



Photo by Mike Hume

## Last Remaining Seats: A Triumphant Return to L.A.'s Historic Theatres

By Carley Michelle Hildebrand

The lights of Los Angeles' most spectacular theatres burned bright this past June with the return of the L.A. Conservancy's beloved summer series: *Last Remaining Seats* (LRS). After a two-year hiatus due to the COVID-19 pandemic, the Conservancy was thrilled to be able to welcome classic movies back into historic theatres with a five-film lineup that took moviegoers to the historic Regency Village Theatre in Westwood, and the spectacular Orpheum and Los Angeles theatres on Broadway.

We were thrilled to see Angelenos respond in force to the return of LRS with over 5,000 attendees over the three weekend festival. Highlights included a near capacity screening of Alfred Hitchcock's *Notorious* at the Los Angeles Theatre, our first ever journey to the Westside with an opening night tribute to Sidney Poitier at the Regency Village Theatre, a charming Charlie Chaplin matinee at the Orpheum Theatre complete with live music on the Mighty Wurlitzer organ (and our very own Chaplin impersonator) and a colorful vintage fashion contest before our 35mm screening of *The Women* at the Los Angeles.

But of course, the real stars of the show are our volunteers and staff who work tirelessly to bring this tradition to Los Angeles—a tradition now 35 years old.

It all began in 1987 when a passionate group of volunteers for the Los Angeles Conservancy—then not even ten years old—banded together to bring urgently needed attention to the historic theatres on Broadway in downtown L.A., which

## Celebrate Summer with L.A. History

Happy summer to all of our members! We hope everyone is enjoying a safe season of fun in the California sun with friends and family. Why not consider adding some historic L.A. stops to your summer itinerary? From Griffith Park to Venice, take advantage of the Conservancy's self-guided tours and be a tourist in your own backyard. Full info at:

[laconservancy.org/self-guided-tours](https://laconservancy.org/self-guided-tours)

### GRIFFITH PARK'S 125TH ANNIVERSARY!

Explore the nooks and crannies of Griffith Park (at your own pace) and learn about its past, present, and future.

### ROLLING THROUGH THE '70s

Buckle up! You're in the driver's seat on this far out, self-guided driving tour through '70s Los Angeles.

### PAUL REVERE WAS HERE

Visit sites associated with legendary architect Paul R. Williams and hear commentaries of SoCal NOMA members discussing their favorite Williams sites.

### VENICE ECLECTIC

Visit innovative modern structures by architectural greats Frank Gehry, Frederick Fisher, Steven Ehrlich, Frank Israel, and many others.

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The Los Angeles Conservancy is a nonprofit membership organization that works through education and advocacy to recognize, preserve, and revitalize the historic architectural and cultural resources of Los Angeles County.



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Major funding for the Los Angeles Conservancy's programs is provided by the LaFetra Foundation and the Kenneth T. and Eileen L. Norris Foundation.

## New Tours Added!

For more information and to register for our events, visit: [laconservancy.org/events](http://laconservancy.org/events).

**July 15th, 22nd, 29th  
August 5th and 12th**

### MODERN BY MOONLIGHT

It's back! This nighttime twist on the Modern Skyline walking tour, "Modern by Moonlight" explores the skyscrapers and plazas of Bunker Hill in the soft glow of twilight. Cost: \$10 members/\$15 general. Reservations required.

**First Saturdays  
of the month**

### ANGELINO HEIGHTS WALKING TOUR

Explore the incredible architecture and history of this charming Victorian neighborhood east of Echo Park. Guests will view one private home interior, subject to availability. Cost: \$10 members/\$15 general. Reservations required.

**July 27th  
August 10th**

### CITY HALL: A VIRTUAL TOUR

Join us for a virtual exploration of one of the most iconic buildings in Los Angeles and discover the history of this stunning example of Art Deco civic architecture. Cost: \$8 members/\$12 general.

## Board and Staff Update



L.A. Conservancy president and CEO, Linda Dishman (center) with incoming Conservancy board chair Joy Forbes and outgoing chair Mike Deasy.

July marks the beginning of the Conservancy's new board term! We are pleased to welcome our new and continuing board members and thank them for their leadership. Board terms are three years. **Jingbo Lou, Steven McCall, Ray Rindone, and Michiko Shepherd** were all elected for their second term. **Joy Forbes** was elected the new chair of the board. **Sara Atsbaha, Jason Cave, Adam Daneshgar, Christine Kim, Nina Majoub, Milan Ratkovich and Janet Watt** were elected to their first terms:

- **Sara Atsbaha** is an Associate with Sheppard Mullin's Real Estate, Land Use and Environmental Practice Group.
- **Jason Cave** is the Director of Preconstruction at Del Amo Construction.
- **Adam Daneshgar** is the President of Langdon Street Capital.
- **Christine Kim** is a partner in the real estate group at Seyfarth Shaw LLP.
- **Nina Majoub** leads the Holmes Los Angeles office.
- **Milan Ratkovich** is the Executive Vice President of The Ratkovich Company (TRC)
- **Janet Watt** is the founder of Little Owl School and Renew Landscape Management

We also said goodbye to six board members: most recent former chair **Mike Deasy**, who served on the board for eight years; **David Cocke, Diane Keaton** and **Eric Needleman**, who all served two full terms; and **Galina Krivitsky** and **Kevin Lane** are leaving after one term. All contributed in a variety of ways that significantly helped the Conservancy and we thank them for their service.

And finally, the Conservancy is happy to welcome a new Operations Assistant! **Leana Scott** brings with her experience from an architectural design studio as well as volunteer work at CicLAvia.



## Virtual Summer Camp 2022 Is Coming



In Los Angeles, every street has a story. This summer, kids can discover the many amazing stories hiding in plain sight with the return of the L.A. Conservancy's virtual summer camp activities!

If you're new to the Conservancy's summer camp, it's a free program that our education team created in 2020 as a way to connect kids with L.A. history during the pandemic. So far, we've taken kids (virtually) into eight unique L.A. neighborhoods: introducing them to community members and encouraging their creativ-

ity with curated exercises and activities.

We're excited to bring summer camp back for its third year! Starting the week of July 11th, we'll share free, online educational resources that entertain and inspire curiosity about the places and people that make L.A. one of the most diverse cities in the world.

From the oldest house in the city of Compton to the bustling streets of Westwood Village, we'll explore places that help tell the fuller story of our shared history with craft projects, games, puzzles, and even a very special storytime read aloud.

For full details and regular updates on this year's programming, be sure to sign up for new email updates on our website at: [bit.ly/LACSummerCamp2022](https://bit.ly/LACSummerCamp2022).

You can also browse through our previous summer camp content by checking out the Conservancy's YouTube channel: [youtube.com/laconservancy](https://youtube.com/laconservancy).

## Thank You, Conservancy Volunteers



Volunteers Liz Highstrete, Traci Lew, and Helen Ramirez. Photo by Sana Ahmed/L.A. Conservancy.

On April 23rd, 2022, our active volunteers, many of whom are Walking Tour Docents, were honored for their service in the past year (2021-2022) at the Conservancy's annual Volunteer Recognition Event! Volunteer opportunities were limited in 2021, but many events—both virtual and in-person—were made possible by our continuous volunteer support.

The event took place at the Peace Awareness Labyrinth and Gardens in Historic West Adams. Approximately 40 volunteers were in attendance with the Conservancy's president and CEO, Linda Dishman, and then chair of the board Mike Deasy, presenting the awards. These awards recognized milestone achievements and special recognition for volunteers who supported Conservancy initiatives across the board: education, advocacy, development, and communications. In addition to the awards, volunteers were treated to a docent-led tour of the historic villa. Thank you to all of our volunteers for your hard work and support!

## Preservation Month Contest Winners!

May was Historic Preservation Month and the L.A. Conservancy celebrated with a social media challenge. We asked our Instagram audience to post their favorite historic places in Los Angeles for a chance to win a free annual membership to the Conservancy and received a number of fantastic entries: from legacy businesses to John Lautner. We're happy to share with you our three winning entries:



April Clemmer (@AprilsHollywood)



Janet Gray (@HousesofHollywood)



Janey Ellis (@Atomic\_Redhead)





Photo by Lindsay Mulcahy

## Telling the Fuller Story: The Ozawa and Joyce Boarding Houses

By Lindsay Mulcahy

At the turn of the twentieth century, first generation Japanese immigrants, or Issei, flocked to Los Angeles. During the day, single immigrant men harvested crops, tended to gardens, and worked in hospitality. At night, they would return to Japanese-owned rooming houses.

In East Hollywood, proprietors Tsyua and Sukesaka Ozawa offered fellow immigrants a safe place to rest along with daily meals and help finding jobs. While there were once eighty boarding houses across the city, only five still stand today. The Ozawa boarding house is the only one that continues its legacy providing housing and community to Japanese Americans.

On June 10th, the L.A. City Council voted to honor the history of the Japanese American community and protect its future by designating the Ozawa and Joyce Boarding Houses as Historic-Cultural Monuments (HCMs).

The boarding house dates back to 1924 when Tsyua and Sukesaka converted their home into a boarding house to serve the

growing Japanese population in a nascent enclave in East Hollywood known as Madison/J Flats.

Despite entrenched racism and xenophobia at the time, Japanese immigrants in East Hollywood built a community where they could find employment, educate their children, and worship together. For Susan Perez Ozawa, Tsyua's great-great granddaughter, the houses represent "a place of refuge, community, support and economic advancement for the Japanese American community" in East Hollywood.

This community fabric was violently severed at the onset of World War II when Japanese American residents were incarcerated at camps around the county. After the war, 564 N. Virgil Avenue became an anchor to reunite family members and help their community rebuild. And rebuild they did: three generations of Ozawas lived in 564 and next door 560 Virgil until they sold the properties in 1980.

The designation of these buildings adds to much-needed representation of Asian American history among HCMs neces-

sary to reckon with and celebrate Los Angeles' history. The landmarking of the boarding houses also helps to disrupt the cycles of displacement and erasure that persist today. Jimmy, who has lived in the Ozawa boarding house for 40 years, advocated for the building's designation "because for a long time it's been a place where we feel safe."

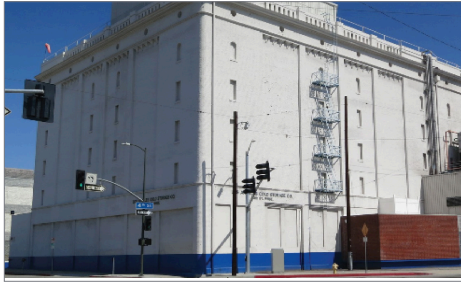
The nomination, spurred by Hollywood Heritage in 2021, was supported by a coalition of preservation and neighborhood groups including the L.A. Conservancy. The designation increases the representation of Asian Americans and Pacific Islanders (AAPI) history among HCMs. Thank you to everyone involved for helping protect this important piece of East Hollywood history.



Photos by Lindsay Mulcahy/L.A. Conservancy;  
Archival photo courtesy the Ozawa family



## Preservation Snapshots



### FOURTH AND CENTRAL

Did you know the Los Angeles Ice and Cold Storage building on 4th and Central in the Arts District has been chilled since 1905?

For the first time in its history the building is being thawed out for a potential adaptive reuse project that would redevelop and add new infill construction on three parcels which have historically served the company.

In May, the Conservancy submitted public comments advocating for adaptive reuse of this historic property as part of the project's Notice of Preparation (NOP) comment period. This is first step in the California Environmental Quality Act (CEQA) process for this proposed project.

For more information on CEQA and the proposed project, visit: [laconservancy.org/issues/fourth-central-project](https://laconservancy.org/issues/fourth-central-project).

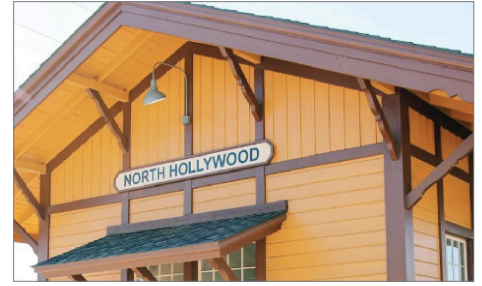


### DINAH'S RESTAURANT

At the Corner of Sepulveda and Centinela is Dinah's Family Restaurant, a beloved legacy business and west side institution since 1959.

In April, the City of L.A. released a Sustainable Communities Environmental Assessment (SCEA) report for the property's proposed redevelopment, which calls for the preservation of Dinah's while also adding new, surrounding infill construction. SCEAs are a streamlined environmental review process eligible to projects that do not have significant environmental impacts.

While details are still being worked through and it's a large development, we are heartened by this approach and encourage other proposed developments to take notice and reconsider alternatives that can retain and integrate historic places with new development.



### DISTRICT NOHO

District NoHo, Metro's latest plan to redevelop the NoHo transit station, is threatening the historic Lankershim Depot with relocation. The Depot dates from 1896 and from 1911 to 1952 it operated as a station for the Pacific Electric Red Car line. After sitting vacant for years, the historic building was eventually rehabilitated into a coffee shop and the adaptive reuse project won an L.A Conservancy Award in 2017.

Recently, the Conservancy once again raised concerns about significant impacts to the Depot that would erode the integrity of the building through its relocation. We strongly believe there's a win-win solution where Metro can modernize the station while retaining the building at its current location.

Learn more about this issue and read our comments: [laconservancy.org/issues/lankershim-depot](https://laconservancy.org/issues/lankershim-depot).



## SUCCESS FOR L.A.'S LEGACY BUSINESSES!

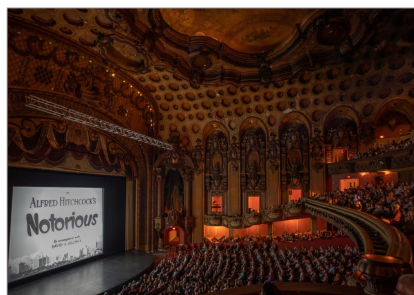
We are excited to share that on July 1st, the Los Angeles City Council approved the creation of a new legacy business program! This program will provide financial and technical assistance to eligible longtime businesses. We are grateful to Councilmember Curren Price, Jr.'s office for his leadership in introducing and pushing this forward, and the Economic and Workforce Development Department and Office of Historic Resources for helping shape much of this essential program.

The Conservancy has strongly advocated in support of a citywide legacy business program. As the program officially launches, we will share more details about how to get involved, and the process for accessing both funding and the technical assistance tools offered. Join our legacy business network to stay up to date: [bit.ly/LegacyBizNetwork](https://bit.ly/LegacyBizNetwork).

were then vulnerable to demolition. Out of necessity, inspiration was born and the Conservancy launched *Last Remaining Seats* as a way to get people back into Broadway's theatres to prove their viability as entertainment venues. Thirty-five years later, a lot has changed on Broadway. In addition to a burst of new housing options for Angelenos over the past several decades, Broadway's Orpheum was restored and re-opened in 2001, and the former United Artist Theatre now operates as the Theater at Ace Hotel which opened in 2014. The street has also seen some impressive adaptive reuse projects, such as Urban Outfitters moving into the Rialto Theatre in 2013 and the recent opening of the Apple Store in the Tower Theatre.

But of course, there's always more work to do. "We continue to do *Last Remaining Seats* because there are more theatres that need revitalization on Broadway," says the L.A. Conservancy's president and CEO Linda Dishman. "People who came to the series this year had a special treat of being able to visit the Apple Store in the newly restored Tower Theatre."

The Conservancy thanks each and every member who came out to *Last Remaining Seats* this year and hope to see all of you—and more—back again next year!



All photos by Mike Hume. Marquee for *BLADE RUNNER: THE FINAL CUT* at the Orpheum Theatre; Leonard Maltin interviewing Jennifer Grant for *NOTORIOUS* at the Los Angeles Theatre; Crowds watching Alfred Hitchcock's *NOTORIOUS* at the Los Angeles Theatre; the LRS Volunteer Committee on stage at the Orpheum Theatre; Chaplin impersonator Joanna Ramos at the Orpheum Theatre; Cast members from *BLADE RUNNER: THE FINAL CUT* at the Orpheum Theatre.

## Membership Matters: An Interview with Etan Rosenbloom



Etan Rosenbloom is a blogger on L.A. history, a lifelong Angeleno, and a new L.A. Conservancy member! We recently asked him to share his "L.A. story" with us and how the Conservancy's resources have enriched his life and work.

### What sparked your passion for L.A. history?

My family lived in Silver Lake in the early '80s, before it was hip, and we moved to Altadena when I was 4. I've also lived in Echo Park, Highland Park, and Valley Village. Whenever I moved to a new neighborhood, I would read a book or two about its local history.

### What led you to the L.A. Conservancy?

*Last Remaining Seats* was actually how I first heard of the Conservancy. A friend of mine invited me to an LRS screening of *Citizen Kane* at the Orpheum and being able to see it on the big screen was an absolute privilege. It felt natural to join an organization that educates people like me about L.A. history. It's important that Angelenos experience history as a living history. Buildings change over time, and old ones continue to be relevant to different communities in different ways.

### Do you have a favorite LRS experience?

I have to say that *Blade Runner* stands out. It's not just a classic sci-fi film, it's a classic *Los Angeles* sci-fi film! It was so fun to spot famous L.A. landmarks like Union Station, the Bradbury Building, and the Million Dollar Theatre in the film, especially at a time when I'm thinking a lot about how we use and reuse old buildings. And I was sitting at the Orpheum Theatre, just blocks away from all those spots! Unforgettable.

### How is the Conservancy a resource for your work?

My blog, "Etan Does L.A.," is my quixotic attempt to visit each of the L.A. landmarks on the National Register of Historic Places, so I do a lot of research. The Conservancy's backgrounders on historic sites and architects are consistently the most accurate and concise that I've found. They've helped deepen my understanding of the importance of the buildings I visit, and they ground each site in aesthetic and social contexts.



# APRIL 1 / JUNE 1

## MEMBERSHIP REPORT

The Conservancy acknowledges the generous contributions of our new and upgrading Supporting members, and the new and renewing members of our Sustaining, Benefactor, and Cornerstone groups.

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FARING

### Granite Cornerstone

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Shannon Hoff  
Stuart Weiss  
David Wilcox and  
Blair Chandler Wilcox



Con Howe, Kathryn Welch Howe, benefit co-chair  
Linda Bruckheimer, Jill Collins, and Mike Deasy.  
Photo by Vince Gonzales.

## Thanks for the Memories!

On June 26th, the L.A. Conservancy was delighted to welcome friends and guests to the former Bob and Dolores Hope estate in Toluca Lake for our 2022 benefit! It was a rare chance to step inside the storied five-acre estate where the Hope family lived for seven decades and guests were able to take a tour of the property, even getting a peek into Hope's room-sized joke vault. In addition to a healthy serving of Hollywood history from Conservancy docents, poolside cocktails and hors d'oeuvres were served overlooking the Hopes' lovely grounds followed by an exclusive dinner for benefit sponsors. The evening was also an opportunity to celebrate the importance of historic preservation since the fate of the estate was not always certain. Thank you to everyone who supported the Conservancy on this truly memorable evening! To help support the Conservancy, visit: [laconservancy.org/donate](https://laconservancy.org/donate).

## CONSERVANCY WALKING TOURS

Walking tours are back! \$10 for Conservancy members and children seventeen and under; \$15 for general public. Reservations required: [laconservancy.org/tours](http://laconservancy.org/tours).

### Art Deco:

Learn how Art Deco became a defining architectural style in the city. **Saturdays, 10:15 a.m.**

### Broadway Historic Theatre and Commercial District:

Explore L.A.'s magnificent movie palaces and learn about the Broadway's revitalization. **Saturdays, 10:00 a.m.**

### Historic Downtown:

Get a look at the iconic Bradbury building, step inside Grand Central Market, and more! **Saturdays, 10:00 a.m.**

### Union Station:

See the beautiful architecture of this iconic L.A. landmark up close and personal. **Saturdays, 11:00 a.m.**

### Past Meets Present:

Explore how the historic sites of Los Angeles' past are shaping its future. **Every Fourth Saturday, 10:30 a.m.**

### Modern Skyline:

Think skyscrapers aren't historic? See our iconic skyline in a whole new way. **Every Second Saturday at 10:30 a.m.**



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**Support Legacy Businesses!** Looking to get out and about this summer? Consider supporting a longtime, local business as you plan your next outdoor adventure. Do you have a favorite legacy business in your neighborhood? Share it with us on social using the hashtag **#ISupportLegacyBusinesses**.



Photo by Kate Andersen

### LAZAR'S LUGGAGE

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Sherman Oaks, CA 91403  
(877) 728-3660

Whether you're looking for luggage, backpacks, wallets, or a gift, Lazar's Luggage in Sherman Oaks has everything to meet your travel needs. Since 1962, this family business has been equipping adventurers, business travelers, and staycationers alike! [lazarsluggage.com](http://lazarsluggage.com)



Photo by Loryn Molina

### THE BIKE SHOP CALIFORNIA

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(310) 838-9644

Formerly Palms Cycle, this bike shop makes touring your city by bike a breeze. A popular shop for more than 80 years, it was known for its custom jobs for Hollywood productions. Under new management, it carries all styles of bikes. [palmscycleshop.com](http://palmscycleshop.com)



Photo via Building the Revolution

### ET SURFBOARDS

904 Aviation Boulevard  
Hermosa Beach, CA 90254  
(310) 379-7660

Before you hit the waves, gear up at this Hermosa Beach legacy business. A favorite with locals since 1972, ET Surf sells boards of all shapes and sizes, both new and used, and also boasts a large inventory of apparel, travel bags, and much more. [etsurf.com](http://etsurf.com)