



LOS ANGELES
CONSERVANCY

FALL · 2024

LANDMARK

LOS ANGELES CONSERVANCY MEMBERSHIP QUARTERLY



DEBUT
ISSUE

MESSAGE TO MEMBERS

Welcome to *LAndmark*, the Los Angeles Conservancy's new quarterly publication designed especially for you, our members! Inside, you'll learn about historic places throughout Los Angeles County, our preservation work, new initiatives, and even fellow members.

Since taking over as president and CEO in January, a primary goal has been to raise the Conservancy's visibility and to ensure our work is relevant and meeting the need. In doing this, we're navigating through a wide range of advocacy issues, from Marilyn Monroe's Residence to a threatened bungalow court to state housing legislation. We've also put on a sold-out tour at FOX Studio, celebrated the Preservation Awards at the Egyptian Theatre, and had another successful season of *Last Remaining Seats*. Now, we're laying the groundwork for new initiatives that demonstrate how preservation can help address housing, livability, and equity issues.

In this issue, you'll hear about our new "L.A. Women's Landmarks Project," launched in partnership with the National Trust for Historic Preservation, to increase the acknowledgement and recognition of women's contributions to historic places. This work will break down barriers and create a roadmap for gender equitable designation that can serve as a model across the U.S.

ON THE COVER

Leimert Park is known to many for its beautiful Spanish Colonial architecture, mature tree-lined streets, vibrant arts, annual jazz festival, and its proud role as the cultural center of L.A.'s Black community. But it's also home to something else: an impressive collection of multifamily housing and an army of residents, called Preserve Leimert Park, currently engaged in an effort and partnership with the Conservancy to list the neighborhood in the National Register of Historic Places. PICTURED: Leimert Park residents and advocates from L-R: Lena Hobson, L.A. Conservancy board member Diane Robertson, and Stephen Thomas. PHOTO CREDIT: Mike Hume.

And, recognizing that L.A.'s housing affordability crisis affects Angelenos daily, the Conservancy is determined to make preservation part of the solution to this vast and complicated problem. This fall, we are launching a new multi-year campaign for housing and preservation called HOME to demonstrate preservation's positive role and illustrate what is at stake. Through collaborations with others working to help address this problem, preservation can bring new ideas and strategies to help.

Our team may be small, but thanks to your membership and support, we are making strides in recognizing, preserving, and helping save historic places throughout Los Angeles County.

We hope you will be loyal *LAndmark* readers, find a shared sense of community here, and embrace your L.A. landmarks.

Until next time,

Adrian Scott Fine

ADRIAN SCOTT FINE, PRESIDENT AND CEO



Adrian Scott Fine with Conservancy board member Diane Robertson and Leimert Park advocate Stephen Thomas.



LOS ANGELES CONSERVANCY

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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Follow us @laconservancy on Facebook, Instagram, X, and YouTube.

Comments? Questions? Get in touch at: info@laconservancy.org



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SAVING TUNA STREET

THE FIGHT TO SAVE THE LAST REMNANT OF L.A.'S JAPANESE

AMERICAN community at Terminal Island in San Pedro is rooted in a long pattern and practice of demolition and loss. At stake are two humble buildings that impart an extraordinary chapter in L.A. County's layered, and complicated history. Now, descendants of this once-thriving village are pressing the Port of L.A. for their preservation and reuse.

Terminal Island dates to the late 19th century and helped put Los Angeles on the world map. From shipbuilding to mid-century tuna fishing industries, which catapulted charming "Charlie Tuna" into the American zeitgeist, the island also represents the brutal realities of the incarceration of Japanese Americans during World War II.

In its heyday, Terminal Island was home to a vibrant, close-knit community of some 3,000 Japanese and Japanese American residents where fishing, kendo schools, and mochi-making helped keep homeland traditions central to life. But following the attack on Pearl Harbor in 1941, Terminal Island families were given just 48 hours to leave and ultimately prepare for mass, forced incarceration at "internment" camps. What immediately followed was the razing of the residential village, leaving only a portion of the commercial businesses along Tuna Street. Today, all that remains are two buildings that once housed Japanese-owned-and-operated businesses. In 1971, the Terminal Islanders Club was formed for Japanese and Japanese Americans connected to the island and its former way of life. Club members are now asking the Port of L.A. for an alternative to demolition, and why saving the buildings are important to the Japanese American community.



Japanese American cannery employees on Terminal Island leaving work, circa 1940.

LOS ANGELES DAILY NEWS NEGATIVES, UCLA LIBRARY SPECIAL COLLECTIONS

The Conservancy, together with the National Trust for Historic Preservation, support the Terminal Islanders Club's efforts to preserve these last two historic buildings, and believe a compatible new use can be identified through further collaboration. *Help preserve what's left of Terminal Island's history and sign the Terminal Islander's Club petition today! Visit: bit.ly/SaveTerminalIsland*

"We firmly believe that history and family matters. Storytelling becomes more difficult when there isn't something physically there anymore. Our focus to protect and rehabilitate the two historic buildings is personal to many of us as descendants." — PAUL BOYEA, BOARD MEMBER OF THE TERMINAL ISLANDERS CLUB

LEGISLATION



HELP FOR OFFICE-TO-HOUSING CONVERSIONS

SINCE THE PASSAGE OF L.A.'S 1999 Adaptive Reuse Ordinance (ARO), more than 12,000 housing units have been added to downtown Los Angeles through the conversion of empty buildings. Now, an updated ARO is in the works and a new California assembly bill hopes to further incentivize the reuse of empty office buildings for much-needed housing.

Sponsored by the California Preservation Foundation (CPF) and developed through the collaboration with the Conservancy and some YIMBY ("Yes in my Backyard") advocates, Assembly Bill 3068 (AB 3068) was introduced by Assembly Member Matt Haney. The bill streamlines the approval process for projects that convert existing commercial buildings into housing and mixed-use spaces while providing safeguards to protect historic resources. It also eases technical and financial barriers for conversion projects.

We greatly thank CPF and Assembly Member Haney for their leadership and effort to craft a new tool to help reuse office buildings and create housing. As of publication, this bill has passed and is awaiting the governor's signature.



EVAN CURTIS CHARLES HALL, COURTESY THE HOUSE MUSEUM

ROWLAND MANSION

HISTORIC PLACES CAN BE BOTH CONTAINERS AND CANVASES FOR CREATIVE EXPRESSION.

The John Rowland Mansion, managed by the La Puente Valley Historical Society, confidently proves this, serving as a model for a fresh take on preservation: a confluence of art, history, and culture.

The mansion, built in 1855, is the oldest extant brick building in Southern California, predating California statehood and the Civil War. What does that mean for Angelenos in the year 2024? According to the Philadelphia-based non-profit House Museum, the answer is *plenty*. They recently created an installation specific to the John Rowland Mansion, bringing community members together to understand its history in the context of today's social and environmental climate.

At the grand re-opening, La Puente Valley Historical Society members welcomed neighbors to celebrate how historic places can continue to make new connections between our past, present, and future.

The Conservancy was glad to be involved in conversations with the House Museum and the La Puente Valley Historical Society and proudly supports their unique, forward-focused work.



MAPPING L.A.: EXECUTIVE DIRECTIVE 1

AS OF JULY 2024 and as a result of advocacy by United Neighbors and the Conservancy, the City of Los Angeles' Executive Directive 1 (ED 1)—which streamlines projects involving 100 percent affordable housing—provides new protections for Historic-Cultural Monuments, Historic Preservation Overlay Zones, and places listed in the National Register of Historic Places. It also provides more robust protections for affordable Rent Stabilized Ordinance units impacted by ED 1 projects.

Development projects that were approved *before* this revision may still significantly impact neighborhoods throughout the city. Since ED 1 was put into effect, projects proposing 23,000 units of housing were submitted for approval, with some 14,00 units approved to date.

The Conservancy is actively mapping ED 1 proposed projects, making it easier to track where projects are located and their status.

TO SEE IF YOUR NEIGHBORHOOD IS AFFECTED, VISIT [LACONSERVANCY.ORG/EDIMAP](https://laconservancy.org/edimap)

FUNDRAISING

HELP FUND L.A.'S PAST, PRESENT, AND FUTURE

THANKS TO THE SCHEETZ FAMILY, your gift to the Linda Dishman Legacy Fund (LDLF) now goes twice as far! Jill and Curtis Scheetz and their family are generously putting up a \$45,000 match to take the LDLF to the finish line by December 31. The donation is on behalf of their company, Total Environmental Management.

This substantial gift is half of what we need to reach our million-dollar goal by the end of 2024. **Help us finish this campaign so we can put those dollars into preservation work for the community through small grant and seed funds! Every dollar you give by December 31, up to \$45,000, will be matched by the Scheetz Family.**

Thank you to the Scheetz family for this gift!

Jill, a Conservancy tour guide for many years, feels strongly about the importance of this endowment fund, named for longtime L.A. Conservancy leader Linda Dishman. "Historic preservation protects and preserves the history of each town and city for future generations," Jill says. "Without these buildings, the stories and lessons of the past would be lost forever."

🔍 DONATE TODAY!

laconservancy.org/dishmanfund



TOP ROW (L-R) Ben Stocks, Natalie Scheetz, Audrey Stocks, Gabe Rivera Scheetz, Curtis Scheetz, Leah Crawford; **BOTTOM ROW (L-R)** Curt Scheetz, Jill Scheetz. Photo by Rico Mandel

PRESERVATION ADDS BALANCE IN HOUSING

BY ADRIAN SCOTT FINE AND LINDSAY MULCAHY

Housing is at the center of conversation, policy making, and our everyday lives, and preservation cannot sit on the sidelines. It has an important role to play, from protecting existing affordable housing from demolition to helping create new housing in a way that values and responds to Los Angeles' rich cultural heritage. To put it simply, preservationists must decide what we are willing to gain and lose in this complicated equation.

While preservation is rooted in historic places, it is fundamentally about people. That includes the 63 percent of Angelenos who rent. They are the most vulnerable and at the heart of *any* discussion about housing. The ways preservation can support housing solutions are guided by questions like:

How can we repurpose existing buildings for housing?

How do we preserve L.A.'s existing affordable housing?

How can we build new housing without displacing residents or destroying our existing neighborhoods?

The economics (\$600,000-\$1 million cost per unit) surrounding affordable housing production demonstrates that L.A. cannot realistically “build its way” out of this problem. Without public subsidies, it is not possible to build at scale and rent cheaply. This means the preservation, retention, and reinvestment in existing affordable housing is critical, with a majority consisting of older and historic buildings. Increasingly, these are at risk through demolition, redevelopment, and displacement to generate denser market-rate housing that may include a small percentage set aside of affordable units.

What to do? Preservation brings forward both ideas *and* value, through adaptive reuse and conversion, protection of Naturally Occurring Affordable Housing (NOAH), and compatible infill development.

ADAPTIVE REUSE

Adaptive reuse is a proven model to transform underutilized buildings to meet new community needs. The 1999 Adaptive Reuse Ordinance (ARO) spurred the creation of 12,000 housing units and facilitated the revitalization of downtown L.A.



JUSTIN MICHELI



Adaptive Reuse

CASA DE ROSAS, WEST ADAMS

The historic Casa de Rosas Campus has filled the needs of its community since 1893. After sitting vacant and deteriorating for decades, an \$18 million rehabilitation effort successfully converted the four historic buildings into 37 residential units of permanent supportive housing for homeless veterans and their families. The project earned a 2022 L.A. Conservancy Preservation Award.



The Beverly Fairfax Historic District was successfully listed on the National Register of Historic Places in 2018. The community's work to protect the many multi-family buildings in the neighborhood resulted in a Preservation Award from the Conservancy in 2020.



REAL ESTATE BY THE NUMBERS



63% Of Angelenos are renters



26% Office vacancy rate or 44 million square feet



22,000

Vacant lots in the City of Los Angeles (10% are owned by the city)

RICO MANDEL

CASE STUDY



Naturally Occuring Affordable Housing

OZAWA BOARDING HOUSE, SILVER LAKE

For 100 years, the Ozawa Boarding Houses offered safe and affordable housing to Japanese Americans despite racist housing and immigration policies and incarceration during World War II. In 2021, a new landlord attempted to evict the elderly Japanese American tenants, prompting an outpouring of support from tenant advocates and preservationists. Together, these groups designated the buildings as Historic-Cultural Monuments for their social history and supported the tenants in staying in their long-term homes.



LINDSAY MULCHAY

Los Angeles has changed dramatically in the last 30 years. The office vacancy rate is at a high of 26 percent, totaling about 44 million square feet. Commercial, retail, and motel buildings offer opportunities to add housing and preserve our cultural and architectural history. This also avoids the waste and carbon emissions that come with new construction.

A 2022 RAND Corporation study found that adaptive reuse could create between nine and fourteen percent of L.A. County's housing needs in the next eight years. The Conservancy is involved in policy measures, including updates to the City's ARO and Assembly Bill 3068, to increase opportunities for housing conversions. More financial benefits, and coordination between preservation standards and



CHATEL



Infill Development

CHASE KNOLLS, SHERMAN OAKS

Chase Knolls, a historic garden apartment community, illustrates how housing density can be retained and increased without demolition and displacement. An initial plan that proposed demolishing all 260 RSO units for 403 new units led preservationists and developers to find a better way, by sensitively adding 141 new units for 401 total units. The project earned a 2016 L.A. Conservancy Preservation Award.

building code, can incentivize the creation of housing through adaptive reuse.

NATURALLY OCCURRING AFFORDABLE HOUSING

Most of L.A.'s affordable housing is found in Rent Stabilization Ordinance (RSO) housing, consisting of older, unsubsidized multifamily buildings known as Naturally Occurring Affordable Housing (NOAH). These apartments, bungalow courts, dingbats, and more are affordable because of their age and RSO protections that limit rent increases. They are found in historic neighborhoods across Los Angeles, from Leimert Park to Beverly Fairfax, where some 97 percent of buildings are multi-family homes. In response to development projects that threatened their neighborhood, the group Save Beverly Fairfax worked tirelessly to help list the district on the National Register of Historic Places. Preservation crusaders over in Leimert Park (including L.A. Conservancy board member Diane Robertson) are engaged in a similar fight to save the many multi family buildings in their architecturally and culturally significant neighborhood.

The reason for such community advocacy is simple: thousands of RSO and NOAH units have been lost due to the harassment and displacement of long-term residents, demolition for new development, and ongoing maintenance costs that are prohibitive to small landlords. Once gone, tenants who live in

these below-market-rate units are often priced out of their neighborhoods.

Landmark designation, demolition deterrents, and financial incentives for maintenance and rehabilitation are all essential tools to preserve existing multifamily housing. These measures must be coupled with stronger tenant protections and support for new models of land ownership, like Community Land Trusts, to ensure historic housing stays affordable for long-term residents.

COMPATIBLE INFILL DEVELOPMENT

Infill development can enhance L.A.'s neighborhoods through complementary design and strategic placement to fill gaps. L.A.'s Historic Preservation Overlay Zones (HPOZs) offer models for blending old and new housing. Overall, HPOZs are already denser and more diverse than Los Angeles' city-wide average. Through Preservation Plans and HPOZ boards, new housing complements the scale and design found in the neighborhood.

We can start by focusing on vacant, underutilized land. This includes recent analysis indicating approximately 22,000 vacant lots in the City of Los Angeles, 10 percent of which are city-owned. Recent laws allowing faith-based organizations to expedite housing on their properties and proposals to build residential on commercial thoroughfares can also increase the amount of developable land for new housing. ▲

SAVE THE DATE!

FROM YMCA → HOME

THE ADAPTIVE REUSE OF HARBOR HOUSE



November 16, 2024

Join us on November 16, 2024, at San Pedro's historic Harbor House for a special tour and panel discussion as we kick off the L.A. Conservancy's new multi-year campaign: **HOME!** This Spanish Colonial Revival landmark shows how historic buildings can be repurposed to serve the community. Tickets at: bit.ly/ADayAtHarborHouse

THE LOS ANGELES WOMEN'S LANDMARK PROJECT

LOS ANGELES IS HOME to more than 1,300 designated landmarks, and yet less than 3% are related to women's history. This alarming disparity has prompted much conversation over recent years. But conversations alone don't create change; action does.

That's why earlier this year, the L.A. Conservancy partnered with the National Trust for Historic Preservation's "Where Women Made History" campaign on the "Los Angeles Women's Landmarks Project." This ambitious, multi-year effort addresses the inherent biases that have historically skewed the landmark designation process and resulted in under-documenting, misrepresenting, or omitting women's contributions to historic places.

Thanks to a grant by the National Trust, this summer we welcomed women's heritage intern, Arabella Delgado, a Ph.D. student in the Department of American Studies and Ethnicity at the University of

Southern California (USC). Delgado studied 43 L.A. City Historic-Cultural Monuments to better understand how women's history was represented in their nominations.

"The goal of the project was to understand the general premise that women's history is severely underrepresented," says Delgado.

While there were some shining examples, like the Woman's Building (HCM #1160) whose nomination shares a compelling women's narrative, inclusive nominations were mostly the exception. Among Delgado's findings were the omissions of pioneering director, producer, and actor Mabel Normand from the Mack Sennett Studio (HCM # 256) nomination, the erasure of Simona Bradbury, who following her husband's passing, carried on the work to create what became one of the most beautiful buildings in the world, the Bradbury Building (HCM #6), and the marginalization of Aline Barnsdall, the ahead-of-her-time feminist who worked with Frank Lloyd Wright on

The Hollyhock House (HCM #12).

"Most people really only think of Frank Lloyd Wright and his iconic architecture," Delgado revealed about The Hollyhock House. "But in reality, Aline Barnsdall was the visionary behind the entire project. She was deeply involved in its development and design. [Even] the name of the house is actually an homage to her favorite flower, the hollyhock."

Delgado also developed a framework for assessing and addressing women's heritage in existing and new nominations. This work has laid the foundation for the project's next phase. In partnership with USC's Master of Heritage Conservation Program, students will be researching and working to amend HCM nominations to include significant contributions by women involved in their histories.

As we begin the heavy lifting to create systemic change in the local landmark designations, we're excited to right the records books and recognize L.A.'s *herstory*.



**WATCH THE BONUS VIDEO!
SCAN THE QR CODE OR VISIT
YOUTUBE.COM/LACONSERVANCY**



LEFT TO RIGHT Aline Barnsdall, photo courtesy Security Pacific National Bank Collection/Los Angeles Public Library; Hollyhock House, photo © Hollyhock House; Bradbury Building, photo courtesy Douglas Hill Photography; Simona Bradbury, photo courtesy Bradbury Family Papers/U.C. Davis



“THE HERITAGE PROJECT IS MORE THAN A FIELD TRIP PROGRAM. IT’S ABOUT STUDENTS CONNECTING THE DOTS BETWEEN L.A.’S CULTURALLY SIGNIFICANT SPACES AND THEIR RELEVANCE IN THEIR OWN LIVES, A PROCESS THAT HAPPENED THROUGHOUT THE PROGRAM WITH EVERY NEW INTERACTION.”

— SARAH LANN,
CONSERVANCY’S DIRECTOR
OF EDUCATION

L.A. Heritage Matters

BY LISETT CHAVARELA

This summer, a group of enthusiastic high school students from around Los Angeles County completed a cultural journey unlike any other. They were the second cohort of the Conservancy's newest student program, The Heritage Project. Representing the breadth of Los Angeles County—from Carson to Alhambra to Pacoima and beyond—the students were immersed in local heritage, deepening their understanding of what heritage means and what it takes to protect it.

Over three weeks, the cohort visited 28 historic sites, neighborhoods, museums, and cultural centers. They interacted with exhibits, participated in workshops, and learned about historic research, preservation techniques, and the importance of heritage conservation. Through their explorations and a transformational overnight camping trip off Catalina Island, students experienced different aspects of Los Angeles' heritage.

Students heard under-told stories from various communities and diverse groups of people—museum professionals, architects, academics, artists, environmentalists, park rangers, archeologists, *and more*. Each place has its own story to tell, illustrating how, formally or not, people can work on behalf of heritage conservation.

“When students see and experience history in the context of their community, it becomes more meaningful. They start to see

themselves as part of a larger story and gain a greater sense of identity and belonging,” Lann explains.

The program was bursting with full-circle moments for the students, including on their visit to El Pueblo de Los Angeles Historical Monument, where the plaque listing the names and demographic information of the 44 settlers who founded the City of Los Angeles were similar to their ages and backgrounds. Or, their hike to the Tongva soapstone quarry on Catalina Island, which the students had seen in photographs just a day before at The Autry Museum of the West, and kayaking around the historic casino building, which they stood in hours earlier. In the end, students walked away with a greater understanding of the complexities of historic narratives and the importance of preserving cultural heritage. They gained valuable insights and experiences that will shape their knowledge of both their personal and collective histories.

“I really couldn't think of a better way to learn about the history of my home city and how we must preserve it,” reflects Sonya, one of the program's participants. “I've already started dropping facts on my friends and family whenever we drive past one of the places we visited! Thank you again for such an unforgettable experience, I truly appreciate it.”

Thank you to our students, families, teachers, volunteers, and community members involved with The Heritage Project. It takes all of us working together to nurture the value of preservation for the next generation.



The Heritage Project was made possible in part thanks to the support of the Los Angeles County Board of Supervisors through the Department of Arts and Culture, the Society of Architectural Historians' American Architecture and Field Trip Program, Getty Foundation, U.S. Bank Foundation Community Possible Grant, Libby Motika, and Jill & Curtis Scheetz.

PHOTO CREDIT: SARAH LANN/LA. CONSERVANCY

MEMBERS CORNER

THANK YOU, MEMBERS

Members Dick and Anna Gee (right) with daughter Rachel and James Kim (left) enjoy an exclusive evening at Clifton's Cafeteria for *Last Remaining Seats*' 2024 opening night reception. This members-only event is just one of the many ways the Conservancy says *thank you* for supporting our work and helping us advocate for the places that hold meaning to you and your loved ones: past, present, and future.



MIKE HUME

LEVEL UP

JOIN OUR CORNERSTONE RANKS!



REPLICABUILDINGS.COM

L.A. CONSERVANCY CORNERSTONE MEMBERS ACTIVELY PRESERVE L.A.'S ARCHITECTURAL AND CULTURAL HERITAGE thanks to annual contributions of \$1,000 or more—providing crucial funding for the Conservancy's work while receiving member perks exclusive to their membership level! In addition to special discounts and members-only events like the annual opening night reception of *Last Remaining Seats*, Cornerstone members at the Granite (\$2,500) and above annual level also receive specially designed "mini-building" annual gifts that showcase the Conservancy's advocacy work. *Introducing the 2024 Mini-Building: the Capitol Records Tower!*

If you aren't already a "mini-building" collector, now's a great time to start by upgrading your support to the **Granite Cornerstone** membership level. Capitol Records is a true Hollywood icon as the world's first circular office building and an important example of Welton Becket and Associates during the 1950s. In 2006, the Conservancy's Modern Committee successfully nominated the Capitol Records Tower as a City of Los Angeles Historic-Cultural Monument. We also advocated for precise safeguards that protect its view corridors and provide adequate space between proposed new construction and Capitol Records. And this year, Capitol Records was successfully added to the National Register of Historic Places!

🔍 HOW TO RECEIVE THIS SPECIAL GIFT

To receive the mini-building, membership upgrades must be made by December 31, 2024. To learn more about Cornerstone perks and benefits, visit laconservancy.org/cornerstone.

2025 MEMBERSHIP RATE INCREASE

After more than 20 years, the Conservancy will be raising the rates of our Individual and Dual/Household annual membership levels. In 2025, Individual memberships will go from \$40 to \$50, while Dual/Household memberships will go from \$60 to \$80. Lock in your 2024 rate by renewing before January 1, 2025, at laconservancy.org/renew.

MEMBERSHIP Q&A

BOB VOGT & JOEL RICHARDSON

Members of the Pillar Society, the L.A. Conservancy's planned giving group

Bob Vogt and Joel Richardson have been L.A. Conservancy members since 2005. "I first heard about the Conservancy through friends who invited us to *Last Remaining Seats*.

Getting to see these beautiful theatres in various stages of restoration inspired me to join," Bob says.

The couple's interest in preservation began when they were searching for their first home to buy together in 2000. "We were looking at a different house on the street we now live on," Joel explains, mentioning that they backed out of that deal, but noticed an interesting house down the street. "It caught our attention for multiple reasons," adds Bob. "There was a tree growing through the middle of it!"

As luck would have it, three weeks later their realtor mentioned that the eye-catching house with the tree was for sale, and they wound up purchasing it. "The seller handed us a Ralphs grocery bag and said 'Here are some papers that came from the builders of the house,'" Joel relates. The bag sat in a closet for six months. "When we did start looking through it, we found that the house had significance. It was built in 1953 by John Lloyd Wright," he adds. A Google search revealed that John was the second son of the famous architect Frank Lloyd Wright and was also the creator of "Lincoln Logs."

This spurred the couple to learn more about the house and its style, causing them to fall in love with Mid-Century Modern design. They started going to meetings of the Conservancy's Modern Committee (ModCom) and other events to learn more about modernism. "The Conservancy has done an exemplary job of highlighting Mid-Century Modern homes," says Bob. "These homes are complete works of art in themselves."

When asked what aspect of the Conservancy's mission has the most meaning for them, Bob said "When I first moved to L.A. in 1997, I read about all these historic structures being torn down, like The Gardens of Allah – built by silent movie star Alla Nazimova. Where we grew up (Bob in upstate New York, Joel in Colorado), they wouldn't tear down historic places like that. In Los Angeles, it was not as much of a priority to try to retain the places that made Los Angeles and Hollywood special. So I felt it was important to save what was here."

Through their planned gift, Pillar Society members provide the Conservancy with sustained, long-term financial support, and leave a lasting legacy that preserves L.A.'s cultural heritage, which is why Bob and Joel made the decision to become members. "We don't have children, but even if we did," says Bob, "we want our legacy to be promoting the values that we think



ADRIAN SCOTT FINE/L.A. CONSERVANCY

“WHAT THE CONSERVANCY DOES IS SO UNIQUE AND IMPORTANT, PRESERVING OUR CULTURE AND OUR ART.” — BOB VOGT

are important and supporting the organizations that promote them." Joel added, "We put the Conservancy in our estate plans because you have to know where you come from to know where you're going."

🔍 JOIN THE PILLAR SOCIETY

Are you interested in joining the Pillar Society or learning more about putting the Conservancy in your estate plans? Visit laconservancy.org/pillar-society OR contact Liz Leshin, director of development, at lleshin@laconservancy.org or (213) 430-4213.

Pie-grimage

Fall is in the air which means it's time for cozy fun with family, friends, and...food. L.A.'s historic legacy businesses have the corner on the comfort food market and two of the Conservancy's newer staff members, Camille Elston and Chelsey Crabbe, are here to give us their verdict on where to grab the best comfort grub. Camille, our Preservation Coordinator, was born and raised in Los Angeles, hailing from Compton, and has a sweet tooth to be reckoned with. Chelsey, our Development Coordinator, recently traded Beantown for LaLaLand and has a rolled-up-sleeves approach to exploring all our County has to offer.

Together, they're tackling two of L.A.'s County's most formidable comfort food makers: **The Apple Pan (1947)** and **Pie n Burger (1963)**.



CAMILLE ELSTON

THE APPLE PAN

EST. 1947

10801 W PICO BLVD,
LOS ANGELES, CA 90064

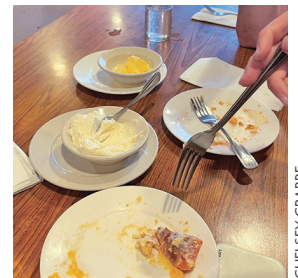
CAMILLE: "The Apple Pan sits across from the former site of the Westside Pavilion. Someone unaware would maybe say that it would look more at home in Lake Arrowhead or Big Bear, but really, it's a reminder of how aesthetics can change drastically over time. In this case The Apple Pan (1947) has dibs: it belongs exactly where it's at. Outside, people buy pie from a takeout window. Inside, older diners share their love of this legacy business with their family, creating the type of memories that only places like this can make. Friends catch up with each other, folks greet the staff like friends, and time goes slow and lazy, the way it ought to be in an old-school diner.

There's a time and place for shiny, new sleek malls and restaurants. But we cannot forget the necessity of diners and other cozy corners like The Apple Pan."

Four out of five forks. (Brownie points: They gave me a takeout cup of iced tea to go with my leftovers!)

WE WANT TO HEAR FROM YOU!

Share your favorite local legacy businesses on social using hashtag [#ISupportLegacyBusinesses](#)



CHELSEY CRABBE

PIE N BURGER

EST. 1963

913 E CALIFORNIA BLVD,
PASADENA, CA 91106

CHELSEY: "Nestled beneath the Pasadena foothills sits a tiny focal point of simplicity: Pie n' Burger. Here, patrons are encouraged to sit on wooden swivel stools at the low-rise bar, which makes up most of this brick-and-mortar's seating. A simple foreground exists at Pie 'n Burger: burgers wrapped in paper, pie with the flakiest crust, and movement. Orders being taken, dishes making their way back and forth, the sizzle of the griddle, and, in my case, Rush Hour playing on the TV atop an open kitchen.

Pie 'n Burger is a place of juxtaposition, of hot burgers cooking and cold whipped cream painting the tops of its namesake pies. There's something humble about sitting on a stool, bumping elbows with your friends and family, and fencing with forks over that last piece of pie. (The Fresh Peach Pie with whipped cream was homemade and exceeded my expectations—I wholeheartedly recommend.)"

Four out of five forks. (Brownie points: this joint has its own parking lot!)

The L.A. Conservancy continues to be a major advocate for L.A.'s longtime historic businesses. Recently, we were contracted by the City of Los Angeles to develop a legacy business technical assistance toolkit for their Legacy Business Program! Join our Legacy Business Network to stay informed about important updates and resources in support of longtime businesses in Los Angeles County. laconservancy.org/subscribe



My Day IN L.A.



PHOTO BY RICO MANDEL

WITH STEVEN MCCALL
L.A. Conservancy Chair of the Board

Los Feliz!

Steven McCall is the L.A. Conservancy’s Chair of the Board and has been a Conservancy tour guide since 2016. When it comes to his favorite historic neighborhoods in Los Angeles, Los Feliz holds a special place in his heart. His “My Day in L.A.” itinerary takes us from the sprawling grandeur of Griffith Park to one of the best (and tiniest) taco stands in town.

SHAKESPEARE BRIDGE (1926)

Franklin Ave., between George St. and Myra Avenue
Built in 1926, the Shakespeare Bridge is a charming, historic bridge in the Franklin Hills neighborhood. The bridge is an architectural oddity, looking like nothing else in the vicinity. The bridge is made of concrete and features a Gothic architectural style, suggesting Elizabethan London. It was designated a Los Angeles Historic-Cultural Monument in 1974.

SKYLIGHT BOOKS (1996)

818 North Vermont Avenue
Skylight Books is a lovely general bookstore with a curated selection of literary fiction, graphic novels, children’s books, California history and culture, political and social sciences, essays and nonfiction, and books on art, photography, film, and music. Skylight Books opened in 1996 and is the successor to another local bookstore once located at this site: Chatterton’s. Take an opportunity to visit and support a vanishing breed: an independent brick-and-mortar bookstore.

YUCA’S HUT (1976)

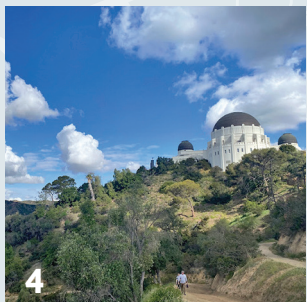
2056 Hillhurst Avenue
Socorro Herrera (“Mama”) opened Yuca’s in 1976, with a dream to share the delicious flavors of her Yucatán birthplace and bring a little piece of her home to L.A. When she laid eyes on a shoeshine shack, she could not have foreseen the spot would become a treasure for Angelenos and tourists alike. Socorro still leads the effort to keep Yuca’s running and, together with her daughter Dora, can sometimes be found greeting customers from her bar stool, taking orders on paper plates.

GRIFFITH PARK (1896)

Originally a part of the Spanish land grant, Rancho Los Feliz, the Griffith Park named for its former owner, Colonel Griffith J. Griffith. In December 1896, the civic-minded Griffith bequeathed 3,015 acres of his Rancho Los Feliz estate as a Christmas gift to the people of Los Angeles. Today, there’s much to do or see: the Observatory, Travel Town, the Autry Museum, the Los Angeles Zoo, hiking, biking and more. Pack a picnic from a local legacy business and enjoy it in the park!

THE VISTA THEATER (1923)

4473 Sunset Drive
If, at the end of the day you are still good to go, head to the historic, century-old Vista Theater on Sunset Drive! The Vista reopened in November 2023 following more than two years of ceased operations. The Vista was purchased and refurbished by actor, writer, director and theater owner, Quentin Tarantino. Under Quentin Tarantino’s vision, the Vista programs new releases and classics, projecting them on film using their Norelco 35/70mm dual projector set up. See you at the movies!



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ART DECO

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UNION STATION

Every Saturday 11:00 a.m.

ANGELINO HEIGHTS

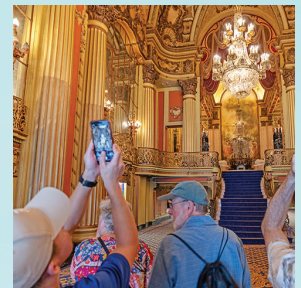
First Saturdays 9:45 a.m.

MODERN SKYLINE

Second Saturdays 10:30 a.m.

PAST MEETS PRESENT

Fourth Saturdays 10:30 a.m.



DETAILS AND RESERVATIONS AT laconservancy.org/tours

\$18 members, \$25 general public, \$18 youth (17 and under)

