
  One fun thing here is that you can see how thick the marble is. Feel free to touch it.
- We are now going to make our way to the Central Library.

[Exit from the West Vestibule to Fifth Street]

[You may want to point out several of the historic images on the walls as you exit]

[Cross Fifth Street at the mid-street cross walk and turn right. Walk to Flower, turn left, and walk to the bottom of the steps leading up to the Flower Street entrance]
Central Library

630 West 5th Street

Year/s:
1926
1993 (Tom Bradley Wing)

Architect/s:
Bertram Goodhue and Carleton Winslow, 1926
Hardy Holzman Pfeiffer, 1993

Architectural Style:
Moderne

Use:
Library, Community Gathering Space

Designation:
Los Angeles Historic Cultural Monument #46

<table>
<thead>
<tr>
<th>Topics</th>
<th>Duration</th>
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<tr>
<td>Additions to Historic Buildings</td>
<td>20 minutes</td>
</tr>
</tbody>
</table>
Central Library Exterior
Growth of Los Angeles

- As L.A.’s population started to boom, the city wanted and needed larger and more impressive civic structures.
- Previously, the city’s library had been housed above a saloon. Then it took over a floor in the old City Hall, and then occupied space within a department store. By the 1920s, it was clear that if the city wanted to tout its pre-eminence in the west, it needed a proper library.
- In 1922, the City called for proposals for a new library.
- After a lot of debate and numerous redesigns, architect Bertram G. Goodhue was chosen to design the library.
- Goodhue was a controversial choice for two reasons. For one thing, the mayor preferred to hire a local architect, and Goodhue was from Connecticut. Secondly, his design was the most expensive of the proposals submitted. Nonetheless, he was selected, and the Los Angeles Central Library was completed in 1926.
- Interestingly, the same reasons which necessitated the building of a library also directed the need for a new City Hall, which followed just two years later.

Architectural Styles

- The building is designed in an early Art Deco/Moderne style.
- The ornamentation and statues all reinforce the theme of the “Light of Learning.”
- King Tutankhamun’s tomb was discovered by Howard Carter in 1922, and within a few years its contents captured the world’s imagination.
- This may have influenced Goodhue’s design; we know that the original design had a rounded dome instead of the pyramid.
- The pyramid is topped by a sculpture of a hand-held torch, symbolizing the light of knowledge. The current torch is a replica of the original, which is on display inside the building.
- The figures above the door represent the great thinkers from the east and the west. Written on the tablets are names such as Buddha, Aristotle, and Kant.

Maguire Gardens

- The park we are currently in is called Maguire Gardens. It was designed by landscape architect Lawrence Halprin. He commissioned artist Jud Fine, who designed “Spine” the series of fountains you see before you. They are modeled after Goodhue’s original design for the park.
- The name Spine can be interpreted numerous ways.
  - The three separate pools represent the spine in a body, with the library being the brain—the source of thought, knowledge, and memory.
  - The title also refers to the spine of a book, with the stairs representing pages.
- Each step represents different forms of written language. The languages are arranged in chronological order from oldest to newest. [The categories are; Archaic, Emergence of Writing, Growth of Print and Graphic Reproduction, and Post-Literate]
- Can anyone guess why the bottom step is blank?
  - We don’t know what came before written language. The same blank step is mirrored at the top because we don’t know what type of new languages will be created.
As we go inside take a look at the steps. Are there any languages or phrases you recognize?

[Enter the Library though the Flower Street entrance and proceed up the small staircase to the right]

[Stop to note the original “Light of Learning” torch within the niche near the top of the stairs. Give people time to touch the torch. Make sure your group does not block the stairs]

[Proceed into the Rotunda]

Central Library Interior

Historic Preservation
- The interior of the library’s layout was influenced by a design proposed by City Librarian Everett Perry. This rotunda acted as the heart of the library. It housed the checkout desks and card catalogues. When it was built, each of the individual reading rooms branched out from this point.
- These large murals near the ceiling were created by Dean Cornwell, and they depict a romanticized version of California history. Specifically: the Era of Discovery (north wall), the Mission-Building Era (east), Americanization of California (south), and the Founding of Los Angeles (west).
- The fact that we are standing in this building is a great win for historic preservation.
- Believe it or not, this building was under serious threat of demolition. In 1978 the Los Angeles Conservancy was formed to help save this building.
- In the mid-1980s, the Central Library embarked upon a major renovation, directed by the Community Redevelopment Agency (CRA). The library was to double in size, but Goodhue’s original building was to remain as the “front door” to the library.
- The project included the rehabilitation of the existing main library building, the construction of a new multi-level east wing, a new landscaped garden built upon a below-grade parking structure and new landscaping, courtyards, and other street improvements surrounding the library.
- This rehabilitation and creation of the new Tom Bradley Wing shows that buildings such as this can be updated and expanded to fit modern needs.
- A new building is not always the answer to problems such as lack of space. If everyone gets a say in what they want and what they need, positive results such as this can happen, benefiting everyone.

Changing Needs
- Over the years, libraries have become more than places to check out books. As we leave, you’ll see signs for the immense number of social services the library offers for the residents of L.A. County.
- If you would like to learn more in depth information about this building, the Library conducts their own free tours.
- We are going to exit the library and take a look at the exterior of the new wing.
- There is also a restroom stop if anyone is in need.
Historic Downtown Walking Tour

[Exit from the Rotunda via the north steps (flanked by the bronze sphinxes by the library’s commissioned sculpture, Lee Lawrie). Be sure to not block the steps]

[On arrival at the first floor near the Fifth Street entrance, offer your group a 5-minute restroom break. A water fountain is nearby, as well. This is ABOUT the mid-point of the tour, so check your time and adjust your pace]

[Cross Fifth Street to the Bunker Hill Steps]

[Position your group so they are looking at the library. You may choose to proceed up to the first level of the steps]

Central Library Exterior: North Side

Modern Additions to Historic Buildings

- Can anyone here tell which portion of the library is the Tom Bradley Wing?
  - The green section to your left is the addition.
- A lot of care was taken to make sure the new addition would complement the Goodhue building and not overshadow it. In particular, the pyramid was kept as the tallest point of the library.
- The Tom Bradley Wing, while not attempting to copy the exact style of the original library, works off of design elements from the 1926 building. The section of the addition that is directly attached to the original library is very similar in color scheme, and the windows are placed similarly. This makes the buildings read as one structure, not two.
- This approach follows nationally recognized standards for historic preservation, which require that additions to historic structures should complement existing buildings while still being identifiable as additions.
- According to the Secretary of the Interior Standards, additions to historically significant buildings need to do three things.
  - Preserve the historic character of the property
  - Preserve its significant historic materials and features while creating a visual distinction between old and new
  - New construction should be done in a way that should it later be removed, it will not impair the essential form of the original building
- I am now going to turn you all around and we will take a look at the Bunker Hill Steps.
Bunker Hill Steps

Fifth Street, Grand and Flower

**Year/s:**
1990

**Architect:**
Lawrence Halprin

**Architectural Style:**
Post Modern

**Use:**
Community Space, Walkway

**Topics**
Cultural Landscapes

**Duration**
10 minutes
Historic Preservation

- The Bunker Hill Steps were designed by landscape architect Lawrence Halprin, the same person who designed Maguire Gardens.
- The Bunker Hill Steps connect downtown’s historic core to the “new” financial district.
- Halprin was inspired by the Spanish Steps in Rome, Italy. They are supposed to promote the feel of a European plaza or street scene.
- These steps have seen considerable modification over time.
- The rocks in the center were originally large river rocks, intended to represent the rivers of California as they bring snowmelt down from the mountain. The white planters along the steps were also recently added.
- Cultural landscapes are particularly vulnerable to demolition or questionable re-design as they’re often contained within private property and not seen as having historic significance.
- Landscape architects, like Halprin, specifically choose everything about their sites, including what type of plants should go where. Even slight changes can alter the entire feel of the area.
- That’s why it is always important to be aware of what is happening in the places around you.
- Let’s move on to the top of the steps.

[Start moving your group to the top of the steps. Offer the escalators as an option]

Conservancy History

- While we were in the Central Library, I mentioned that the Los Angeles Conservancy was formed to help prevent its destruction.
- But I didn’t mention how, exactly, the library was saved, and that is one of the most interesting parts of the story.
- A very creative deal was made for the sale of the unused air-rights of the library. Under an agreement reached with the City, the Community Redevelopment Agency, the Library Commission, and developer Maguire Thomas Partners, Maguire purchased all the land around the library, but not the library itself, for $125 million—approximately 80% of the entire amount ($152 million) needed for the library’s new expansion. This allowed Maguire Thomas Partners to “move” all the empty space on the library’s lot to other properties, enabling the construction of two buildings to exceed normal height limits: the Library Tower, now known as the U.S. Bank Tower, and the Gas Company Tower.

Floor Area Ratios (FAR)

- How exactly did this work?
- Height limits in Los Angeles are based on Floor Area Ratio (FAR), which determines how tall a building can be based on how much of its available lot is used. For example, a building that uses its entire lot can be 13 stories tall. If it took up half the lot it could be 26 stories, and if it used a fourth it could be 52 stories tall.
It is all a matter of density. By taking up less lot space, a building can be taller and the area stays at the same density. This type of planning results in the open plazas we will see on Bunker Hill, which I’ll point out to you as we pass.

The Library can never be taller than it is now, because all of its potential height has been “moved” over to the Gas Company Tower and the U.S. Bank Tower.

Managing Change in Los Angeles

Preservation is about managing change, not preventing it. The L.A. Conservancy doesn’t exist to stop progress or new projects; rather, it exists to ensure that historic structures remain part of Los Angeles County’s future and that the community takes part in deciding which buildings are important to them. Our involvement helped save the Central Library, while at the same time the U.S. Bank Tower was allowed to be built. This is the type of change that can happen when everyone gets a voice.

I want everyone to keep an eye out on how space is used here compared to in the historic core.

[Walk up Hope Street and cross through Wells Fargo Center. Cross Grand Avenue]

[With the group safely across Grand Avenue, ask them to look north and pick out Disney Hall, The Broad, and the Museum of Contemporary Art]
# Bunker Hill

**Year/s:** 1867-Present

**Architectural Style:** Modern, Late Modern, Post Modern, Victorian

**Use:** Neighborhood, Financial District

## Topics
- Urban Renewal
- Community Displacement

## Duration
15 minutes

## Exhibits
5 & 6
Position your groups so they can see Wells Fargo Center

The History of Bunker Hill

- This area was once home to some of the more affluent residents of Los Angeles. Most of the homes were typically of the Victorian style – very fashionable for the time. [Photo 5: Bunker Hill 1900]
  - If you are a fan of Victorian or Queen Ann style, consider taking one of our monthly Angelino Heights tours.
- As wealthier residents of Los Angeles began to move to other suburbs, many of the large homes were sub-divided into apartment buildings.
- The area became home to a large number of different communities, including African Americans, and Filipinos, who began moving to Los Angeles in the early 1900s.

Urban Renewal in the 1950s and 1960s

- In the 1950s and 1960s, Los Angeles, along with other cities around the country, started vast urban renewal projects often involving massive demolition. [Photo 6: Bunker Hill under renewal]
  - These projects were seen by many cities as a way to remove “blighted” areas, and to lure people back from the suburbs.
  - These projects often resulted in the displacement of many low income communities.
  - Another example of this kind of urban renewal in Los Angeles was the demolition of homes in Chavez Ravine, where Dodger Stadium was eventually built.
  - In the case of Bunker Hill, urban renewal resulted in the demolition or removal of all the Victorian structures in this area, and the displacement of the neighborhood’s residents.
  - The hill was lowered by about 30 feet, flattening it and making it more attractive to developers.
  - The Music Center arrived in the mid-60s, followed by a new financial district.
  - Many corporations, such as Bank of America and Wells Fargo, moved their offices from the old part of downtown, mostly from Spring Street, (once known as the “Wall Street of the West”) to Bunker Hill.
  - Incidentally, the abandonment of these older office buildings helped preserve the structures in the old financial district. Instead of demolishing their office buildings to create new ones, businesses simply left and moved up the hill.

Floor Area Ratio (FAR)

- Earlier we spoke about how FAR works. Now that we are further up Bunker Hill, you can see the impact it has had on the area.
  - All of the open plazas are a result of FAR. In order for these buildings to be so tall they are required to have these open plazas.
  - This is one of the reasons L.A. does not have the tightly packed skyscrapers that you see in New York or Chicago.
  - We are about to see the last remaining structure from the original Bunker Hill. We will also be in a nice location to compare the old downtown with the new.
**Angels Flight**

**Year/s:**
1901

**Architect:**
Col. J.W. Eddy (designer)

**Architectural Style:**
Beaux Arts

**Use:**
Funicular Railway

**Designation:**
National Registry of Historic Places, 2000
Los Angeles Historic-Cultural Monument #4

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**Topics**
Historic Preservation

**Duration**
15 minutes
[Cross through the elevated area of California Plaza (favor the north side) and circle around to Angels Flight on the east side of the plaza]

Compare “Old Downtown” With “New Downtown”
- We are now at Angels Flight, the only structure that survived the redevelopment of Bunker Hill.
- Before we take a trip down to the historic core, I want everyone to look down the hill and quickly compare these two neighborhoods.
- **What differences do you see?**
  - Buildings are mostly older in the historic core. They are shorter due to the 150-ft height limit and they are tightly packed.
  - One of the biggest differences, and one that is harder to notice from up here, is what the buildings below us are being used for.
    - In 1999, an Adaptive Reuse Ordinance was passed allowing many of the old office buildings to be converted into lofts and apartments.
    - People used to work there, but now thousands live there.
    - Now look behind you at the skyscrapers. People used to live in the Victorian homes and apartments atop Bunker Hill. Those were razed, but now, thousands work in these office buildings.
    - Years ago, many Angelinos who lived on Bunker Hill took Angels Flight down the hill to their offices on Broadway, Spring, and Main Streets. Now that trend has reversed, with many Angelinos who live in the converted lofts on Broadway, Spring, and Main Streets taking Angels Flight up to their offices.

Percent for Art
- Looking to the south, the mural on the side of Metro 417 is another example of art created through the Percent for Art program.

Angels Flight
- Angels Flight was built in 1901 as an easy way for residents of Bunker Hill to commute down the hill to work, or to go shopping.
- When Bunker Hill was being redeveloped, the Community Redevelopment Agency packed up and stored most of the rail, the cars, and the ticket booth with the intention that Angels Flight would be quickly reinstated.
- “Quickly” turned out to be about 27 years.
- The original cars were open-air; today’s date back to 1905 and they are named Sinai and Olivet. The cars have a Twitter account. If you are interested in finding out what they are up to, be sure to follow them.
- Angels Flight is a funicular, meaning that Sinai and Olivet are connected by a cable. As one goes down, the other comes up. Both cars also share the same track.
- The cost of Angels Flight is normally $1, but that cost is included in your tour.
- Let’s board the train and take a trip down to Grand Central Market, like the residents of Bunker Hill would have done a hundred years ago!
- Be sure to watch your step as you board the train.

[Should anyone not want to take the funicular, direct them to the stairs (south) that lead down to Hill Street. Fill out the Angels Flight form and hand it to the ticket taker. The docent should board first]
[Board Angels Flight]
Grand Central Market

317 South Broadway

**Year/s:**
Homer Laughlin Building (Broadway) 1897
Laughlin Annex/Lyon Building (Hill St.) 1905

**Architect/s:**
John Parkinson (Homer Laughlin Building)
Harrison Albright (Laughlin Annex/Lyon Building)

**Architecture Style:**
Beaux Arts

**Use:**
Market, Public Gathering Space

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**Topics**
Change in Community

**Duration**
10 minutes
[Exit Angels Flight and bring your group to the left]

[Position your group so they are facing the market]

**Historic Preservation**
- Behind me is Grand Central Market.
- Grand Central Market is over 100 years old and consists of two connecting buildings: the Homer Laughlin Building on Broadway and the Laughlin Annex on Hill St.
- Formerly a department store, portions of the building were erected in 1897, with another phase added in 1905. The market has occupied the space since 1917.
- This is another example of how historic buildings are still being used in Los Angeles today.

**Changing Needs**
- Has anyone ever eaten here before? What did you eat?
- The market was once full of produce vendors – much like what we would think of as a farmer’s market today.
- There are still some stalls selling produce, but the demographics of downtown Los Angeles have changed, so the businesses and restaurants that occupy this space have changed, too.
- As we walk through the market keep an eye on what types of restaurants and stalls you see….. or smell!
- Grand Central Market is a very busy place and we need to try our best to stay together. I will hold up my binder to make myself easier to see. We are going to walk through the market, to Broadway, and will meet near the pig bicycle stand on the sidewalk in front of a restaurant called Egg Slut.

[Cross the street and bring your group through the market. Stop at the bicycle stand on the other entrance (Broadway). Once everyone is there move your group to the Million Dollar Theatre marquee]

- Looks like everyone made it through.
- **What types of restaurants did you see?**
  - Ramen, breweries, Chinese food, burgers…
- **Are these the types of restaurants that would have been here 100 years ago? 50 years ago? 10 years ago?**
- Broadway was heavily dominated by businesses serving a Latinx clientele for many decades. During that period the market was more heavily geared towards Mexican and Latin American cuisine. Now that’s changing.
- As more and more people start to move into the newly created lofts in downtown, they are looking for places that fit their tastes. Because of this we are seeing artisanal coffee shops and vegan restaurants that probably wouldn’t have been here in the past.
- Now let’s take a look at one of the oldest and most famous buildings in downtown Los Angeles.
  [Position your group so they can see the exterior of the Bradbury Building behind you]
### Bradbury Building

304 South Broadway

<table>
<thead>
<tr>
<th>Year/s</th>
<th>1893</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect/s</td>
<td>Sumner Hunt and George Wyman</td>
</tr>
<tr>
<td>Architecture Style</td>
<td>Romanesque, Late Victorian-Interior</td>
</tr>
<tr>
<td>Use:</td>
<td>Commercial office space with ground floor retail</td>
</tr>
<tr>
<td>Designation:</td>
<td>National Register of Historic Places, Los Angeles Historical-Cultural Monument #6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Duration</th>
</tr>
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<tbody>
<tr>
<td>5 minutes Exterior</td>
</tr>
<tr>
<td>5 minutes Interior</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Exhibit</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
</tr>
</tbody>
</table>
Bradbury Building Exterior
  - Built in 1893, The Bradbury is the oldest commercial building still used in downtown Los Angeles.
  - Remember, the transcontinental railroad didn’t connect to L.A. until 1885. Just a few years later this impressive office building was being built.
  - The five-story building is an example of Romanesque Revival style.
  - Do you notice any similarities to Beaux Arts?
    - It has a horizontal structure, with decorative columns and a flat roof.
    - Note the rounded Romanesque arches over the entryways, as well as the windows of the top story.
  - What I want you to most pay attention to is the subtle use of color. The exterior is clad in reddish sandstone and dark brown brick. You will see some similarities when we go inside.
  - Let’s cross the street now. We have one more building to discuss before we go into the Bradbury.

[Cross the street and have the group turn and face the Million Dollar Theatre]
Million Dollar Theatre

Year/s:
1917

Architect/s:
Albert C. Martin (Building)
William Lee Woollett (Theatre)

Architecture Style
Beaux Arts with Churrigueresque Detail

Use:
Residential, Retail, Office Space, Theatre

Designation:
Included in the National Register Broadway Theatre and Commercial District

Topics
- Changing Demographics
- Broadway Historic District

Duration
5 minutes
Architectural Styles
  o Can anyone tell me what architectural style this building is?
    ▪ Again we have a Beaux Arts structure, but with very different ornamentation.
    ▪ Rather than Greco-Roman decoration, sculpture on the Million Dollar draws from Spanish architecture in a style called Churriguersque (chur-ri-gur-es-kay).
    ▪ This style was popularized when it was used for the buildings in the 1915-16 Panama-California Exposition at Balboa Park in San Diego. The main architect was Bertram Goodhue, our old friend from the Central Library.
  o The statues above the archway are meant to represent the personification of the arts, including dance, music, theatre and writing. Notice the bison head sculptures, too.

Broadway Historic Theatre District
  o We are currently on Broadway, which between Third and Ninth Streets is the first and largest Historic Theatre District to be listed on the National Register of Historic Places.
  o By 1931, Broadway contained twelve major theatres with a combined audience capacity of 17,000.
  o This was one of the largest concentrations of movie palaces in the world at the time, comparable to the theatre district around Broadway and Times Square in New York City.

Changing Demographics
  o As the 1920s and 1930s progressed, theatres opened up along Hollywood Boulevard, then in the Mid-Wilshire area, then later in Pasadena, Beverly Hills, and Westwood. Eventually, they appeared in regional shopping centers that emerged in force after World War II.
  o As the demographics of this area changed, this particular theatre became very popular as a Spanish language theatre, and it stayed that way for many years.
  o Until the 1980s this was the go to place for Spanish Language Film premieres.
  o Each theatre has its own unique design, and many of them have been beautifully restored.
  o If you are interested in learning more about Broadway and visiting some of these movie palaces, we have a Broadway Theatre tour every Saturday.
  o The L.A. Conservancy also hosts a film series in historic movie palaces like this one every June. For more details, talk to me after the tour or visit our website for more information.
  o Let’s turn now and enter the Bradbury building.

[Enter the Bradbury, but linger first in the area just inside the door. Let everyone gather together and then quietly begin your delivery]

Bradbury Building Interior
History of the Bradbury
  o You are now standing within one of the most famous buildings in downtown Los Angeles.
  o The Bradbury Building is named for Lewis Bradbury, a businessman who made his fortune mining in Mexico.
  o He later came to California with his wife and children, and became a real estate developer, among other things.
  o He also had one of the city’s most extravagant Victorian mansions on Bunker Hill. [Photo 7: Bradbury Mansion]
  o The design of the Bradbury building was inspired by the 1887 novel Looking Backward, in which the author described what he thought the typical office building in the year 2000 would look like.
Even in the 1890s, Angelinos saw the potential of Los Angeles as a city of the future, and were constructing buildings to go with it.

The building in the book was described as having a vast hall of light, not just from the windows on the sides, but from its one hundred-foot glass dome. The walls and ceilings are described as being in mellow tints, which soften the light.

Keep that in mind as we move to the main lobby.

[Move your group into the main lobby. Position the group so they are facing the atrium. Be sure to not stand in the middle of the room]

Sights and Sounds

- Does everyone notice the similarities between the book description and what they see around them?
  - Being in this building is a multisensory experience.
  - Notice how the light from the ceiling passes through the transoms into offices.
    - If you look closely, you will also notice that the light passes through the landing on the stairs. It is even used to light the basement, which you can see through the glass on the floor.
    - Notice there are only a few colors, subtle shades of brown, cream, and black. Even the wood railings and window frames match the color of the tiles.

- Can anyone hear the street outside?
  - The lobby is very quiet. We are a world away from the noise outside.

- Feel the wall tiles. They are all the same material, but the lower ones have been glazed, while the upper tiles have a matte finish.

- What can you smell in here?
  - Subway - an original restaurant from 1893? Or maybe not.

- Lastely taste. Feel free to lick anything you like in the lobby!

Extravagance of the Building

- Bradbury spared no expense when he constructed this building. Much of the interior, including the staircases at each end, is covered with wrought iron railings made in France. The walls are a pale glazed brick. The stairs are imported Belgian marble and the floor is Mexican tile.
- Even the basement is paneled in rich wood.

Historic Preservation

- This is the oldest building we will visit on our tour today.
- It was built by Mr. Bradbury as an office building, and 125 years later it still functions as an office building.
- Imagine if this building was no longer here, and future generations were unable to see and experience what you just did.
- One of the Conservancy's goals is to help insure that buildings such as this one keep their historical integrity and are available for future generations to enjoy.
- We are now going to our last stop. While it might not be the most glamorous, it is one of the most important stops on the tour.
- As we leave, take a look at the plaque on the wall. You might notice a name that you recognize.
[Exit out the rear of the Bradbury into Biddy Mason Park. If this exit is closed then go out the front entrance of the Bradbury and make a left. Enter the park at the entrance along Broadway]
<table>
<thead>
<tr>
<th><strong>Biddy Mason Park</strong></th>
<th><strong>333 South Spring Street</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Year/s</strong></td>
<td>1990</td>
</tr>
</tbody>
</table>
| **Architect/s**     | Katherine Spitz & Pamela Burton  
                        Sheila Levant de Bretteville (Artists) |
| **Topics**          | Importance of Place       |
| **Duration**        | 10 minutes                |
Historic Downtown Walking Tour

Who Was Biddy Mason?

- We are now in Biddy Mason Park.
- Has anyone heard of Biddy Mason?
- Biddy Mason was born into slavery in Mississippi in 1818.
- She and her family were the property of Robert Smith. In 1846, Biddy and the rest of Robert Smith’s slaves walked from Mississippi to Utah, following behind the family’s wagon train. Smith moved again, from Utah to California, in 1851, again with Biddy and the other slaves in tow.
- Under the Compromise of 1850, any slaves brought to California could leave their masters. Biddy and her extended family sued Robert Smith for their freedom because he illegally kept them as slaves in California for five years. In 1856, a judge declared her and the others free.
- After gaining her freedom, Biddy took the last name Mason and moved to Los Angeles.
- Even though Biddy could not read or write, she spoke fluent Spanish in addition to English, possessed skills in medicine, and became a successful midwife. She took $250 from her earnings and purchased a one-acre site roughly where we are now. Throughout the years she purchased more property, and eventually became a fairly wealthy woman.
- Biddy was helping to grow this neighborhood before any of the buildings that we saw today existed.
- Before businessmen saw L.A.’s potential and began constructing office buildings and large markets, Biddy Mason was here helping her community.
- At her homestead she founded an orphanage and day care center for children left destitute by natural disasters.
- She even founded the first African Methodist Episcopal church in Los Angeles.
- None of these buildings still exist.

[Point out the timeline on the wall]

- This timeline is a representation of Biddy’s life and was built in remembrance of all she accomplished.

The Importance of Place

- Preserving historic structures is important because they provide physical connections to the past.
- This park is a lovely, abstract representation of Biddy’s life, but it cannot replace the importance of preserving a home, or a community structure.
- Think back to all the physical and tangible places we visited today. We rode Angels Flight, we smelled the food at Grand Central Market, and we felt the walls in the Bradbury Building.
- Those types of connections make these places more real. They help bridge our lives today with the people’s from the past.
- Imagine if Biddy Mason’s home did exist, and what the experience of seeing it, touching it, and being in it might be like. Imagine how much more visible her accomplishments would be, and how much better known her story.
That is why the Conservancy works so hard to preserve buildings: they give us a sense of place. We want to make sure that everyone has a say in what buildings are important to their community, no matter how unassuming or simple.

Conclusion

- Los Angeles is a diverse city with many architectural and cultural resources.
- We hope that on this tour you learned more about the importance of place and historic preservation in Los Angeles.
- The Los Angeles Conservancy holds many events throughout the year, and we would love to see you again.
- You can also support us by becoming a member. Your tour brochure has our website and other contact information.
- Please let me know if you need any directions back to Pershing Square.
- Thank you all for coming.

[Make sure that everyone knows their way back to Pershing Square. You might want to escort them all through the park and back out to Broadway, pointing out the GCM. As with all tours, we suggest you learn about the nearby restaurants, as tour goers will often ask you where to eat]