



LOS ANGELES CONSERVANCY NEWS



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The 2024 Preservation Awards: Preserving the Past, Inspiring the Future

By Carley Michelle Hildebrand

Here in L.A., history can be hidden. Or, to be more precise, history can often hide in plain sight. The historic places that tell our stories as Angelenos aren't always conspicuous, whether they are a family-owned legacy business anchoring a community for generations, an entertainment venue or gathering place that has met the needs of its neighborhood for decades, or an architectural treasure defined by the stories of its past and present. Likewise, the work Angelenos do to preserve places and their stories often go unnoticed, including community advocates, preservationists, and the many tenacious and talented professionals who make it possible for historic places to turn a new chapter.

Since 1982, the Conservancy's Preservation Awards has celebrated the remarkable, inspiring, and sometimes downright impossible feats of historic preservation work across L.A. County. This year, we are honored to recognize *ten* winning projects! From affordable housing solutions to rehabilitating cultural centers to creating policy planning tools, the 2024 Preservation Award winners illustrate how historic places and spaces, in all their diversity, not only enrich communities today but also inspire the future.

We're excited to host the Preservation Awards show at the spectacular Netflix Egyptian Theatre in Hollywood on **Thursday, May 16, 2024** and we hope to see many of you there. (Visit laconservancy.org/awards for ticket information.) Award recipients are selected by an independent jury of leading experts in architecture, historic preservation, and community development. *We are grateful to the 2024 jury for their service!*

2024 Preservation Awards Jury

JURY CHAIR: Cindy Olnick (Associate Director, Heritage Conservation Programs, USC Preservation Communications Consultant) / **Kirsten Albrecht** (Co-Founder, We Are Historic L.A., L.A. Conservancy Community Leadership Boot Camp Graduate) / **Jim Coyle, AIA, NCARB** (IA Senior Project Manager, Tim Barber Architects) / **Sarah Lorenzen** (Principal, TOLO, Architecture Professor, Cal Poly Pomona) / **Christina Park** (City Planner, Office of Historic Resources, Los Angeles City Planning and APIAHiP Board Member.)

Read about this year's winning projects on page 6.

6 Ways to Support Preservation Month

This May, celebrate Preservation Month with the L.A. Conservancy and our top six list of ways to preserve L.A.'s heritage.

#1. Pat yourself on the back.

You're a member of the L.A. Conservancy, which means you're *doing* something to preserve historic places in Los Angeles.

#2. Share your passion for L.A. history with your friends, family, and colleagues!

For \$40, an L.A. Conservancy gift membership will grant them benefits including presales, discounts, and more: laconservancy.org/gift.

#3. Get your *Last Remaining Seats* tickets.

Few things are more magical than seeing classic films in L.A.'s spectacular movie palaces on Broadway. (More on page 3!)

#4. Support a legacy business.

Our longtime neighborhood anchors depend on your loyalty and patronage to keep their doors open. *Let's support them.*

#5. Donate to the Preservation Advocacy Fund.

Your gift—above and beyond your membership—helps strengthen the Conservancy's voice and influence as a preservation leader.

#6. Make the Conservancy Part of your Estate.

Name the L.A. Conservancy as a beneficiary in your will, life insurance, retirement account, or other asset, and you'll become a member of our exclusive Pillar Society! laconservancy.org/pillar.

Thank you for your support. Together, we're preserving L.A.'s rich cultural and architectural treasures into the future.

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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.

Hooray for "96 Years on the FOX Studio Lot"



Photo courtesy Ellen Bloom.

On Sunday, April 14, nearly 700 folks joined the Conservancy for our epic spring tour, "96 Years on the FOX Studio Lot."

It may have rained on our parade, but what a parade it was! This was a unique chance to step into Hollywood history while learning about the FOX Studio Lot's plans for the future. In addition to experiencing such magical places as the studio's historic scoring stage, writers' and artists' bungalows, and iconic murals, the day capped off with a ticketed event at the studio's New York Street.

The Conservancy has been working closely with FOX representatives on its long-term master plan. For decades, we have been dedicated to finding win-win solutions in Hollywood studios with the goal of ensuring economic viability for an ever-evolving industry. Changes continue to happen on the lot, but sensitive development and constructive partnerships can result in what the FOX Studio Lot is a shining example of: a productive studio committed to preserving its historic integrity.

Conservancy staff and volunteers were thrilled to be able to make such a magical experience a reality. *A special thanks to FOX FUTURE for being the Lead Sponsor of this tour.*

Celebrating our Volunteers at Pasadena's Historic Gamble House



Photo by Sarah Lann/L.A. Conservancy

April was National Volunteer Month and the Conservancy was delighted to celebrate our incredible volunteers at Pasadena's historic Gamble House. On Sunday, April 21st, volunteers met, mixed, and mingled on the grounds of one of the most iconic houses in California, which is famous for its breathtaking Craftsman style. Volunteers were recognized for outstanding service in 2023 and certificates of achievement were awarded to

our longterm volunteers, many of whom are also Conservancy members.

Whether it's helping execute events, leading walking tours, or helping out with administrative work at the Conservancy headquarters, our volunteers are the heart of this organization. Thank you for your time and passion!

The Professional Services Directory is Open for Business

The L.A. Conservancy's Professional Services Directory is a collection of local businesses and experts in historic preservation. This public resource helps expand the reach of historic preservation in Greater Los Angeles. If you're a professional in historic preservation or a related field, apply to add your listing to our directory. Listings start at \$120. More at: laconservancy.org/directory.

Tickets on Sale for *Last Remaining Seats*



L.A.'s beloved summer tradition is back! From June 1-15, we're headed back to Broadway for *Last Remaining Seats*, giving you the chance to step inside some of the world's most stunning movie palaces.

This year's all-star lineup includes Steve McQueen in **BULLITT** (1968), a spooky silent matinee with **THE CABINET OF DR. CALIGARI** (1920), a birthday tribute to Marilyn Monroe with **THE SEVEN YEAR ITCH** (1955), 30th anniversary screening of Allison Anders' **MI VIDA LOCA** (1994) and more!

We're also rolling out the red carpet with special guests, including film historians and authors **Leonard Maltin, Sloan De Forest, Elisa Jordan,** and **Jeremy Arnold,** as well as director **Allison Anders.** We'll have scavenger hunts, pre-show entertainment, vintage cars on parade, and photo-ops! \$20 members, \$25 general. laconservancy.org/lrs.

Saturday, June 1

2PM

THE CABINET OF DR. CALIGARI (1921)

Orpheum Theatre

Experience the first-ever "horror" film! This stunning silent shocker must be seen to be believed. With live musical accompaniment.



8PM

THE SEVEN YEAR ITCH (1955)

Orpheum Theatre

Our opening night film is a birthday tribute to the legendary Marilyn Monroe in one of her most iconic, delightful roles.



Saturday, June 8

2PM

BULLITT (1968)

Los Angeles Theatre

Steve McQueen plays an icy cool San Francisco cop with a sweet ride in this stylish and sexy neo-noir action flick.

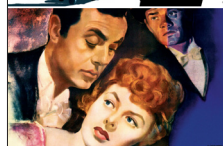


8PM

GASLIGHT (1944)

Los Angeles Theatre

Ingrid Bergman (in an Oscar-winning performance) stars in this shocking psychological thriller that coined the term "gaslighting."



Saturday, June 15

2PM

FROM RUSSIA WITH LOVE (1963)

Palace Theatre

Sean Connery stars as 007 in this exciting spy adventure that has him fighting the most feared crime ring on earth: SPECTRE.



8PM

MI VIDA LOCA (1994)

Palace Theatre

Don't miss this 30th anniversary screening of Allison Anders' powerful film about gang life and relationships in Echo Park.



Little Tokyo Named one of America's "Most Endangered Places."



Photo via Getty Images Signature

The National Trust for Historic Preservation has announced that the historic Little Tokyo district in downtown Los Angeles is on the list of "America's 11 Most Endangered Historic Places."

Established in 1884, Little Tokyo is one of just three remaining Japantowns in the country, and the community has faced numerous hardships over the decades. These include the forced incarceration of Japanese Americans during World War II, the ever-present threat of demolition, gentrification, and the staggering economic effects of the COVID-19 pandemic.

Little Tokyo holds a unique place within the Japanese American community and L.A.'s cultural heritage. It is a vibrant hub, home to hundreds of small businesses, including many legacy businesses, that contribute to its rich tapestry.

The National Trust's president and CEO, Carol Quillen, says, "We hope that by bringing attention to displacement and gentrification occurring in the neighborhood, Los Angeles's Little Tokyo can get the support and policy protections needed so that the community can thrive long into the future."

Follow us on social media ([@laconservancy](https://twitter.com/laconservancy)) as we discuss this and other vulnerable historic places in L.A. County.



Multi-family housing in the Carthay Neighborhoods Historic District. Photo: Adrian Scott Fine/L.A. Conservancy

How Executive Directive 1 (ED 1) Can Harm Historic Preservation Policy in Los Angeles

By Lindsay Mulcahy

Affordable housing and historic preservation often work together. We've all seen this through adaptive reuse projects, sensitive infill development, ADUs, and rehabilitations. L.A.'s older and historic neighborhoods provide the highest concentration and source of existing affordable housing through naturally occurring affordable housing (NOAH).

Within L.A.'s 35 Historic Preservation Overlay Zones (HPOZs), nearly 70% of all housing provides more than one housing unit, with 39% providing five or more apartments.¹

However, a well-intentioned policy from L.A. City Mayor Karen Bass' office could threaten these crucial pieces of pre-existing affordable housing.

Mayor Bass' Executive Directive 1 (ED 1) was established in late 2022 to streamline 100% affordable housing production throughout L.A. Now, it is in the process of being codified as the Affordable Housing Streamlining Ordinance.

Without some guardrails in place, however, this policy could irreparably damage L.A.'s older and historic neighborhoods. Notably, HPOZs and historic districts on the National Register and historic neighborhoods with high concentrations of existing multi-family

housing are at greater risk. ED 1 applies to all proposed shelter and 100% affordable housing projects in areas zoned for multi-family housing.

Affordable housing is defined as a five or more unit multi-family project with units accessible for residents making 80% of Area Median Income (AMI) or lower, or with 20% of units for residents at 120% AMI with an average of 80% AMI or lower.

ED 1 expedites projects through streamlining enhancements, shortened review periods at all stages of the City Planning project review process, and reduced filing fees. ED 1 projects don't require discretionary review, which means there is no public comment process.

This includes development in National Register Historic Districts and HPOZs. Currently, development for contributing, non-contributing buildings, and vacant lots in HPOZs require planning and design review to ensure new development is compatible with the historic neighborhood.

ED 1 and the Affordable Housing Streamlining Ordinance bypass this review for non-contributors and vacant lots. These policies are also being incorporated in the Citywide

Housing Incentive Program's Affordable Housing Overlay.

The Conservancy supports the creation of 100% affordable housing and streamlining, but ED 1, as currently envisioned, will displace existing residents of NOAH housing and adversely impact HPOZs and National Register historic districts.

Given nearly 40% of all housing in L.A.'s 35 HPOZs are multi-family apartments with five or more units, ED 1 puts apartments that are classified as non-contributing at risk of demolition for new housing. Further, this bypasses the design review process intended to keep HPOZ and National Register neighborhoods intact and hold together, in terms of overall physical compatibility.

There needs to be balance. Neighborhood and HPOZ advocates are asking that ED 1 policy guidance protect HPOZs and National Register historic districts—in their entirety—by not overriding existing, long-standing planning and design review tools.

Affordable housing and historic preservation are not mutually exclusive, and often are one in the same.

Los Angeles is a city of renters. Over 60% of Angelenos rent, and 58% live in housing built before 1960.² Older houses and apartment buildings, built smaller and more densely, are shining examples of naturally occurring or unsubsidized affordable housing.

Affordable housing can be added and existing NOAH maintained, yet without tools and guardrails for planning and preservation, ED 1 is missing an essential ingredient. Otherwise, neighborhoods and existing tenants will be impacted by demolition and out-of-scale, incompatible new development.

The Conservancy is committed to leading conversations about the role historic preservation plays in the affordable housing crisis. Keep up to date on the concerns with ED 1 and other issues that may threaten naturally occurring affordable housing, sign up for our Action Alert emails: bit.ly/ActionAlert_Subscribe

¹PlaceEconomics. "Historic Neighborhoods Provide Density." *Preservation Positive Los Angeles*, 2020, p. 15. ; ²PlaceEconomics. "L.A.'s Housing Crisis." *Preservation Positive Los Angeles*, 2020, p. 10.

Preservation Snapshots



Photo via Getty Images Signature

Google Arts & Culture and America's Chinatowns

The Conservancy recently became a Google Arts & Culture partner!

Google Cultural Institute, including Google Arts & Culture, is an initiative to put the treasures, stories, and knowledge of over 3,000 cultural institutions from 85 countries at your fingertips. Discover stories about cultural heritage ranging from Van Gogh's paintings, Puerto Rico's heritage, or the women's rights movement, to ancient Maya temples, Japanese food, and Indian railways.

The Conservancy is excited to use Google's free tools and technologies to share important stories about Los Angeles County's heritage. Google's Cultural Institute is a nonprofit platform and is intended to showcase Partner's cultural content on a non-commercial basis. Starting in May, we will launch stories about legacy businesses, historic housing, women's heritage, and the LGBTQ+ community. We'll also celebrate Los Angeles' Chinatown as part of a collaboration with the National Trust for Historic Preservation and their brand new Google Arts & Culture hub about America's Chinatowns. (The Trust's initiative is a nationwide effort to support and protect Chinatowns across the U.S.)

We look forward to using this new storytelling platform to introduce wider audiences to the vital role historic places have in L.A. County. To start enjoying this storytelling platform visit: artsandculture.google.com/partner/laconservancy: artsandculture.google.com/partner/laconservancy.



Rendering via Foster + Partners and Television City

Updates to the Television City Project Announced

Recently, developer Hackman Capital updated its application for its \$1.25 billion Television City (TVC) expansion plan.

As reported on by the Los Angeles Times, the TVC project—which has been a hot topic among preservationists and community advocacy groups since its announcement in 2020—has been significantly scaled back. This revised plan combines old and new space and retains a “suburban-style, low-density appearance.”

TVC is an icon of the Fairfax District, which, for more than six decades and counting, has been the portal for some of America's most beloved television shows, from *The Carol Burnett Show* to *The Price is Right*.

The historic studio's architectural significance and its unique place in television history motivated the L.A. Conservancy to nominate it as a Historic-Cultural Monument in 2018.

Subsequently, we have worked closely with Hackman on a number of significant refinements to strengthen preservation aspects. From the beginning, we have advocated to ensure that any proposed new development to the TVC landmark is compatible.

We support this project, and believe the latest proposal improves upon the previous plan, striking a good balance between preservation and the need to expand and reinvest in Television City for the future.



View of downtown L.A. Photo by Getty Images Signature

Office-to-Housing Bill Introduced

In 1999, the City of Los Angeles introduced an Adaptive Reuse Ordinance that became a national model for how to activate vacant historic buildings and create new housing Downtown.

With the ongoing affordable housing crisis in L.A. and statewide, adaptive reuse continues to be a focus, including ways to improve upon existing tools. As office-to-housing conversion becomes the focal point of discussions, and how to make these financially viable, the Conservancy has been working in collaboration with partners to introduce new legislation to help.

This includes Assembly Bill 1532 Office Conversion Projects, introduced by California State Assemblymember Matt Haney (D-San Francisco, 17th District). Among other things, including introducing a new financial incentive measure, this bill would make an office conversion project, as defined, that meets certain requirements a use by right in all areas regardless of zoning. For the past six+ months, the Conservancy has been working with Haney's office, the California Preservation Foundation, and YIMBY Action to see how we all might find common ground and introduce streamlining and incentive measures that both support housing production, adaptive reuse, and preservation. We strongly believe in the value of working collaboratively toward shared goals wherever possible. Please check out AB 1532 as things progress throughout the current California legislative session.

PRESERVATION AWARDS *continued from page 1*

CHAIR AWARD: Netflix Egyptian Theatre

The historic Egyptian Theatre opened in 1922, the brainchild of impresario Sid Grauman. The Egyptian was the first true “movie palace” in Hollywood, and it featured red-carpet processions, pre-show spectacles, and plenty of glitz and glamour. Although added to the National Register of Historic Places in 1985, the theatre suffered from deferred maintenance and substantial alterations over the decades. In 1998, the American Cinematheque completed an extensive rehabilitation and ensured its continued use. But operational challenges continued. In 2020, Netflix purchased the Egyptian and collaborated closely with the Cinematheque on a multi-million dollar renovation, bringing it back to its original 1920s splendor. Features hidden by previous alterations were restored, the courtyard was returned to its 1922 origination, and the theatre was upgraded to allow for nitrate projection as well as cutting-edge technology.



Photo courtesy Netflix

Alcoholism Center for Women. For fifty years, the Alcoholism Center for Women’s (ACW’s) identity and practice has been closely intertwined with its physical space. Founded as part of the gay liberation movement, the Tudor Revival-style buildings in Westlake provide all women a safe place for recovery. From cleaning to gardening, caring for the property has been part of programming since the ACW’s inception, and the domestic environment gives women a sense of safety and comfort that is not found in institutional settings. A 2014 rehabilitation of the property brought back to period-appropriate colors, and, starting in 2021, more work was completed to repaint the cement on both buildings to stabilize the brick facades.



Courtesy Lorette Holman

Bailey House (Case Study House #21). A part of the innovative Case Study House Program, the Bailey House, designed by Pierre Koenig, is a Mid-Century Modern residence and is a beautiful and rare example of steel-frame residential architecture. In 2023, a structural retrofit was undertaken to stabilize the building foundation and a comprehensive rehabilitation with restoration elements. Historical documentation, including Julius Shulman’s photographs and Koenig’s drawings, were referenced to maintain the architect’s vision while also improving living conditions for contemporary use.



Courtesy Chattel, Inc.

City of West Hollywood Historical Context Study. In December 2021, the City of West Hollywood asked City staff to prepare a historical context study that analyzed the city’s historical patterns involving discriminatory housing and land use policy practices. This project, a first-of-its-kind for West Hollywood, studied patterns that reinforced racial and class biases affecting people of color and the LGBTQ+ community. The document represents the city’s resolve to understand its history and patterns of discrimination as it strives to become an equitable place to live. It is also a tool that can help inspire future efforts in the City of West Hollywood.



Courtesy L.A. Public Library

Little Tokyo Small Biz Hype Squad. Downtown L.A.’s Little Tokyo is one of California’s three remaining Japantowns. And, like many communities of color, it was especially hard hit by the pandemic. Enter the Little Tokyo Service Center (LTSC) and its “Small Biz Hype Squad.” What started as an emergency response program to address the early challenges and needs during the height of the pandemic has since been adapted to meet the needs of the changing landscape that continues to impact small businesses. What began as a technical assistance program has evolved into a model for historic neighborhoods to support community cornerstones with people power!



Little Tokyo Service Center

Paramount Ballroom/Brooklyn Avenue Pizza Co. This elegant Renaissance Revival structure was built in 1924 and is a thriving example of L.A.’s layered history: a place where social justice, cultural influence, and the arts collide. In 2011, a thorough restoration and revival of the space as a cultural convergence point was started. The entire project was internally financed and faced challenges with certain elements that come with restoring any historic building. Overall restoration and reconstruction of certain elements of the project took three years. This current iteration of the Paramount is not the end-all-be-all but merely a page in the building’s larger story.



Courtesy Frank Acevedo

Rubel Castle Plan. The Rubel Castle Historic District (RCHD), tucked away in the foothills of the San Gabriel Valley, is planning for a future filled with possibility. Since the late 1960s, the Glendora community has watched this monumental piece of folk art evolve into a treasured expression of art and imagination that inspires people to follow their dreams. The community, led by the Glendora Historical Society, is ready to ensure that the Castle's cultural significance will be preserved. The goal of the Plan is to provide a foundation of documentation, assessment, and recommendations about how to preserve the Castle, contributing buildings, infrastructure, grounds, and more.



Photo by John Lesak

UCLA Faculty Building. The University of California Los Angeles (UCLA) Faculty Club, built in 1959, is a rare example of an institutional building in the Modern Ranch style and a beloved gathering place for UCLA faculty, staff, retirees, alumni, and the community. The threat of demolition in 2011 spurred opposition from UCLA faculty, neighbors, and the Conservancy. The decision was reversed and a \$10 million investment turned the Faculty Club into a newly relevant campus asset. Representing the triumph of community advocacy and collaboration, this project preserves a distinctive Modern Ranch-style institutional building for future generations.



Photo by Adrian Scott Fine

West L.A. Veterans Affairs Campus: Buildings 205 & 208. Since 1923, the expansive West L.A. Veterans Affairs campus has served U.S. veterans through medical and domiciliary care. However, over the decades, many of its buildings have fallen into disrepair due to neglect and underutilization. In 2016, the V.A. released a Master Plan to reshape its historic existing facilities and capital assets to create a thriving community for Veterans. In 2023, a crucial part of the plan was achieved: the restoration of Buildings 205 and 208! Combined, these buildings provide 120 units of permanent supportive housing for veterans. As a public-private partnership with the V.A., this project offers valuable lessons to expedite future affordable housing developments for veterans while embracing a historic district's legacy.



Via Fotoworks/Benny Chen

West L.A. Veterans Affairs Campus: Building 207. The Veterans Affairs Healthcare Center Master Plan to revitalize the West L.A. Veterans Affairs Campus also included the rehabilitation of Building 207. Originally built in 1940, it was mostly vacant for years. The preservation philosophy was to maintain most of the existing exterior facade and its orientation to the campus. Completed in 2023, this project created 59 residential units, with 13 reserved for formerly chronically homeless senior veterans. This restoration shows how architectural heritage can be leveraged to address contemporary social issues.



Courtesy Jim Simmons

MARCH 1 / APRIL 15 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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Laurie Schechter and Patrick Lyden

Melissa and Michael Trikalis

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Historic Downtown Weekend Tours are now Fueled by Don Francisco's Coffee!



The Conservancy is excited to welcome our new walking tour program sponsor, **Don Francisco's Coffee!**

This family-owned business has been growing coffee since the 19th century and roasting here in Los Angeles for more than five decades. To celebrate, all tourgoers of our historic downtown L.A. weekend tours will receive a Don Francisco's swag bag, while supplies last **through May 25th.**



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10:00 a.m.

HISTORIC
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Saturdays
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MODERN
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10:30 a.m.

PAST MEETS
PRESENT

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