



Community members rallied in 2015 to preserve Edinburgh Bungalow Court.  
Photo by Adrian Scott Fine/L.A. Conservancy.

## Historic Edinburgh Bungalow Court Saved!

by Adrian Scott Fine

Time was quickly running out for the threatened Edinburgh Bungalow Court when the Los Angeles Times' Nita Lelyveld published an article late last January titled, "Are you a fan of old L.A.'s charm? These historic bungalows need a savior with deep pockets." In the eleventh hour, the story inspired a longtime Los Angeles Conservancy supporter to come to the rescue.

We say it all the time, historic buildings do not save themselves. It takes passionate and committed people who are willing to interrupt their daily lives and take a stand for what they believe is right: advocating for the preservation and reuse of a threatened historic place. Heather Fox and Brian Harris are two such people. They met and became friends, and collaborators, over their shared interest in saving the Edinburgh Bungalow Court. Without their efforts and that of many others who took part in this journey, including the Conservancy, Edinburgh would not be standing today.

Built in 1923 at Edinburgh and Waring Avenues in the Beverly Grove section of Los Angeles, Edinburgh Bungalow Court was designed in the Spanish Colonial Revival style. Unapologetically modest in design, Edinburgh is like so many other bungalow courts built at the time, providing simple but much-needed affordable housing. For nearly one hundred years, Edinburgh was home to countless residents, many of whom came to L.A. to get their big break in Hollywood. Made up of four one-story residential buildings and one car garage structure that form a U-shaped plan, each building contains two, one-bedroom apartments for a total of eight units. A shared central courtyard runs through the middle of the property.

In 2015, owners of the charming bungalow court aimed to demolish and replace its rent-stabilized units with a market-rate small lot subdivision of private homes on the site, sparking

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## A Special Message for our Members

### Dear Members,

A lot has changed since our last issue and we hope this newsletter finds you well.

Just two months ago, the Conservancy was in full swing with our '70s Turn 50 initiative, with a special bus tour and panel discussion series lined up. We had announced our Preservation Award winners and were gearing up for the luncheon to honor them. We released our groundbreaking study Preservation Positive L.A. with a reception at the Trust Building in downtown L.A.

Then, in what felt like the blink of an eye, everything changed. The gravity of COVID-19 hit. We put all our events on hold, closed our office, and began working from home.

Regardless of where we are working, we remain vigilant in our efforts to protect threatened historic sites. We also continue our outreach, and are finding new ways to strengthen community ties, such as our **#ISupportLegacyBusinesses social media campaign**. (See more on page 12.)

For those with kids—or the young at heart—we created **Places + People: A Book List for Kids** and **Storytime for Kids with the L.A. Conservancy**. (See the full list on page 3.)

And for those of you who miss the Conservancy's walking tours, we've curated a series of **Virtual Walking Tours!** You can

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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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Photo credit: Art Kowalsky / Alamy

take a virtual journey through L.A.'s historic Koreatown as well as explore important buildings that defined 1970s architecture. This is one of the many programs we're developing to bring you the best of L.A. at home.

Check out our virtual tours on our website at [laconservancy.org/virtual-tours](https://laconservancy.org/virtual-tours).

In the meantime, we want to stay connected. You are an invaluable part of the Conservancy and we miss you!

- **Send us an email at** [info@laconservancy.org](mailto:info@laconservancy.org)
- **Add or update your email address** on your account on our website: [www.laconservancy.org](https://www.laconservancy.org)
- **Sign up for our email newsletters** at [laconservancy.org/subscribe](https://laconservancy.org/subscribe) *We're temporarily consolidating our E-News and Events newsletters as Explore L.A. @ Home. This bi-weekly update is designed to keep you informed on our latest news and programs*
- **Follow us on Instagram, Facebook, and Twitter:** @laconservancy *We strengthened our presence on social media, so you can feel close to the historic places you love*

We may be traveling through uncharted waters, but we remain determined and optimistic thanks to members like you. Through your ongoing loyalty and support, you make it possible for us to continue preserving the historic places where we build community and find strength; places as beautiful for their history as much as their design, reminding us of our resilience over time.

Because of you, we save the places in Los Angeles County we all love. To help support these ongoing efforts, visit: [www.laconservancy.org/donate](https://www.laconservancy.org/donate).

Thank you!

Warmest regards,



Linda Dishman  
President and CEO

*P.S. We appreciate your patience with the delay in our newsletter. We strive to bring you the most current information in a timely manner. However, uncertainty loomed around press time and we found it prudent to hold off until we knew more. This issue combines our March/April and May/June newsletters. We hope to resume our normal schedule again in July.*



## Places + People: A Book List for Kids



It's never too early to learn the value of special places, and the people who create them and make them unique. That's why we're pleased to share Places + People: A Book List for Kids. Our curated book list includes accompanying Reading Guides on our website, so that parents and educators can help young readers get more out of each story.

- **A House That Once Was**
- **Brick Who Found Herself in Architecture**
- **Dream Something Big: The Story of the Watts Towers**
- **Iggy Peck, Architect**
- **Last Stop on Market Street**
- **The Little House**
- **Nana in the City**
- **The Shape of the World: A Portrait of Frank Lloyd Wright**
- **The World is not a Rectangle: A Portrait of Architect Zaha Hadid**

We hope you enjoy the list! Planting the seed of historic preservation in the next generation is one way to ensure they will carry Los Angeles' heritage forward.

With libraries closed, consider purchasing books from the People + Places Book List at your local legacy bookstore! Vroman's Bookstore in Pasadena, Book Soup in West Hollywood, and Chevalier's Books in Larchmont Village are all taking online orders.

Visit us on Instagram and Facebook (@laconservancy) to see **Storytime for Kids with the Conservancy**. Each Friday at noon, our Education Specialist, or a special guest, reads a book from the list and engages viewers in enrichment activities they can do at home. For more information, please visit [laconservancy.org/preservation-books](http://laconservancy.org/preservation-books).

## New Community Leadership Boot Camp

Older and historic neighborhoods are changing quickly, not always with preservation in mind. What can we do to ensure the elements that we love are protected and maintained, including housing for all? How can we maintain our neighborhoods' cultural fabric and the people who live there?

The Conservancy can help! This summer, we're launching a Community Leadership Boot Camp. In this immersive three-day leadership training program, you will:

- Hear best practices and lessons learned from the field
- Deepen your understanding of how historic preservation can be a planning tool
- Learn how to make a compelling case for preservation, engage allies, and build support
- Connect with other community advocates who care about making our neighborhoods more inclusive, livable, and sustainable for all

**Dates:** Saturdays, August 15, August 29, and September 12, 2020. All sessions mandatory.

**Time:** 10:00 a.m. - 4:00 p.m.

**Cost:** \$60 for entire workshop series (includes lunch)

**No preservation experience necessary to apply.**

Application available starting May 15, 2020 at [laconservancy.org/bootcamp](http://laconservancy.org/bootcamp)

**Deadline to apply is June 22, 2020, 11:59 p.m. PST.** Applicants selected to participate in Community Leadership Boot Camp will be notified by July 15, 2020.

## Conservancy Team Updates

We are pleased to welcome the Conservancy's new Communications Coordinator **Carley Hildebrand**! She loves classic films and has a passion for Los Angeles' architectural heritage. She even volunteers with our friends at the Los Angeles Historic Theatre Foundation! Carley's previous experience includes working for Warner Bros., Turner Classic Movies, the DGA, and the Los Angeles Zoo. (Fun fact: She stumbled upon our job opening when she was visiting our website.) We're thrilled to have her on board!

Late last year, we said goodbye to our Marketing Manager **Tiffany Narváez**. After five years at the Conservancy, she moved on to join UnitedAg, a non-profit trust that provides health insurance and other benefits to agricultural workers. Tiffany contributed greatly to the Conservancy's marketing communications, branding, and merchandising program. Tiffany is sure to have much success on her new adventure.

At the end of February, our Digital Communications Manager **Jessica Hodgdon** also set forth on a new path. Jessica joined the Conservancy as our Communications Coordinator in 2013. As new technologies changed the communications landscape, Jessica honed her skills and focused on the Conservancy's digital presence, including our website, email outreach, and social media. We appreciate her hard work and look forward to hearing more about her future endeavors.

After eleven years in our advocacy department, Preservation Associate **Marcello Valalà** also left the Conservancy at the end of February. If you've called the Conservancy to get assistance or advice on a preservation issue, Marcello probably spoke to you. We are most grateful for his work on the Conservancy's Preservation Report Card which documents the state of preservation policy in the 89 jurisdictions in L.A. County. We wish him the best of luck as he continues his passion for historic preservation.



Century City Medical Center. Photo credit: Larry Underhill

## That '70s Show: Architecture and Design from the '70s

By Sarah Lann

Throughout 2020, the Los Angeles Conservancy is exploring the 1970s' lasting imprint on L.A.'s built environment. Structures exemplifying popular '70s architectural styles dot Los Angeles County, hidden in plain sight alongside older and more contemporary buildings.

Identifying and learning about the architecture and design elements made popular during the decade is important: just as with fashion, what may be off-putting to modern sensibilities (disco suits, anyone?) can still be appreciated, valued ... and perhaps even treasured.

### Mirrored Glass Façades

Shiny, reflective, corporate office buildings are so ubiquitous you might not even notice them as you make your way through downtown L.A., Century City, or Beverly Hills. The concept, which appeared in the late 1950s and early 1960s, came into its own with an explosion of new structures in Los Angeles in the 1970s.

Architects César Pelli and Anthony Lumsden were the first to apply the mirror glass-wrapper to projects they worked on for

the Los Angeles-based firm Daniel, Mann, Johnson, and Mendenhall (DMJM) in Southern California. This powerfully impressive, sleek and minimalist look quickly became a favorite of their clients. Simple and modern, their buildings resembled cutting-edge technological advances like computer screens. Their effective solar-efficient façades also allowed for streamlined HVAC systems which kept costs low.

Built in 1969, the Century City Medical Plaza was the first of the entirely mirrored-glass façade buildings in Los Angeles. Coupled with the Pacific Design Center (1975), they illustrate and exemplify the dramatic sparseness of the glass-skinned building.

### Brutalism

This unfortunately named style of architecture, which derives from the French phrase *béton brut*, meaning 'raw or unfinished concrete,' peaked in the 1970s. As the name suggests, Brutalist structures are almost entirely made of raw concrete, and are heavy, unadorned, monolithic buildings prioritizing structural elements and functionality.

Brutalism is most often associated with

institutional buildings: university campuses, municipal buildings, museums, churches, and public housing projects. In the wake of World War II, when quick rebuilding was necessary, Brutalist designs were cheap and easy to build. Their solid forms and imposing geometry also conferred a sense of stability, guardianship, and safety.

In 1970s Southern California, many of L.A.'s most prominent architects erected stunning Brutalist structures, such as the Glendale Central Library, Sunkist Headquarters, the Braille Institute of America, and the George C. Page Museum (La Brea Tar Pits).

### Twin Skyscrapers

Two towering skyscrapers standing side by side, each the mirror image of the other, became synonymous with the 1970s when renowned architect Minoru Yamasaki's World Trade Center opened in New York City in 1973. Two years later in Century City, the Century Plaza Towers, also designed by Yamasaki, appeared on the West's L.A.'s skyline.

They, like the World Trade Center, showcased vertical black-and-gray elements, aluminum cladding, and considerable height at 44





(L-R) George C. Page Museum photo by Greg Vaughn / Century Plaza Towers photo courtesy Architectural Resources Group / Flynt Publications, photo by Larry Underhill

stories tall. New York's twins, shockingly, were nearly three times as tall, at 110 stories. Today, the Century Plaza Towers remain among the tallest and most recognizable buildings in Century City, and illustrate a '70s penchant for minimalism in materials and design.

Along with the towers of City National Plaza in downtown L.A. completed in 1972, these sets of twins are textbook examples of the Corporate International style, which emerged in the 1970s and has since formed the basis of design for many office buildings in L.A. and around the country.

## Curves, Ovals, and CAD

One of the great architectural revolutions came about in the 1970s in the form of new technology. Computer-aided design and computer-aided architectural design (CAD or CAAD) allowed architects to render blueprints digitally, using complicated algorithms.

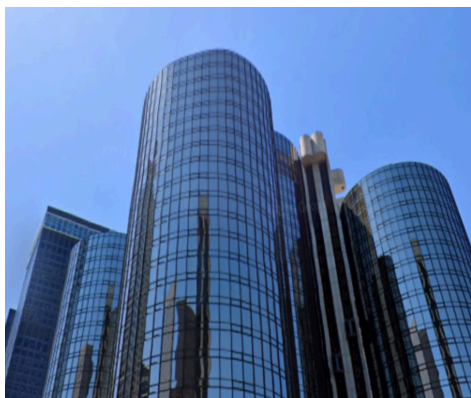
What resulted was a proliferation of creative structural shapes in structures. Curves, ovals, and parabolas began making their way into the urban landscape. Flynt Publications, once the First Great Western Savings building on Wilshire Boulevard, was one of the buildings to be designed using CAD by William Pereira in 1972.

Its revolutionary oval shape maximized the usable floor space that could be leased, and was quickly mimicked by other '70s devel-

opments. Similarly, the 1974 Pacific Wilshire Plaza (once the Roxbury Plaza and originally Manufacturers Bank) by Anthony Lumsden and César Pelli plays with undulating curves and bows, creating a gracefulness and sense of liquidity that heralded the achievements of a dawning technological age.

These 1970s buildings are incredible up-close. The Conservancy hopes to bring you **Rolling Through the '70s**, a special Westside bus tour. Dates will be announced soon. Space will be limited, so please update your email on your Conservancy website account to be among the first know when tour dates are announced.

In the meantime, we invite you to join us on an immersive 360° virtual tour called **The '70s Turn 50!**



To learn more, visit:  
[laconservancy.org/virtual-tours](https://laconservancy.org/virtual-tours)

## Tour + Discussion



We hope to continue our 1970s programs this summer pending developments concerning COVID-19. Please check our website for the latest updates.

### California in the 70s—The Mindset, the Materials, the Architects

Wednesday, July 22, 6 p.m.  
Location TBD

### Where it All Went Down: Movements of the '70s

Saturday, September 26, 1 p.m.  
ArtCenter College of Design

### The '70s and Beyond—Looking Forward

Thursday, November 19, 6 p.m.  
Pacific Design Center

Even as we are safer at home, we're committed to exploring the 1970s lasting imprint on L.A.'s built environment. We're posting new online resources from our partners, including articles on 70s fashion from FIDM and digital resources from SCI-Arc. Visit: [laconservancy.org/curating-city-70s-turn-50](https://laconservancy.org/curating-city-70s-turn-50)

## EDINBURGH COURT *continued from page 1*



*Edinburgh Bungalow Court in the Beverly Grove area of L.A.  
Photo by Adrian Scott Fine/L.A. Conservancy*

a public outcry. Determined neighbors Heather Fox and Brian Harris, and many others, decided something needed to be done.

A public protest, with residents holding signs demanding this bungalow court be saved, soon led to a roller coaster advocacy ride with some ups and many more downs. Fox and Harris came to this purely by happenstance. Both attended a neighborhood council meeting and independently decided to take action.

“Once an Edinburgh resident stood up and spoke, sharing her story about this bungalow court being her home, finally having a place of her own in L.A. as a struggling actress, and breaking down in tears about being evicted and no one caring,” Harris said he knew he needed to help. Fox also heard that it was potentially historic and that sparked her interest. She freely admits that before this effort, “while I liked old buildings, I was not a preservationist or engaged [in preservation], taking it all for granted.”

Soon after Fox and Harris learned of each other’s mutual interest, the “Save 750 Edinburgh” campaign was born. An early effort and boost came later that year when the City of Los Angeles initiated a Historic-Cultural Monument (HCM) nomination for Edinburgh.

It is rare for the City to step in and take a stand—especially in this case with HCM initiation coming from the then-director of city planning. HCM status was key in buying time and keeping the bungalow court standing. Demolition was imminent. The last of the residents were evicted through an Ellis Act process and Edinburgh was fenced off.

Even after HCM designation was secured in early 2016, the owners continued to pursue demolition. The environmental review process lasted through 2019. Empty and not always secured, Edinburgh quickly deteriorated. A lack of upkeep and constant squatters made it a neighborhood nuisance

and point of contention.

There were many twists and turns to this Herculean effort to save Edinburgh over a five-year period—from environmental appeals and settlements to lawsuits. The great news is that as of late March, Edinburgh found a new owner who intends to fully rehabilitate and preserve the bungalow court, returning it to use as rental housing. Through legal intervention, an agreement to sell Edinburgh was finally reached just as owners secured a demolition permit. It could not have been closer.

Like Fox and Harris, another match was made when a longtime Conservancy supporter teamed up with a historic renovator from The Prop Shop to take on this project. As the property is now being cleaned up and secured, a recently installed sign reads, “This property was saved from being demolished and is being lovingly restored and improved.”

Both Fox and Harris agree that saving Edinburgh changed their lives. It brought a diverse group of people together from the neighborhood, as many became involved over the years, from protests to keeping a watchful eye on Edinburgh. They now know their neighbors and have formed close friendships, including looking out for elderly residents, especially during this COVID-19 period.

For Harris, “I just believed it would happen, though it was both the hardest and most rewarding journey of my life.” Fox has started a new preservation nonprofit (Historic Preservation Los Angeles) focused on preserving multi-family housing as a result. When asked if they would do it all over again, Fox and Har-

ris both took a moment, caught their breath and just laughed.

There are many others to thank who helped in saving Edinburgh. **Councilmember Paul Koretz** was instrumental in Edinburgh securing HCM status, and his team facilitated discussions throughout the process, bringing various parties together. **Architectural Resources Group** completed the HCM nomination. **The Cultural Heritage Commission** and staff made all the difference in buying Edinburgh time. **Nita Lelyveld from the Los Angeles Times** and her article in the eleventh hour attracted the attention of a buyer.

The Conservancy is proud to have played a role too, providing technical assistance and help along the way. We take inspiration from this, and many other saves, where people come together to make a difference—in this case saving and loving a simple bungalow court.



*Photo credit: Adrian Scott Fine / L.A. Conservancy*

### Did you know?

Increasingly endangered, bungalow courts and renters are protected from excessive rent hikes through the Rent Stabilization Ordinance, but few are protected from Ellis Act evictions and demolition.

SurveyLA identified 410 bungalow courts not currently protected through a Historic Preservation Overlay Zone (HPOZ) or other historic designation. Conservatively, they represent more than 1,500 units of relatively affordable housing that we need to retain and protect.



## Preservation Snapshots



Photo credit: Marcello Vavala / L.A. Conservancy

### Chili Bowl Closer to Landmark Status

In February the Los Angeles Cultural Heritage Commission voted to recommend designation of the Chili Bowl as a Historic Cultural Monument (HCM). The Conservancy nominated this rare and early endangered example of Programmatic architecture in October. The property recently sold to a new owner who applied for a demolition permit on November 4, 2019.

Currently there is a hold on permit activity while the nomination is pending. In late April the property owners were granted an extension to pending City Council action, affording more time to discuss future plans for the building and to meet with the council office and the Conservancy.

The Chili Bowl was constructed in 1935 and initially located in Silver Lake for Arthur Whizin's Chili Bowl restaurant chain. In 1939, just four years after its completion, the building was moved to its current location in West Los Angeles.

It is one of the oldest surviving examples of Programmatic architecture in L.A. Because so few examples remain today, Programmatic buildings are considered a rare resource type, in which the building is fashioned in the shape of a business's product or identity.

Coinciding with the rise of automobile use, programmatic architecture or mimetic architecture was popularized during the 1920s along roadsides throughout the United States. During this period, the Los Angeles area was home to one of the highest concentrations of this architecture style.

The Chili Bowl at 12244 West Pico Boule-

vard is one of five remaining former Chili Bowl structures from entrepreneur Arthur Whizin's Chili Bowl restaurant chain, which numbered eighteen locations throughout Los Angeles County at its height in 1941 and 1942. Of the surviving Chili Bowls, the West Los Angeles location is the most intact and has operated nearly continuously as an eatery.

### SB 50 Returns as SB 902

In late January, Senate Bill 50 (SB 50) did not receive enough votes to pass out of the California Senate. The Conservancy and a statewide coalition of historic preservation organizations, led by the California Preservation Foundation, formally came out in opposition of SB 50, unless amended. Despite some amendments to the SB 50 legislation, no substantive language was included to address our outstanding preservation concerns.

If passed, SB 50 would have severely weakened existing protections for historic places. The legislation was also inconsistent throughout the bill, as it did not uniformly identify or call out local, state and national listed individual and multiply property historic districts. Nor did it recognize eligible historic resources. It was especially problematic for historic districts, as it only recognized those established through the end of 2010. This meant nine of L.A.'s thirty-five Historic Preservation Overlay Zones (HPOZ) were not covered and at risk because they were established since 2010.

Senator Weiner has introduced a new bill, SB 902, and we expect additional versions of this legislation to return in the upcoming legislative session.

## The Pillar Society: Strengthening L.A.'s History for the Future



Janis Ashley. Photo credit: Douglas Hill

*"I am a Pillar Society member because I believe in the work the Conservancy does. They protect the historic buildings that tell the story of Los Angeles. With each building lost, a bit of the city's history disappears." — L.A. Conservancy member and docent Janis Ashley.*

Five years ago, we launched the Pillar Society for members whose passion to protect L.A.'s historic and culturally significant places inspired them to remember the Conservancy in their estate plans—a legacy gift to preserve the city they love.

Since then, some 50 members have joined and become part of the Conservancy's future, further securing our efforts to preserve the places that make Los Angeles authentically unique.

Legacy gifts help ensure that places, like the Art Deco towers on Wilshire Boulevard, the few remaining Googie coffee shops, and modest bungalow courts down the street, remain long into the future. These are the places where memories are made, generation after generation. They tell our history, represent our values, and are the beacons of our heritage. These places matter!

**If you've ever considered making a legacy gift in honor of your city or would like to tell us about provisions you've already made, please reach out to Liz Leshin, our Director of Development, at (323) 270-4334 or [lleshin@laconservancy.org](mailto:lleshin@laconservancy.org). We'd love to acknowledge your generosity.**



Older and historic buildings attract generations who enjoy authentic places with character. Photo by Adrian Scott Fine/L.A. Conservancy

## New Study Shows How Preservation Supports L.A. Housing, Density, and More

by Adrian Scott Fine

In March, the Los Angeles Conservancy released *Preservation Positive L.A.*, a groundbreaking report affirming historic preservation's positive impact on housing, affordability, sustainability, density, and economics.

While anecdotally we know preservation and the reuse of older and historic buildings benefit people's lives, what has been missing—until now is data and analysis to fully back up these claims.

In 2018, as part of our fortieth anniversary celebration, the Conservancy commissioned renowned preservation economist Donovan Rypkema and his firm PlaceEconomics to investigate the quantitative and qualitative impacts of historic preservation in Los Angeles.

The study demonstrates definitively that historic places contribute to the overall livability of the city and provides real value to every Angeleno.

### Room to Grow

Critics often claim that preservation limits growth, is anti-density, or stands in the way of affordable housing development.

The data, however, shows a much different story where historic neighborhoods are proving that livability and preservation can work hand-in-hand.

*Preservation Positive L.A.* found that historic preservation is not a barrier to growth, as there is a lot of room to grow. Only 6.2% of total parcels in L.A. have been identified as historic through designation or by SurveyLA, leaving 93.8% available for new development, increased density, and much-needed housing.

### Affordable

Preservation is affordable housing. As one of the most pressing concerns facing L.A. today, older, smaller, and mixed-use buildings represent the largest share of affordable housing in the city, from quaint bungalow courts to large garden apartment developments.

Historic Preservation Overlay Zones (HPOZs) also play a role in preserving the existing rent-controlled housing stock. While HPOZs are 2.4% of all parcels, they represent 5% of all units under rent control in the city.

HPOZs are home to residents with a wide variety of incomes. In fact, a larger percentage of residents in HPOZs, than in

the rest of the city, have annual household incomes of under \$25,000. The HPOZs of L.A. provide density at a human scale and protect affordable housing, mainly by providing a mix of housing options.

While historic designation is not feasible or appropriate for every older property, HPOZs protect affordable housing, foster neighborhood stability, and serve as home to a racially and economically diverse population.

### Stable

Today, single-family homeownership is no longer the only, or even the best indicator, of neighborhood stability. Longtime residents, be they owners or renters, are themselves a stabilizing force within a community—especially in HPOZs. HPOZs are home to 3% of Los Angeles population and account for 5% of all long-term residents in the city as a whole.

Renters, specifically, are disproportionately longer-term in HPOZs than in the rest of the city. Increasingly, renters are at great risk of displacement from property flipping, rising rents, condominium conversion, demolition, or Ellis Act evictions.



## Diverse

Cultural diversity is a backbone of the city's historic neighborhoods, which are more ethnically, racially, and income diverse than the rest of the city as a whole. Of the thirty-five HPOZs that currently exist, twenty-one have populations where there is a greater share of racial diversity than in the rest of the city.

While they cover roughly 8.5 square miles of the city—just 1.8% of the city's land area as a whole—combined, they represent 3% of the population and households. Overall, 54% of residents in HPOZs identify as Latinx.

## Dense

Adding greater density and preservation are not mutually exclusive. Already HPOZs include some of the densest neighborhoods in Los Angeles. On average, there are 5,300 more people per square mile in the HPOZs than in the rest of the city's residential areas. As much

as 69% of housing in HPOZs has more than one unit, with 39% providing five or more units or apartments. This makes historic neighborhoods more accessible to renters and provides a greater range of rents and significantly higher density uses.

Greater density is also possible in HPOZs, through sensitive infill construction, adaptive reuse, and Accessory Dwelling Units (ADUs). An analysis of HPOZ lot coverage shows that one-third of all single-family properties cover less than 40% of the lot. This represents over 3,400 properties in HPOZs that can accommodate one or more new ADUs.

## Economic Driver

Preservation makes economic sense, especially as older buildings find new life through rehabilitation and adaptive reuse. Interesting and authentic spaces infused with history, combined with modern-day amenities, prove to be attractive locations for businesses big and small. These types of projects drive the local economy and create.

Investing in older neighborhoods provides a good return on investment. An analysis of more than 136,000 sales of single-family homes between 2000 and 2016 indicates that property values in HPOZs appreciate at a greater rate than the rest of the city. In the period between 2005 and 2015, the National Register Districts in L.A., which include many commercial activities,

enjoyed a job growth rate nearly three times that of the city as a whole. .

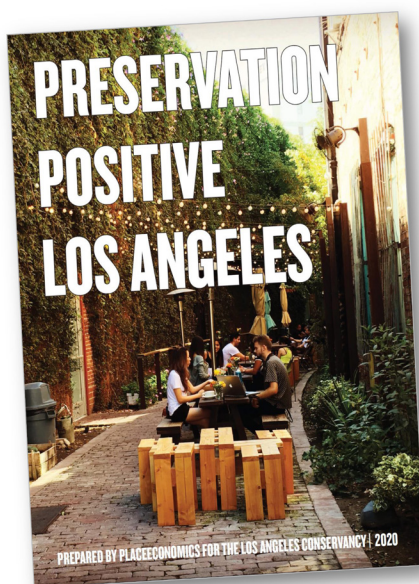
## Cost-Effective

Rehabilitating older and historic buildings for new uses is not only cost-effective and good for the environment; it helps generate much-needed housing. Between 1999 and 2019, L.A. created over 12,000 new housing units through adaptive reuse of historic buildings. Incentives including the Mills Act, the Adaptive Reuse Ordinance, and the federal and state rehabilitation historic tax credits make preservation even more competitive when compared to new construction.

## Sustainable

Preservation is inherently green. Nevertheless, the current default in most American cities is to demolish what exists and build new, calling it green. While recycling building materials helps, reuse is fundamentally better as it keeps building materials out of the waste stream, preserves embodied energy, and creates less air and water pollution.

Historic preservation does not impede growth or development; it upholds thoughtful strategies that do not sacrifice the city's invaluable historic resources. As the city looks to its future, we hope our leaders consider the viable solutions and opportunities provided by historic preservation.



To view the full study, please visit [laconservancy.org/preservation-positive](https://laconservancy.org/preservation-positive).

## Thank You!

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