

Findings from an Analysis of the Impacts of Historic Preservation in LA

Prepared for the Los Angeles Conservancy
Prepared by PlaceEconomics

Donovan Rypkema The Trust Building March 5, 2020





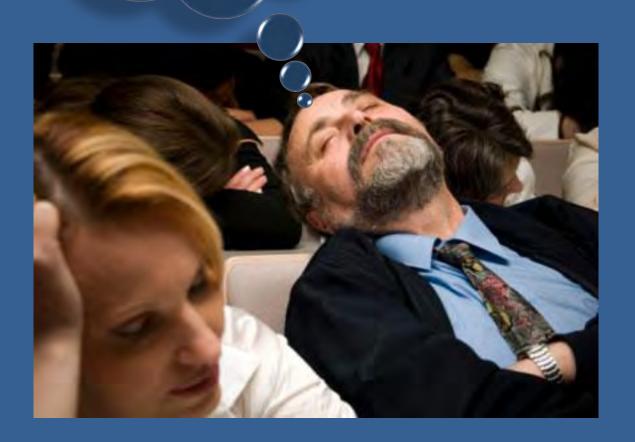


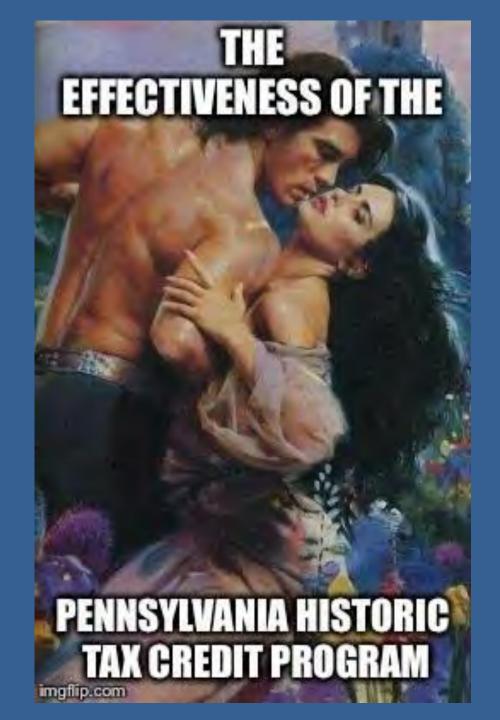


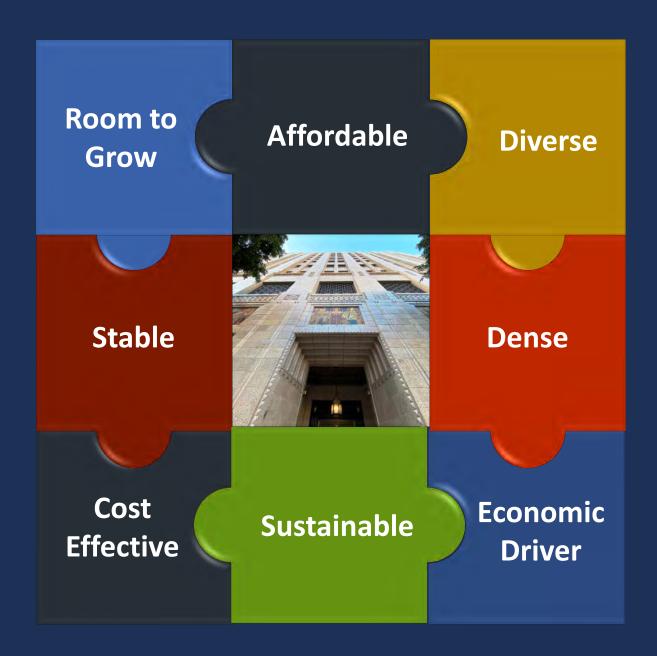




"I enjoyed your short presentation at Preservation PA the other afternoon. It was as interesting as the topic would allow."



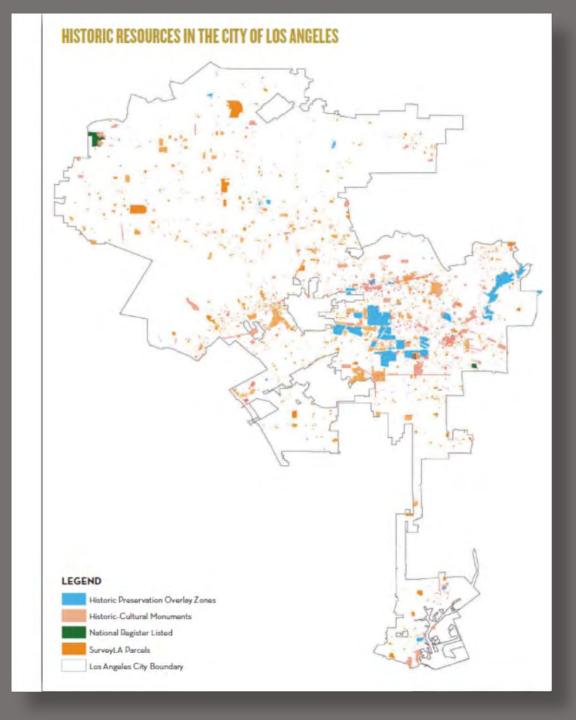




The Attributions of Historic Preservation in Los Angeles

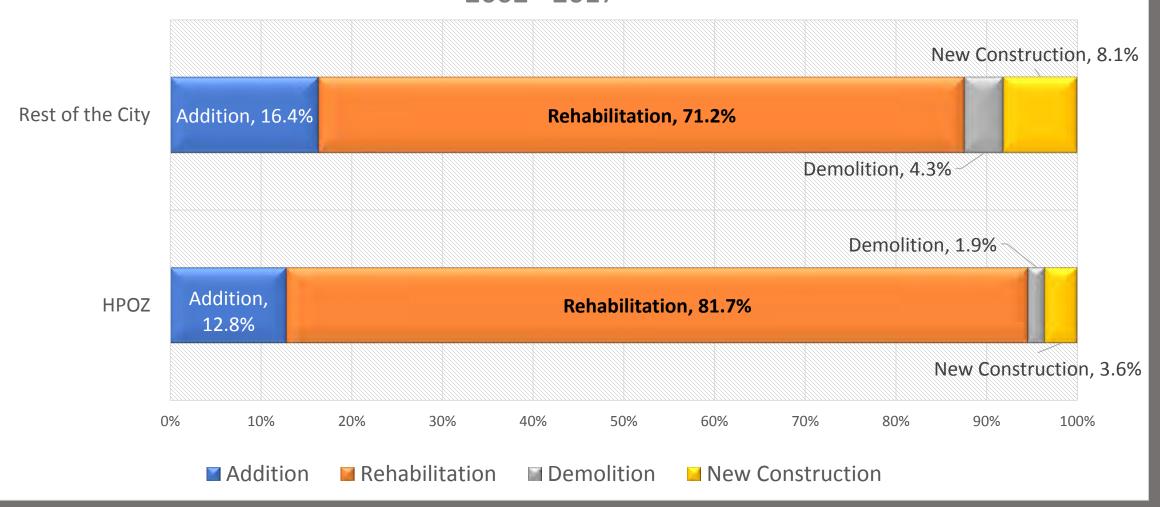
The Basics

- 80% of LA Buildings more than 50 years old
- Not everything over 50 years old is "historic"
- 1,180 Historic-Cultural Monuments
- 35 Historic Preservation Overlay Zones (HPOZ)
- 26 National Register Historic Districts
- 195 Individual National Register Properties
- 3.1% of Population lives in HPOZs
- 1.8% of Jobs are in HPOZs

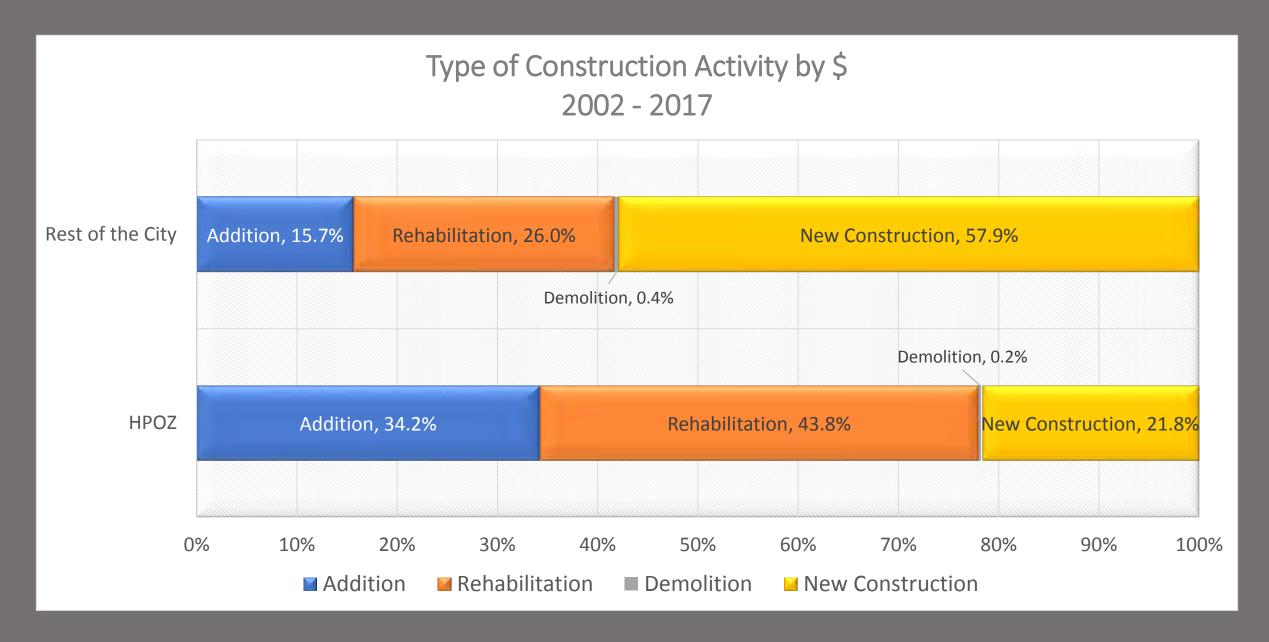


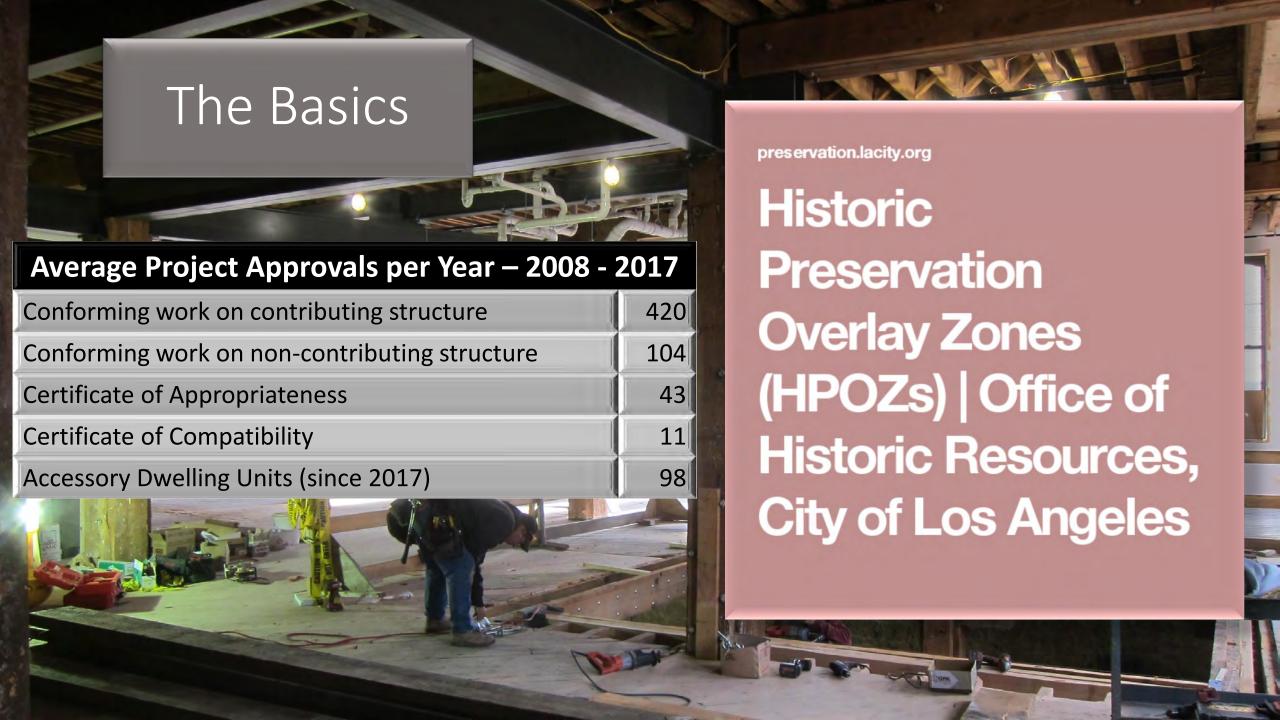
The Basics



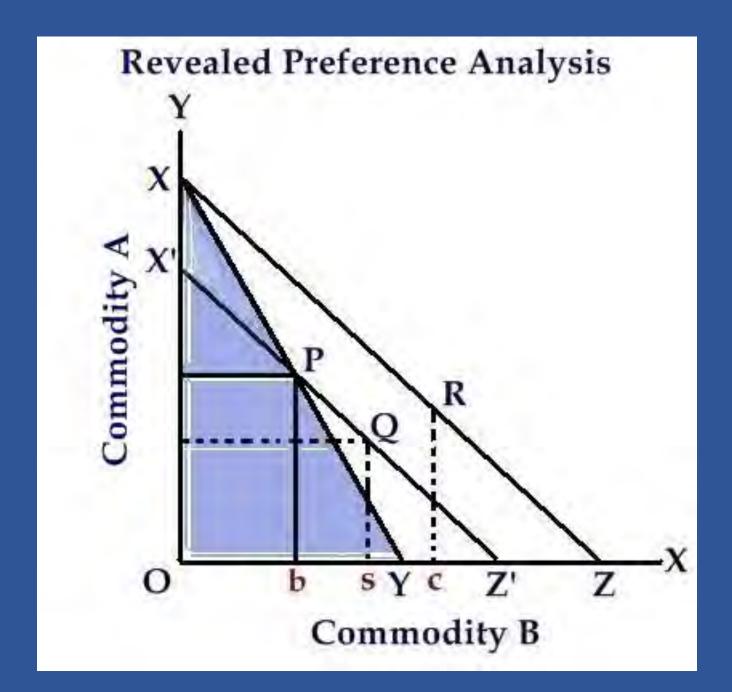


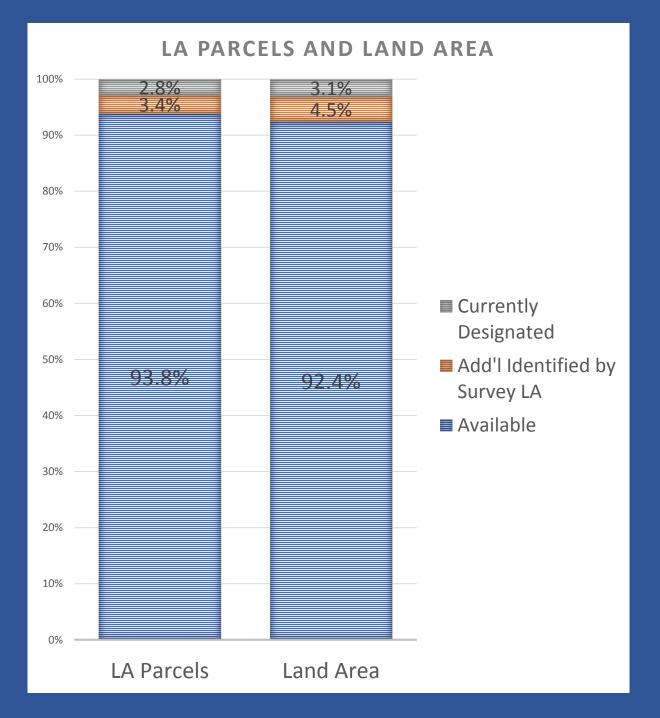
The Basics





The Concept of Revealed Preference

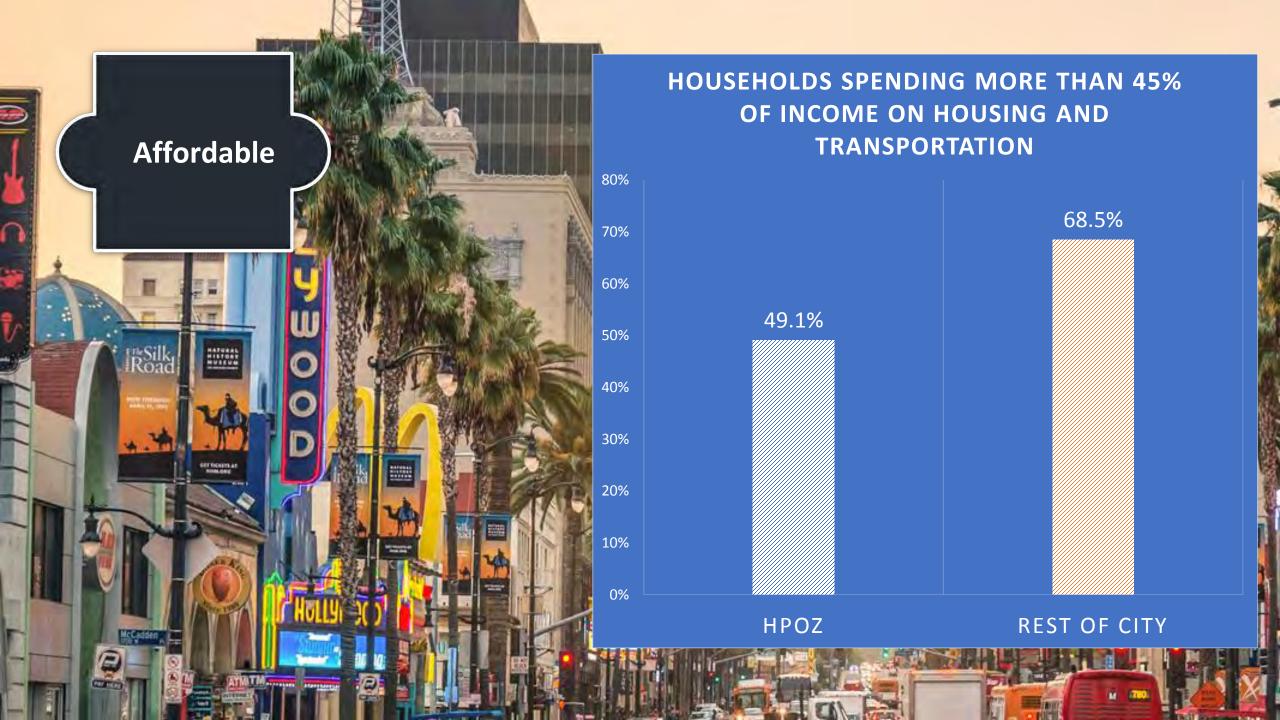


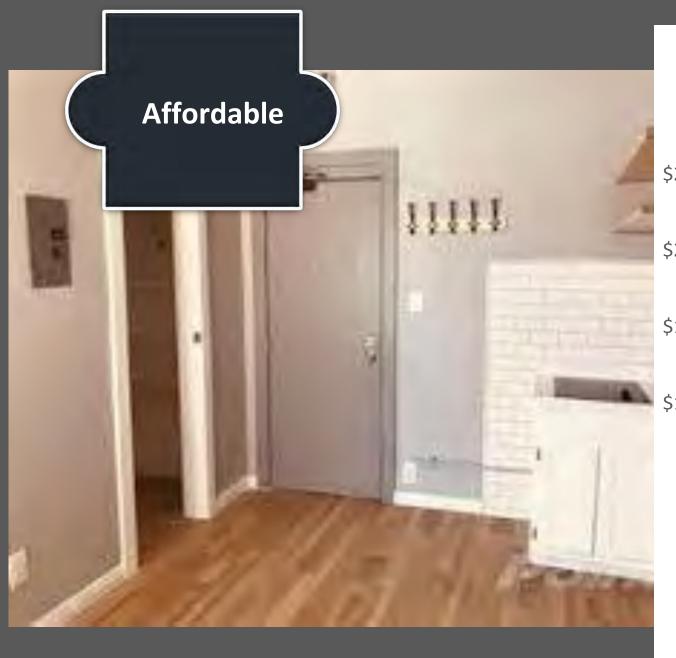




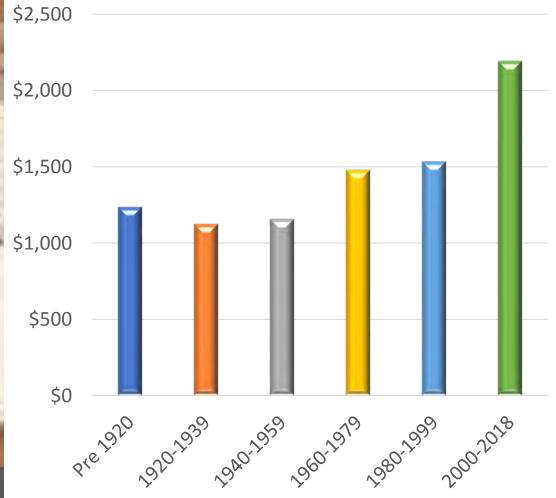
	# Parcels	% of Parcels	% of Area
HCM*	1,180	0.1%	1.0%
HOPZ**	21,284	2.4%	1.8%
NR Listed***	2,302	0.3%	0.3%
Survey LA	30,549	3.4%	4.5%
TOTAL	55,315	6.2%	7.6%
*Historic-Cultura	al Monument rvation Overlay Zo	ne	

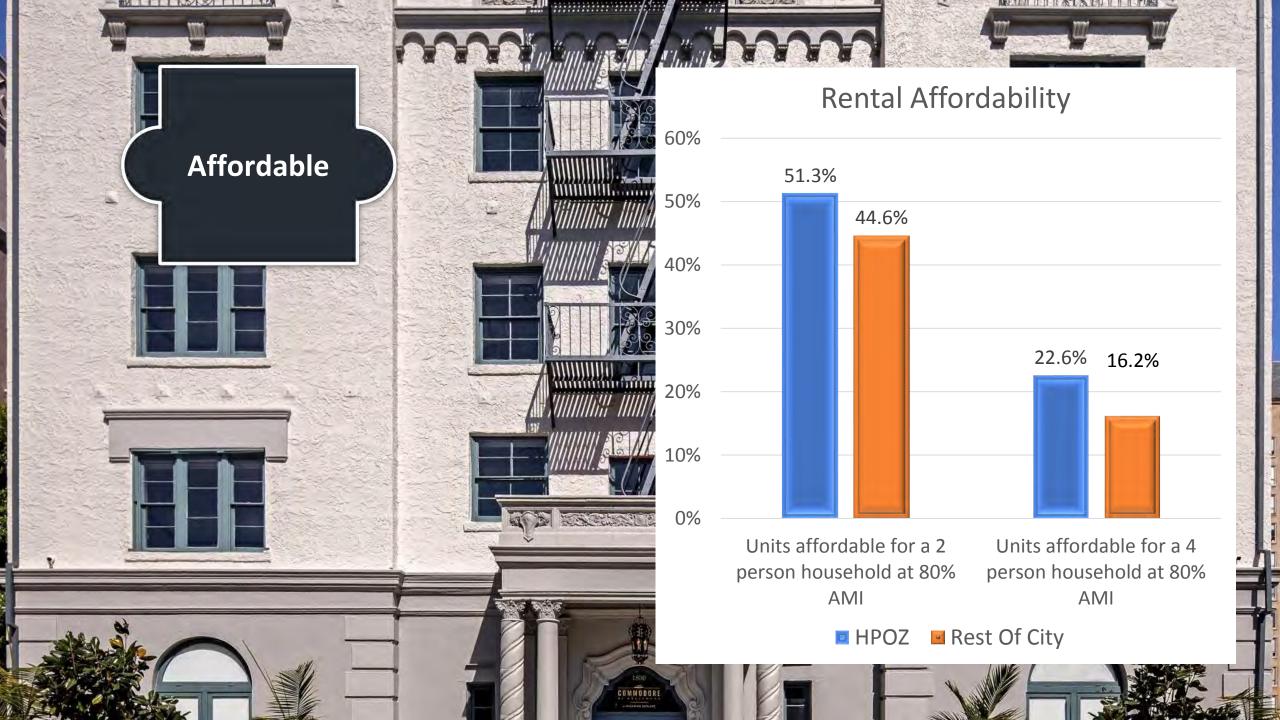
***National Register of Historic Places





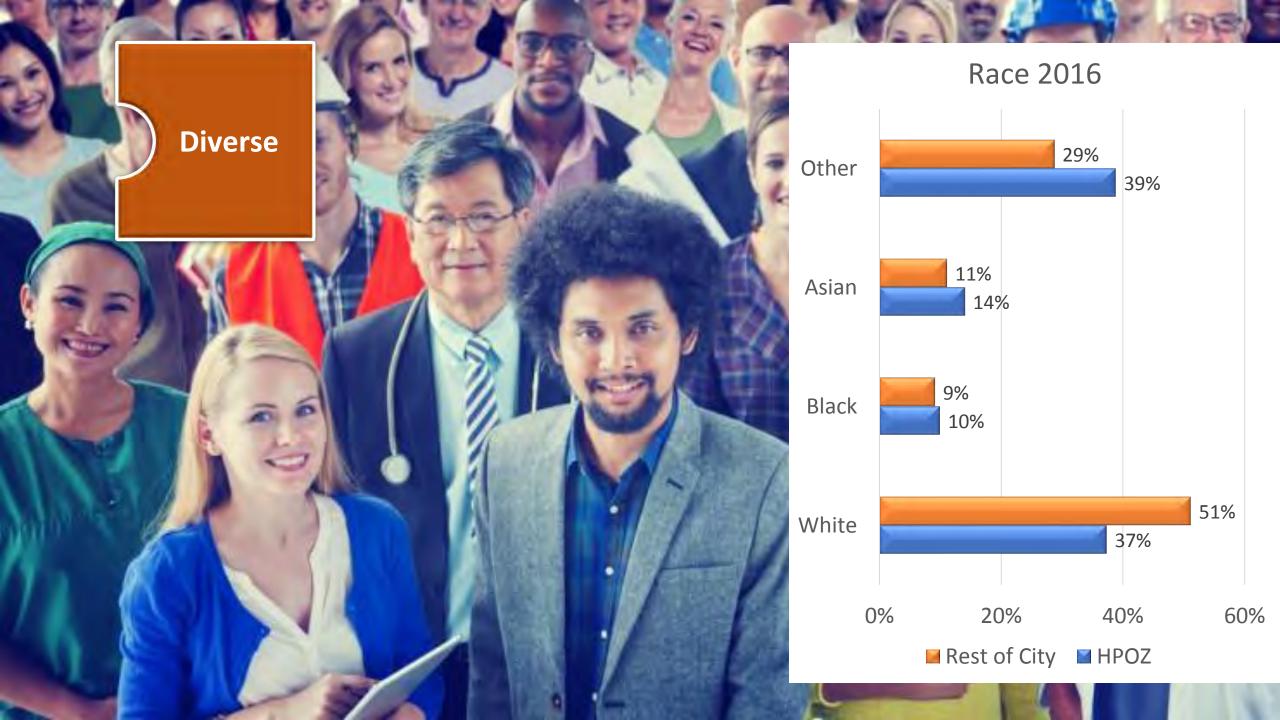
Monthly Rent for Studio Apartment By Age

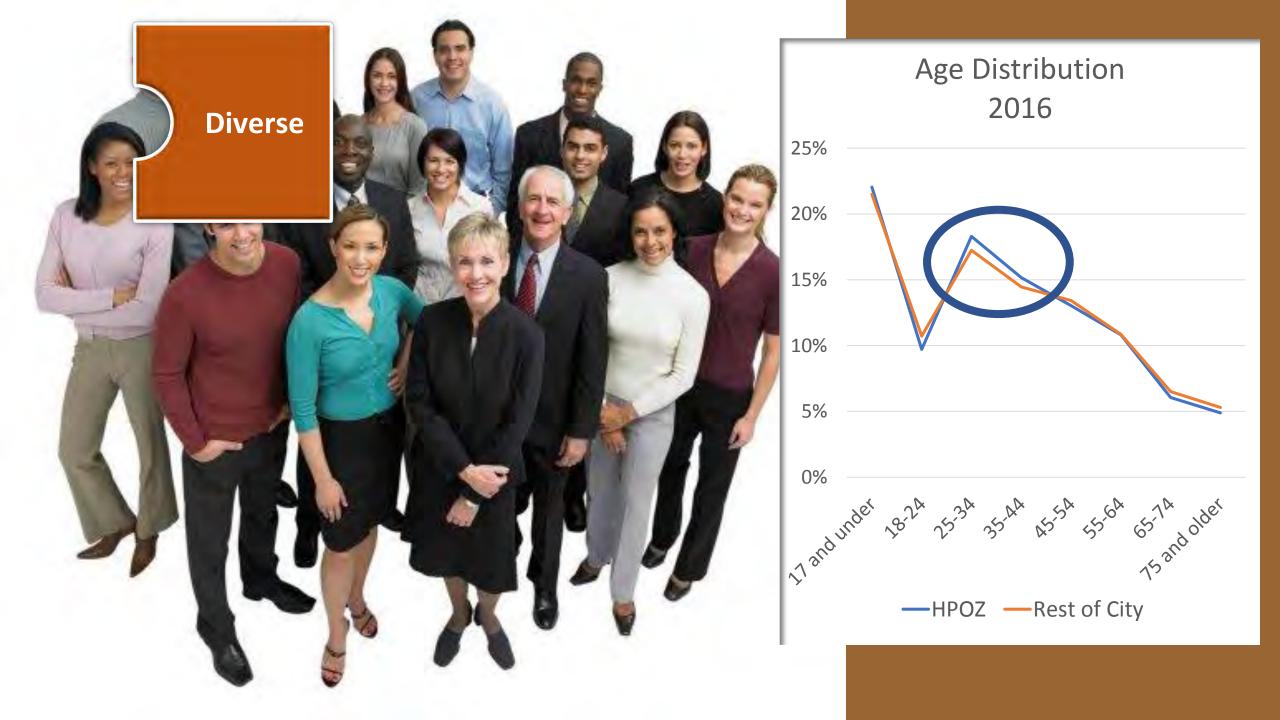












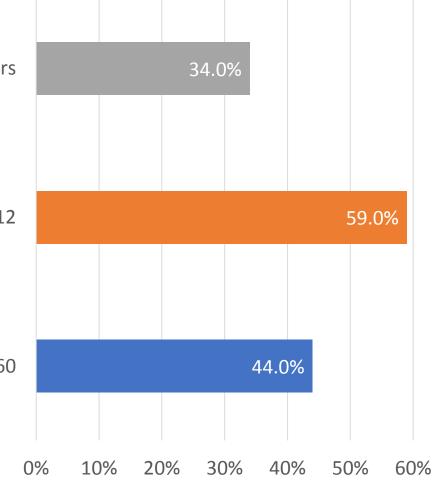
Millennials and Historic Houses Nationwide



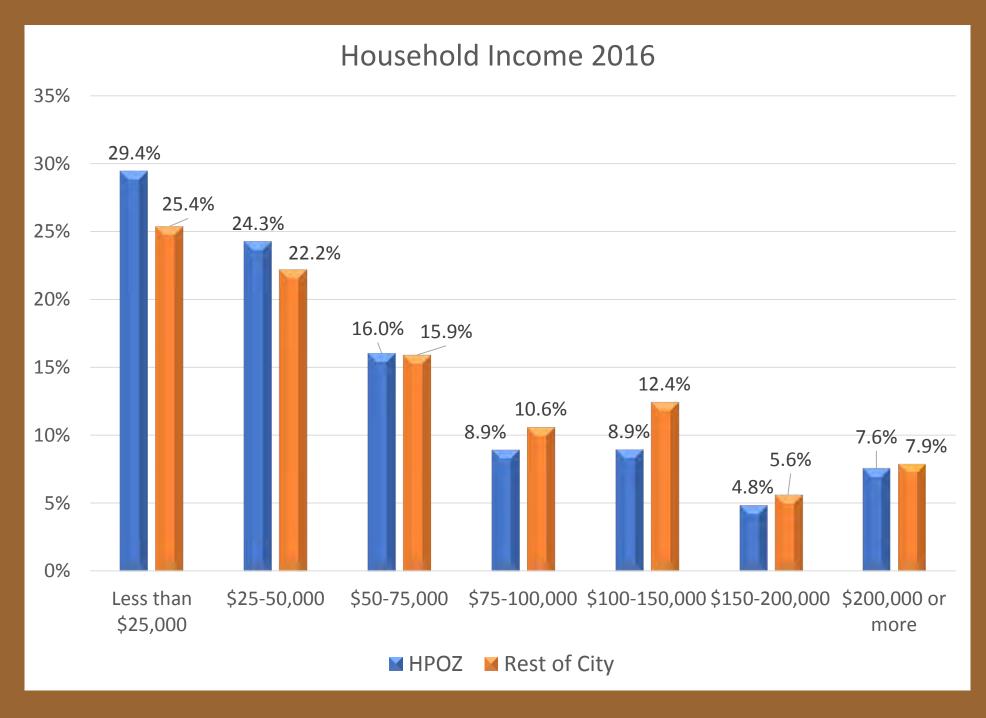
Millennials as Share of All Home Buyers

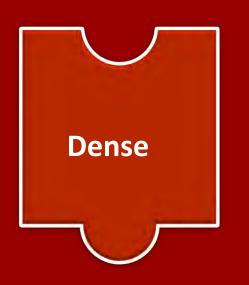
Millennials as Buyers of Houses Pre-1912

Millennials as Buyers of Houses 1912-1960

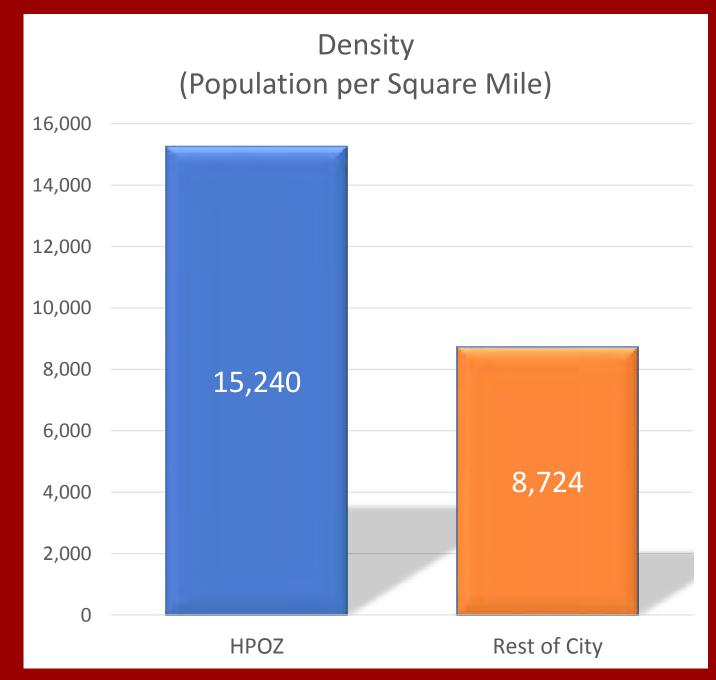


Diverse





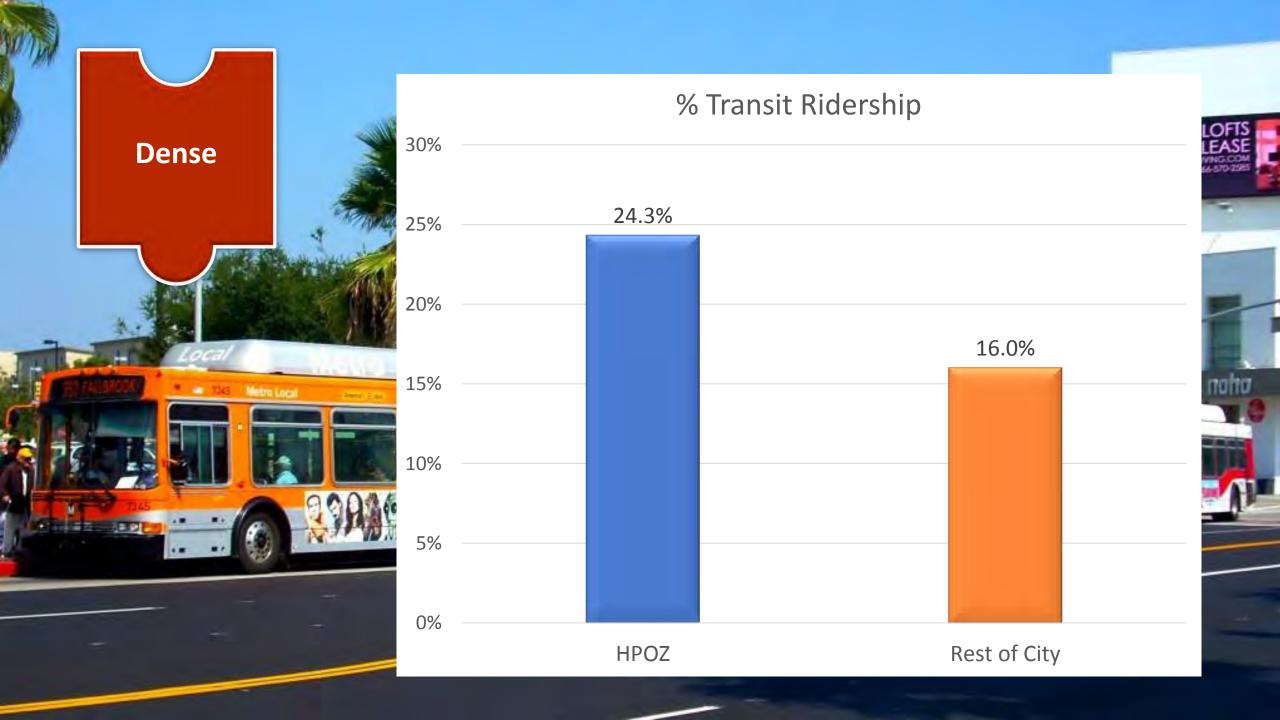








	HOPZ	Rest of the City
Median Year Built	1929	1957
Average Square Footage	2,079	3,010
Average # Bedrooms	3	3
Average Land Value	\$383,119	\$389,943
Average Improvement Value	\$170,105	\$318,101
Average Total Value	\$555,623	\$708,044
Average Value/Square Foot	\$226.29	\$253.23



Dense

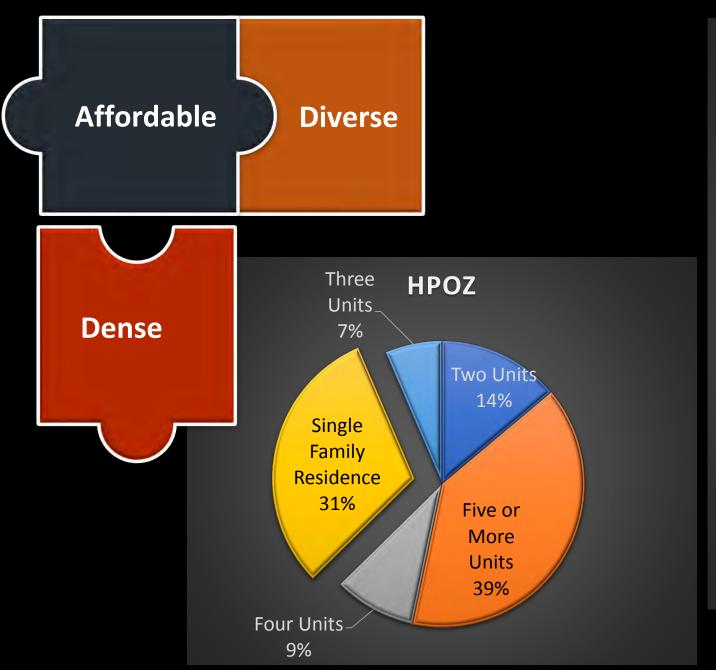
Room to Grow

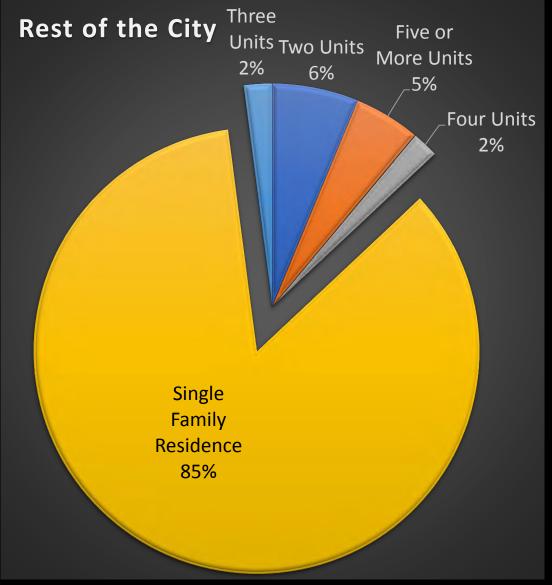
One-third of all HPOZ single-family properties have less than 40% lot coverage. Therefore more than 3400 properties could accommodate one or more ADUs.

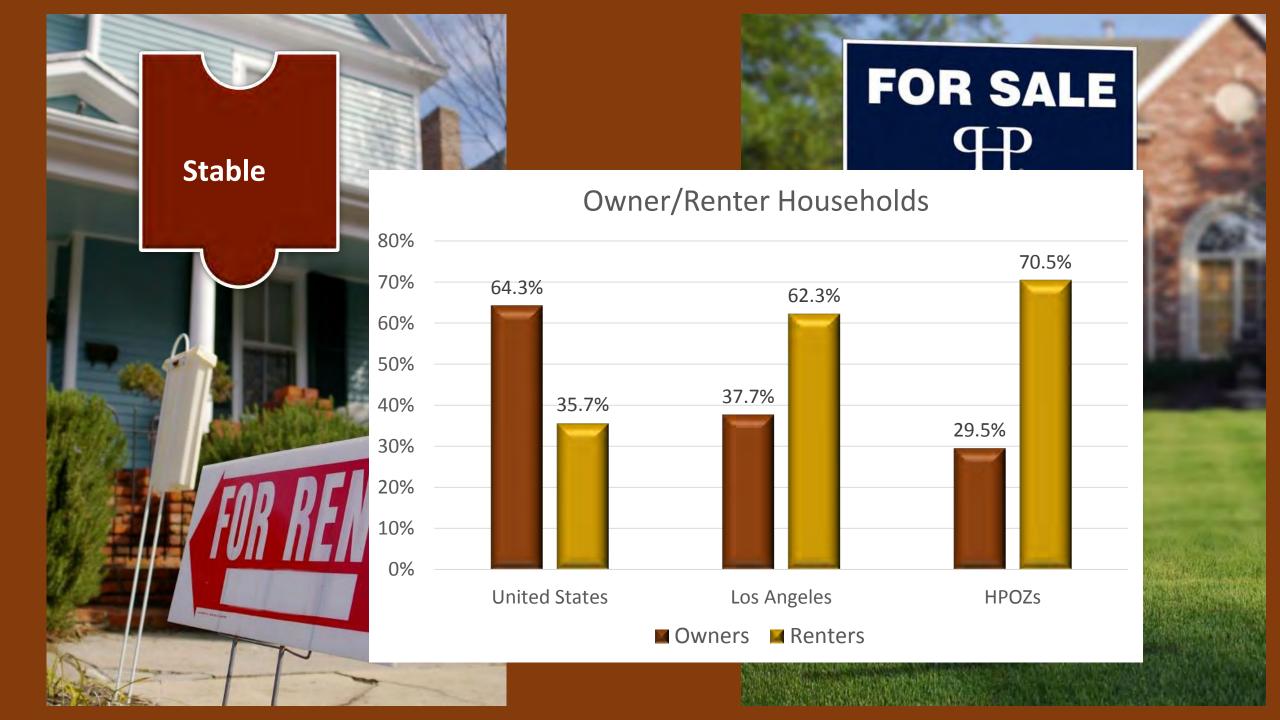


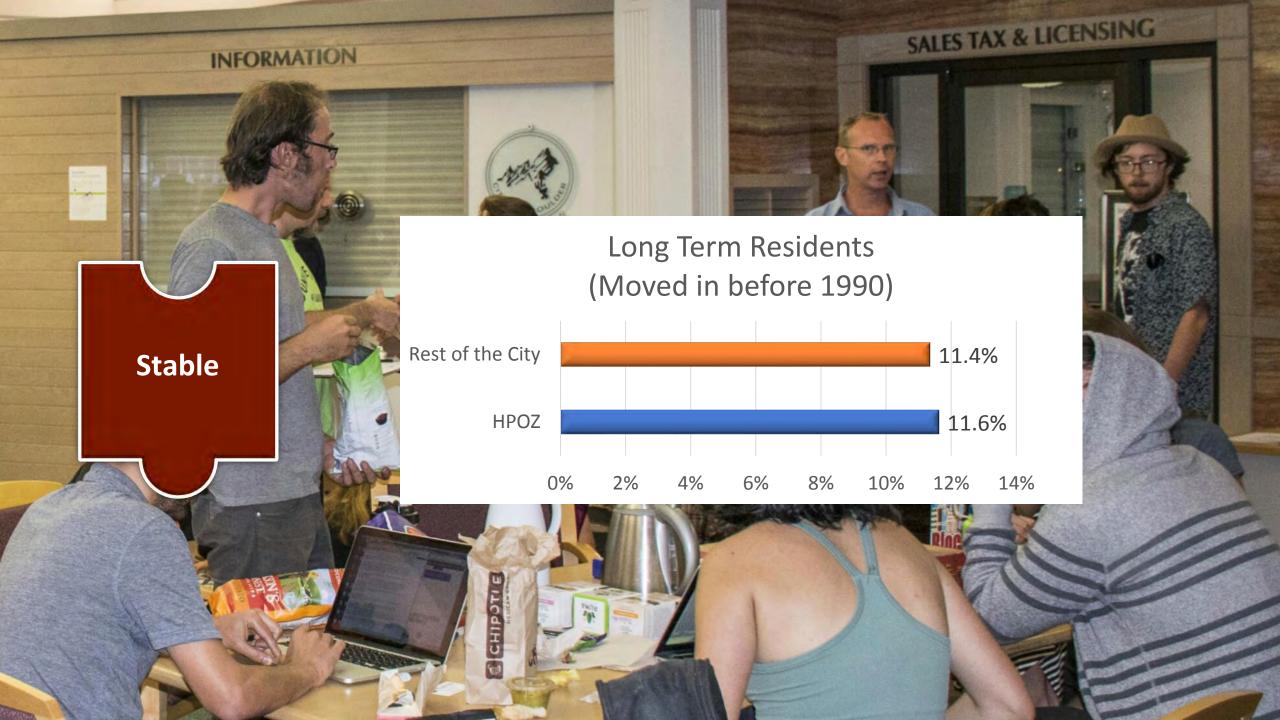
An Alternative Path to Density – Redevelop Strip Centers

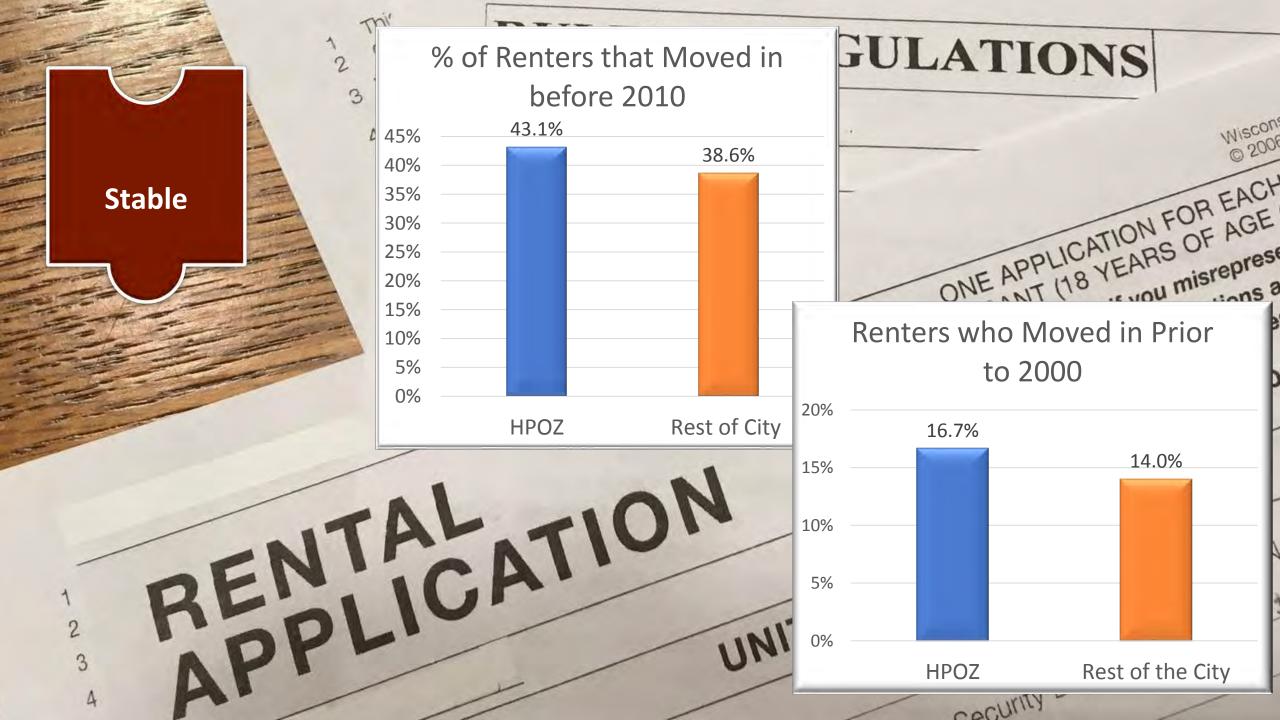
- 675 Strip malls in Los Angeles
- Consume 24,000,000 square feet of ground
- 7,237,000 square feet of leasable area
- Average strip mall, 10,755 square foot building on 35,814 square feet of land
- If redeveloped as 4-5 story structures, could provide equal amount of commercial space PLUS 63,416 apartments (850 s.f. each) plus one parking space per unit















Sustainable

Making cities sustainable means creating career and business opportunities, safe and affordable housing, and building resilient societies and economies.

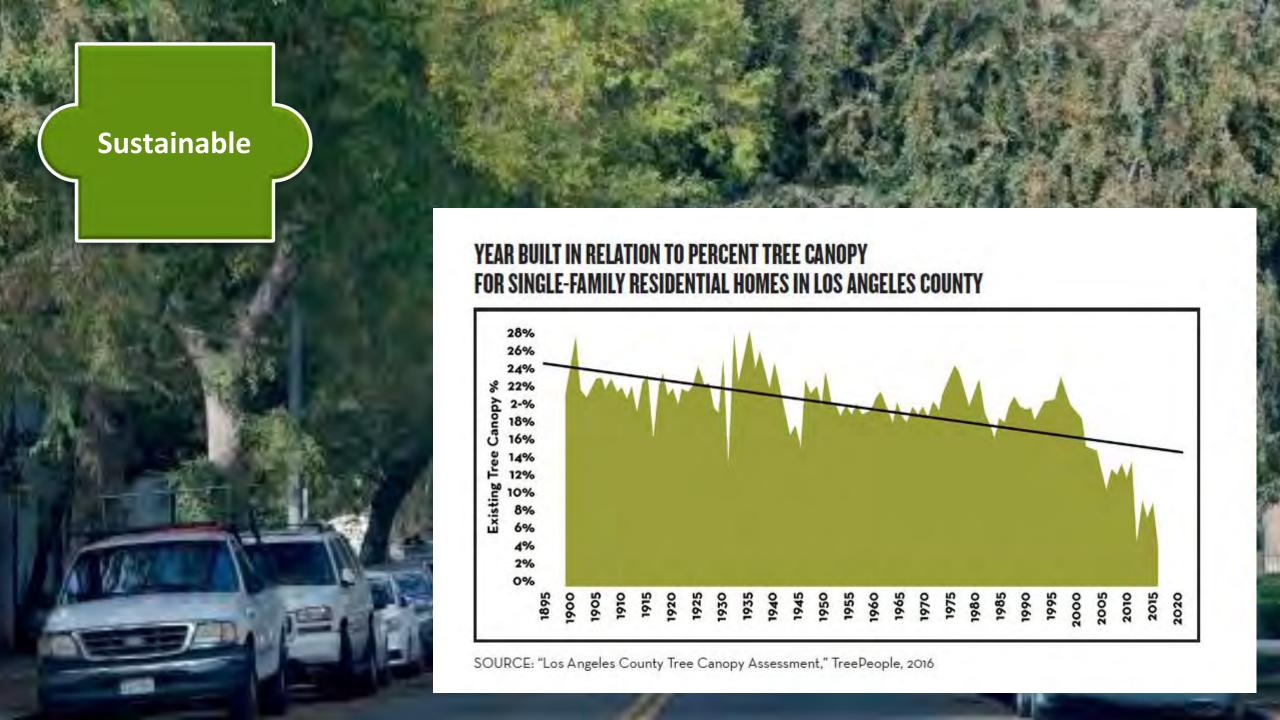
United National Sustainable Development Goals

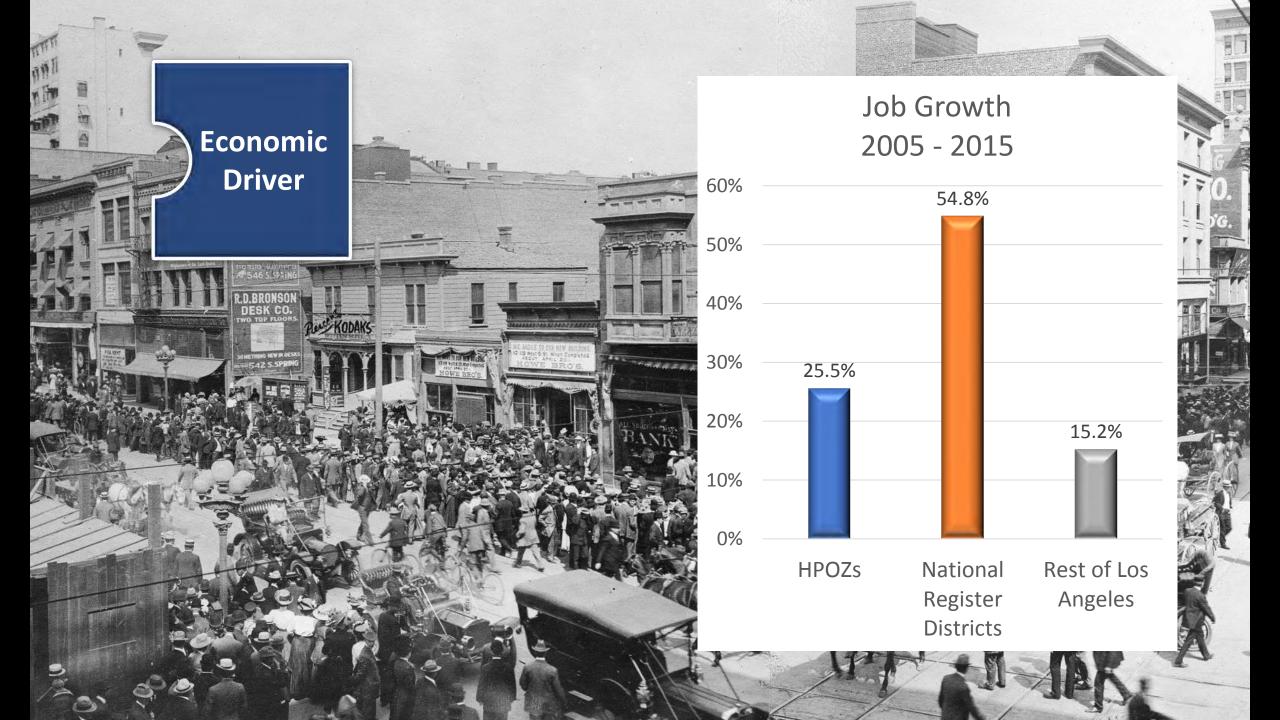


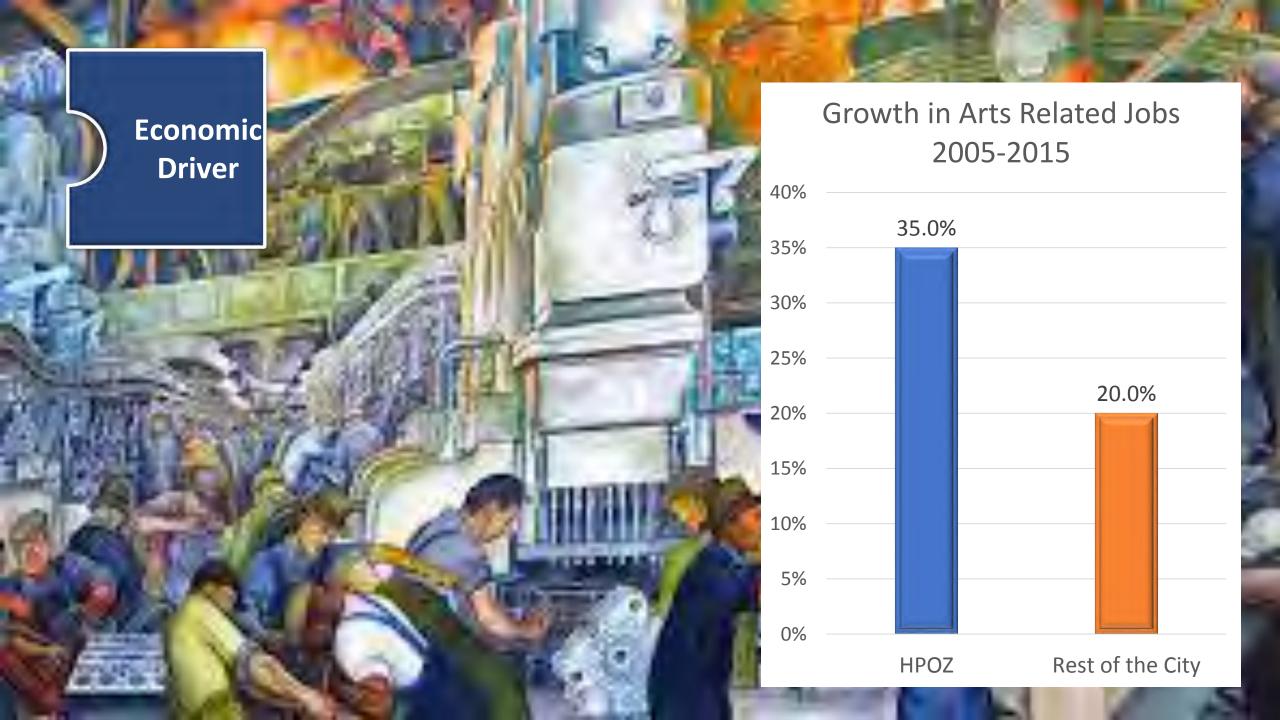
A quarter of everything dumped in LA landfills is from construction debris.

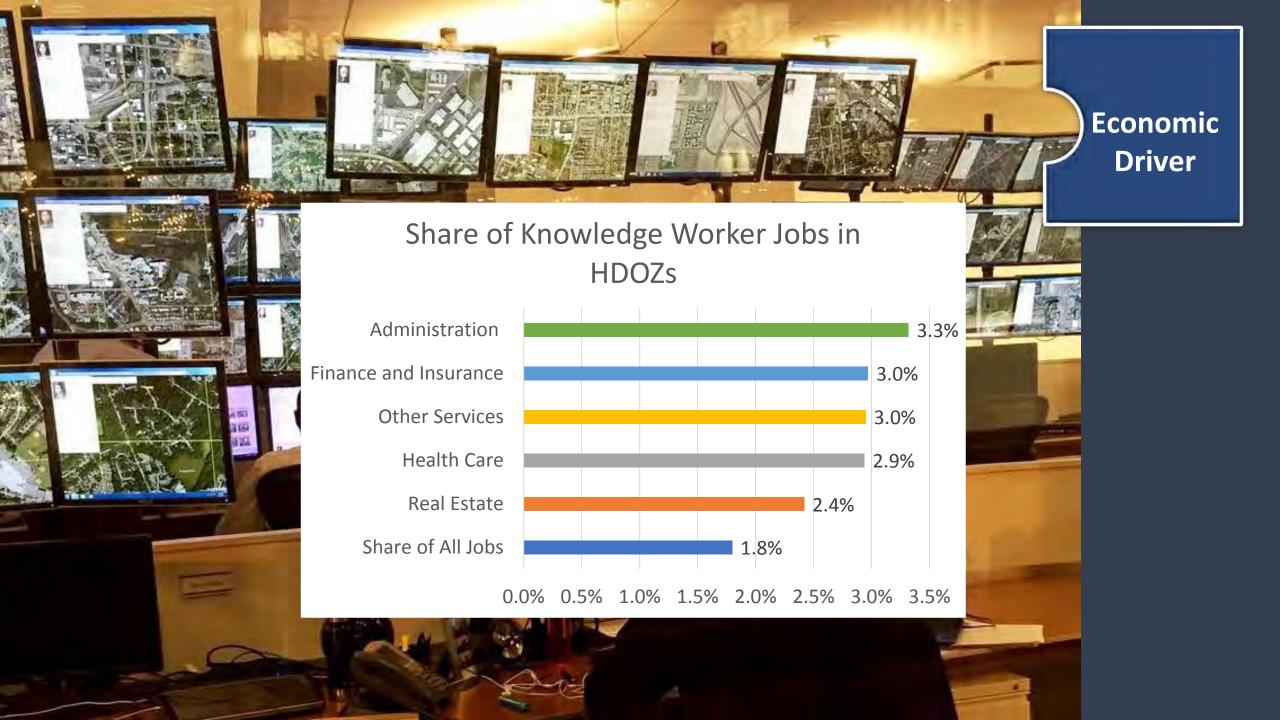
The demolition of a 2000 square foot house in Los Angeles generates 295 cubic yards of debris, weighing 84 tons.



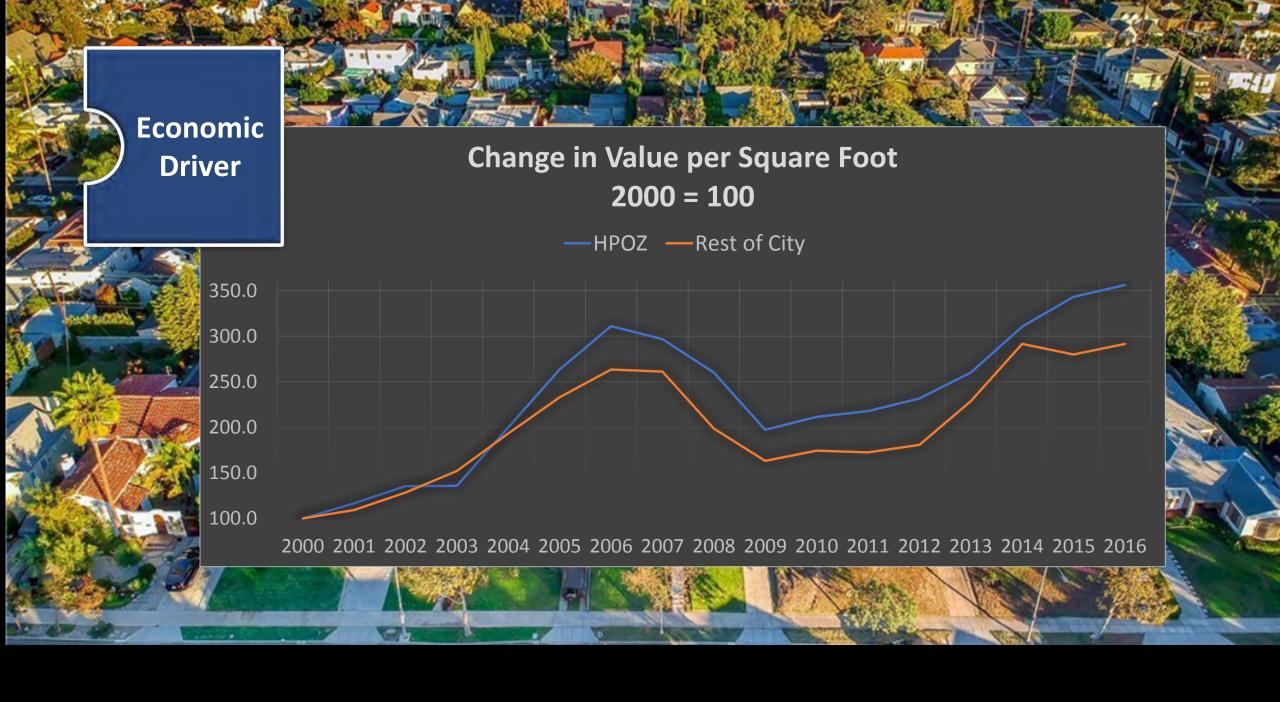


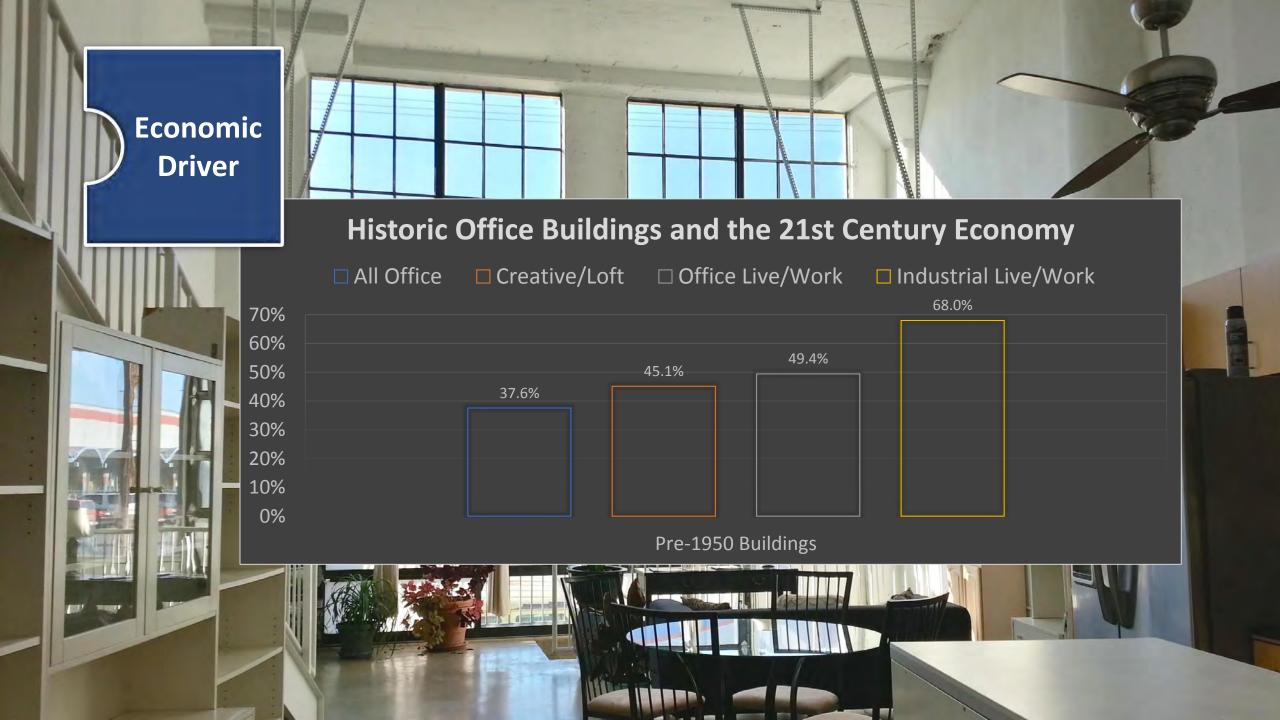


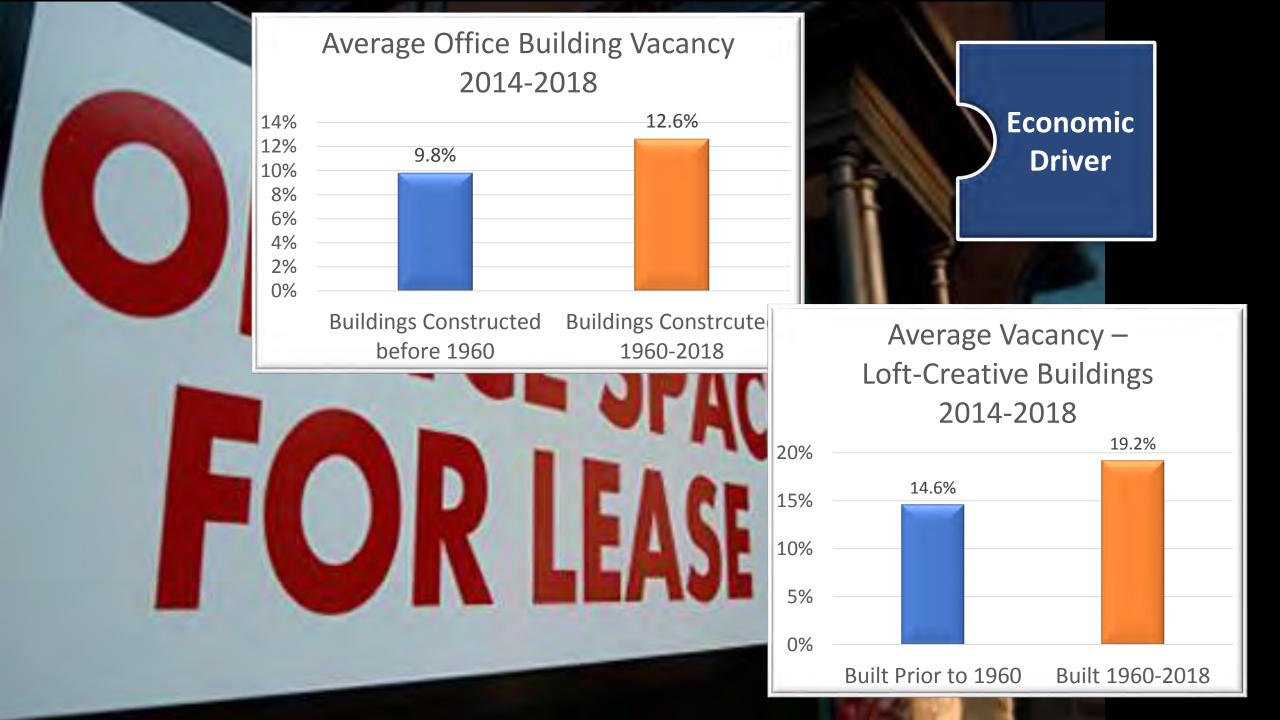












Conclusion....

Preservation is positive for the City and people of Los Angeles in multiple ways



Thank you very much

