

LOS ANGELES CONSERVANCY NEVS



Sept/Oct 2021 · Volume 43 Number 4



2021 Preservation Award winners showcase the power of historic preservation in Los Angeles County.

2021: Celebrating the Best of Historic Preservation in Los Angeles County

For nearly forty years, the L.A. Conservancy has recognized some of Los Angeles County's most remarkable historic preservation projects at our annual Preservation Awards Luncheon. Last year, the difficult decision was made to place the luncheon on hold due to the COVID-19 pandemic. However, we're delighted to announce that the 2021 Preservation Awards celebration is scheduled to take place on October 27th, at the iconic Los Angeles Memorial Coliseum! The Coliseum is the winner of this year's Chair Award and we're excited to be able to see their excellent work in person.

In addition to honoring the 2021 Preservation Awards winners, we're also celebrating the 2020 Preservation Award winners—double the excitement! From affordable housing to revitalizing communities, these winning projects not only represent the best of historic preservation in Los Angeles, they demonstrate how historic preservation strengthens communities, fosters economic development, and bridges the past to the future.

Preservation Award recipients are selected by an independent jury of leading experts in architecture, historic preservation, and community development. We are grateful to the 2021 jury for their service:

2021 Preservation Awards Jury

CHAIR: John Arnold, AIA (Partner, KFA) / Elysha Paluszek (Architectural Designer) / Rita Cofield (California Preservation Foundation) / Maura Johnson McAniff (Director of Housing, Penny Lane Centers) / Michael Estrada *t* (former Conservancy Board Member and former Senior Counsel, Richards, Watson & Gershon) Jamie Tijerina (President of The Highland Park Heritage Trust)

Congratulations to our 2021 Preservation Award Winners! Read about this year's winning projects on page 4. Visit our website for a list of the 2020 honorees: *laconservancy.org.*

2021 Benefit Event: *Revered Residences*!

On Sunday, September 26th we're celebrating the life and legacy of L.A.'s legendary "Architect to the Stars," Paul Revere Williams! Join us for one or two fabulous benefit events:

Revered Residences: A Virtual Benefit Event

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Sunday, September 26, 2021 6:00 p.m. - 7:00 p.m.

Join us for the premiere of *Revered Residences*, a special virtual exploration of four exceptional L.A. homes designed by Paul Revere Williams. Historian and archivist Karen E. Hudson, who is also Williams' grand-daughter, joins us to share her reflections on her grandfather's legacy and work.

\$35 Members/\$75 General Public (Includes one annual Conservancy membership!)

Paul Revere Was Here: A Benefit Dinner at Phenakite Sunday, September 26, 2021 4:30 p.m. - 7:30 p.m.

Attend an alfresco benefit dinner at the *L.A. Times*' 2020 Restaurant of the Year, Phenakite! It's located at the former Anne Banning Community House: a stunning two-story colonial revival building designed by Williams. The event includes a tour and access to *Revered Residences*.

Register at: *bit.ly/LACBenefit2021*

Sponsorships start at \$2,500

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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 KennethT. and Eileen L. Norris Foundation. During the month of September, the L.A. Conservancy is celebrating members like you with a free, members-only virtual tour of some of L.A.'s coolest historic places! Join us for a fun, fascinating tour: "L.A. Vintage Cool." When many people think about L.A., they think of palm trees and swimming pools. Convertibles and Googie diners. Citrus and celebrities. But Los Angeles's urban fabric is much richer and more varied than the stereotypes. Throughout its history, L.A. has encouraged architectural innovation, creative design, and lavish development, creating stunning results.

On this members-only virtual tour, you'll discover a different side of Tinseltown as we explore some rebellious icons, including the Pacific Design Center, Bradbury Building, and the Westin Bonaventure Hotel & Suites!

Tour dates: Wednesday, September 22nd, or September 29 at 6 p.m. Registration required. For more, visit: *laconservancy.org/events*

In Memoriam George A.V. Dunning (1940 - 2021)

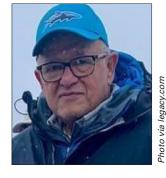
The Conservancy is deeply saddened to learn of the passing of George A.V. Dunning. Dunning had a passion for California history and the buildings that tell those stories. He served on the L.A. Conservancy board in 1991 and remained a generous donor until his death. Dunning established our oral history program to record the reminisces of founding President Margaret Bach and our first Executive Director Ruthann Lehrer about the early years of the Conservancy. He was an enthusiastic participant in Conservancy events and especially loved the auctions at our fundraising events. A philanthropist and arts patron, Dunning was very active in the Historical Society of Southern California and



served on their board for 15 years including a two-year term as president. Loyola Marymount University was George's greatest passion where he served on the board for many years and funded several scholarships.

Michael Estrada (1956 - 2021)

The Conservancy mourns the loss of former board member Michael Estrada. Estrada was an attorney at Richards, Watson & Gershon since 1991 and served as City Attorney in many municipalities throughout Los Angeles County. A true historic preservation champion, Estrada served on the Conservancy board from 2001 to 2007 at the height of the fight to save the Ambassador Hotel. His skills as a lawyer were critical in our decision to file two CEQA lawsuits on the Ambassador and he played a central role in community outreach. He served as VP of Education/Community Relations and VP of Advocacy. Estrada



loved attending the Spanish language night of Last Remaining Seats, which the Conservancy co-produced with Latin American Cinemateca of Los Angeles. Most recently, he served on the 2021 Preservation Awards Jury. His generosity will be dearly missed.

Correction: In our July/August newsletter we ran a tribute to longtime Conservancy volunteer Connie Humberger that innacurately listed her birthdate. Humberger was born on September 14, 1929.



Photo by Jason Daniel Shaw.

Celebrating 125 Years of Griffith Park!

By Sarah Lann

1896 was a memorable year in the United Sates. It was the birth year of the Dow Jones Industrial Average, Utah's statehood, author F. Scott Fitzgerald, and the Quadricycle—the first gas-powered vehicle ever produced by Ford. It was also the year that Colonel Griffith J. Griffith and his wife Mary Agnes Christine (Tina) donated over 3,000 acres of former ranch land to the City of Los Angeles, "to be used as a public park for purposes of recreation, health and pleasure, for the use and benefit of inhabitants of the said City of Los Angeles, forever."

When the Griffiths bequeathed the land to the City of Los Angeles, it was with the hope that the park would add to the advancement and reputation of Los Angeles as a city of beauty and civic-mindedness. What they could not know was just how special Griffith Park would become over the ensuing decades. It is unique, even at the national level, for possessing a large-scale mostly untouched landscape in the center of an urban metropolis. It is home to multiple cultural organizations and landmarks such as the Los Angeles Zoo, Equestrian Center, the Griffith Merry-Go-Round, the Greek Theatre, the Autry Museum of the American West, various hiking trails, and the Griffith Observatory. Significant moments in Los Angeles's life have played out on the land that forms Griffith Park; it's been home to the Tongva-Gabrielino people for thousands of years, served as a site of protest in the fight for civil rights, is a shelter for native plants and wildlife, and been filmed in endless movies. For all these reasons and more, Griffith Park was officially designated a Historic-Cultural Monument (HCM) in 2009 to recognize its significance and ensure its long-term preservation. The nomination for this historic designation identified thirty-six historically sensitive resources and areas including buildings, trails, and natural features contained within the park. It is the City's largest Historic-Cultural Monument.

Griffith Park turns 125 years old in 2021. It is a milestone worth commemorating as preservationists, as Angelenos, and as Californians. It has been many things for many people in its 125-year history, and has undergone substantial change. Yet it has endured, and continues to positively impact the people who use it—perhaps never more so than in the last year and a half. It is more than just individual buildings, trails or recreational areas; it is the heart and soul of the city and a reminder of

what was once here on a larger scale. This fall the L.A. Conservancy, in partnership with the City of L.A. Department of Recreation and Parks, Council District 4, and nearly 25 other organizations and entities will celebrate that history in a free event open to all.

On Saturday, November 13, the public will be invited to explore Griffith Park using a map indicating where knowledgeable volunteers will be stationed. These volunteers will share information relevant to specific location on topics such as Griffith Park's history, the park's flora and fauna, significant buildings and resources, and the organizations and entities within Griffith Park. This open house-style way of exploring the Park will allow individuals to choose where they want to go based on their interests and abilities.

A central hub for the event will be located near Center Park, near the Merry-Go-Round, where maps will be distributed and food trucks, educational activities, entrainment and more will take place.

Conservancy members can expect exclusive experiences just for them leading up to the day-long celebration. Such opportunities include a tour of the historic Greek Theatre and access to events hosted by the Autry Museum of the American West. Be on the lookout for more information, soon.

So save the date—November 13—and get ready to discover (or rediscover) Griffith Park, one of Los Angeles's great historic jewels, as it celebrates its 125th anniversary. We'll see you there!



The Griffith Park Carousel in the 1970s. Photo from the L.A. Conservancy Archives.

2021 PRESERVATION AWARD RECIPIENTS

CHAIR AWARD: Los Angeles Memorial Coliseum

Since the 1920s, the Los Angeles Memorial Coliseum has served as the backdrop to countless sporting and civic events. Designed by John and Donald Parkinson in 1923, it holds international significance as the centerpiece of the 1932 and 1984 Summer Olympic Games and represents Los Angeles' civic achievements in the early 20th century. But starting in the early 1990s, proposals began to surface that would have essentially demolished or destroyed all or most of the Coliseum. Thankfully, the University of Southern California (USC) secured a long-term lease on the Coliseum, and in 2017 the Los Angeles City Council approved USC's plans to renovate the historic stadium. The design intent was to ensure the renovations would be minimally invasive

to the landmark's character, shape, and feel. Renovations included the restoration of the stadium's historic peristyle, new seating, lighting, and construction of a tower that included new suites, club seating and a press box. Today, the Coliseum remains a source of true civic pride, connecting people to the past while serving as a place for community well into the future.

MEDIA AWARD: City of Ghosts, Netflix

Last year, an innovative new animated Netflix Original series called *City of Ghosts* premiered to strong acclaim. Emmy award-winning filmmaker Elizabeth Ito, a born and raised Angeleno, created the show as an accessible way to introduce kids to the richly layered stories behind L.A.'s diverse neighborhoods. Ito's goal with *City of Ghosts* is to help people realize that L.A. is "a place that has a lot of history and a lot of stories to be uncovered." The six-episode series follows the adventures of a group of kids as they discover places and meet people in neighborhoods across L.A. County. Together, they learn about under-told stories including the Tongva-Gabrielino people's history in Griffith Park, the Oaxacan community in Koreatown, Japanese culture in Boyle Heights,

and so much more. The quirky, eye-catching animation is a hybrid of 2D and 3D visual styles which Ito employed to reflect the layered texture of L.A. history, a reminder of "all the great cultures that exist here" and that cartoons aren't just for kids anymore.

Altadena African-American Historic Resources Survey

In 2020, the first historic context statement focused on the African American community in Altadena was completed: an integral step in creating a clearer and easier process for designating resources important to the community. Context statements are especially valuable when evaluating overlooked, underrepresented BIPOC (Black, Indigenous, and People of Color) communities. The survey was able to identify three businesses and two historic Altadena neighborhoods, "The Meadows" and "SENCH" as historically significant. These historic districts are associated with the residential development of Altadena's African American population, a history that is the

result of redlining and sundowning which forced the African American community out of Pasadena to the north where business owners and civic leaders filled essential needs for the community.

Angelus Funeral Home/Paul R. Williams Apartments

Established in 1922, the Angelus Funeral Home was one of the most successful Black-owned businesses in Los Angeles, providing an essential service to the community. In 1932, Paul R. Williams designed a much-needed bigger facility for the company. Williams' Mediterranean Revival-style facility offered uplifting and comforting spaces for the bereaved and became an important place for the Black community to come together. Since 2006, the building sat vacant and was in poor condition. In order to adapt the building into urgently needed low-income housing, this project rehabilitated the original interiors into management offices and living spaces.

New affordable housing was then constructed on three adjacent parcels, and the appropriately named Paul R. Williams Apartments now provides 41 low-income units. Nearly 90 years after Williams' design first opened to the public, the Angelus Funeral Home is once again meeting an important need in the community.

Photo via Wikimedia Commo









Friends Of Residential Treasures: Los Angeles

Los Angeles is home to an exuberant, diverse collection of neighborhoods and communities with unique and distinct residential architecture. Groundbreaking structures by Richard Neutra, Gregory Ain and James H. Garrott, Charles and Ray Eames, John Lautner, and more, are located in Los Angeles and these visionary approaches to contemporary housing are important design concepts that originated here in Southern California. The FORT L.A. Trails project is a comprehensive and accessible community education program that promotes civic pride and cultural engagement by exploring L.A. history through residential architecture. Launched in June 2020, eight trails have been completed and published with over a dozen additional Trails currently in development,

featuring contributions by world-renowned writers, journalists, architects, and scholars from organizations including the Getty Research Institute, KCRW, CurbedLA, and the Huntington Library.

Hotel Figueroa

Financed by the YWCA for \$1.25 million, the Hotel Figueroa in downtown Los Angeles was built in 1926 as a haven for feminism. The largest investment at the time by a women's group, it was built entirely on the premise to give professional women a safe place to stay while in town, granting them much-needed freedoms. Home to America's first woman hotel manager, the hotel featured parlors, salons, and hosted public discussions on social justice issues like sexism and racism. The hotel's much needed renovation in 2018 kept this history close to heart and honored the history of the trailblazing women who founded it. The project used the original 1926 design as the foundation, stripping away decades of alterations, while incorporating con-

temporary elements and addressing challenging structural issues. The result is a beautiful renovation that honors the building's roots in women's history while contributing to downtown L.A.'s ongoing revitalization.

Larchmont Charter School at La Fayette Park

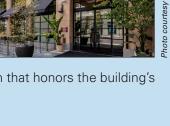
For decades, Westlake was one of the most affluent neighborhoods in Los Angeles. As the neighborhood began to change, multi-family and office buildings added to the area's mix of architectural styles, including the Modern style New York Life Insurance company building. Designed in 1955 by Welton Becket and Associates, it was considered a progressive addition to the neighborhood aesthetic. In the 1970s, New York Life moved out of the building, in conjunction with the general decline of the area. But in 2012, Larchmont Charter Schools eyed the building as a prospective site for its growing middle school population, believing that bringing the school into the Westlake neighborhood would help energize the community. The project faced many challenges, including

the deteriorated condition of many of the finishes, as well as the financial challenge of allocating a school budget to adaptively reuse a 35K square foot building into an architecturally exciting destination for 400 students. As a reinvestment and rehabilitation effort in a neglected neighborhood, this project is a model for providing needed facilities while respecting and building upon history.

Santa Monica Proper Hotel

The Santa Monica Proper Hotel is an adaptive reuse success story. Previously known as the Santa Monica Professional Building, this elegant Spanish Colonial-style building was designed in 1928 by architect Arthur E. Harvey (the Selig Building, Chateau Elysee) and features Moorish details, baroque ornamentation, and a Y-shaped plan to accommodate ocean breezes. It was a result of the Wilshire Boulevard expansion to the West, one of many such business buildings to sprout up, and originally operated as a medical building. In 2018, a project to rehabilitate the historic building into a high-end hotel was launched. It had sustained structural damage from the Northridge earthquake requiring seismic retrofitting. The project also successfully retained the

building's oval staircase, restored the original marble, and constructed a compatible modern structure that doesn't overtake the original historic structure. By rehabilitating and restoring the historic building while creating a sensitive new addition, the Santa Monica Proper Hotel is an excellent example of just how possible it is to build anew while preserving the old.









Preservation Snapshots



Photo by Marcello Vavalà/L.A. Conservancy

L.A. CONSERVANCY FILES SUIT TO PROTECT THE WEST L.A. CHILI BOWL AND PROCESS

On August 19, the Conservancy filed a Petition for Writ of Mandate with the Los Angeles County Superior Court against the City of Los Angeles, challenging the City's violations of the Brown Act in failing to allow the Conservancy, as the applicant, and other members of the public the opportunity to address the City Council regarding the Historic-Cultural Monument (HCM) nomination for West L.A.'s Chili Bowl building.

This is in follow-up to a June 15 City Council Planning and Land Use Management (PLUM) Committee meeting where the public was blocked from speaking, including the Conservancy as the applicant. Despite repeated requests to be heard by the PLUM Committee, the Conservancy was not called upon nor were any members of the public. The City flagrantly violated the Brown Act law that requires public participation.

At this meeting and, based on comments made by Councilmember Mike Bonin's office that dismissed the Chili Bowl as not being historic or an important example of programmatic architecture, the PLUM Committee voted to disregard the Cultural Heritage Commission's prior favorable recommendation and against the pending HCM for the Chili Bowl.

The Conservancy reached out to the City multiple times following the initial PLUM meeting, requesting it address and remedy the Brown Act violation. The West Los Angeles Sawtelle Neighborhood Council also passed a motion requesting the City Council to reopen this matter. However, on June 29, the full City Council took up the pending matter and, with PLUM's June 15 recommendation, voted to deny the Conservancy's nomination for the Chili Bowl. Once again, the public and the Conservancy as the applicant were not allowed to speak before the final vote as the item was placed on the consent agenda.

Given this is not an isolated incident involving a pending HCM and the PLUM Committee, the Conservancy is extremely concerned. The City needs to provide an adequate opportunity for applicants and the public to participate in the process. Through our legal action, the Conservancy is seeking to rescind and set aside the denial of the Chili Bowl HCM nomination and require the PLUM Committee and City Council to hold public hearings regarding the Chili Bowl HCM nomination, at which the public shall have the right to speak. Until this happens, we are pressing that any application to demolish or alter the Chili Bowl shall be prohibited.

The Conservancy is keeping a close eye on the Chili Bowl as a plan has emerged to relocate the building. We both want to ensure the historic building is properly preserved as well as the public process afforded through HCM designation.

Learn more at *laconservancy.org*.

PAUL REVERE WILLIAMS HOUSE NOMINATED

Great news! On Thursday, September 2nd, the L.A. Cultural Heritage Commission (CHC) reviewed the Conservancy's pending Historic-Cultural Monument (HCM) nomination for the Paul Revere Williams house! The legendary architect and his family lived in the house for 30 years, prior to Williams designing and building his own family home.

Prompting our action is the pending sale of the house and marketing of the property for redevelopment. The simple Craftsman style house at 1271 West 35th Street illustrates a part of architect Paul Revere Williams' life and story that is rarely told or fully understood. In telling the full story about people and places, it is important to preserve this house as a physical reminder of what Williams achieved and his extraordinary career in architecture.

By the time he was 25 years old, Williams had met and married his wife, Della Mae Givens. They lived with Williams' foster mother until purchasing their own home, this modest house in the West Adams area of South Los Angeles. The neighborhood was home to a large Black community, in large part because it was free of the racial covenants which blanketed Los Angeles at the time.

In Williams' 1937 essay, "I Am a Negro," he wrote:

"Today I sketched the preliminary plans for a large country house which will be erected in one of the most beautiful residential districts in the world...I could afford such a home. But this evening, I returned to my own small, inexpensive home... in a comparatively undesirable section of Los Angeles. I must always live in that locality, or in another like it, because...I am a Negro."

Despite the fact that Williams was among the more prominent architects in California, if not the United States, racial covenants prevented him from living in any dream home he may have designed until 1951. The vast challenges he overcame and the extraordinary achievements he made during an era of racial injustice have inspired generations of architects.

Learn more at *laconservancy.org*.



Photo by Carley M. Hildebrand/L.A. Conservancy

JUNE 16 / AUGUST 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.

Marble Cornerstone

Rodney Kemerer and Lindsay Doran

Granite Cornerstone

Getty Conservation Institute Jenji Kohan Tylie Jones Matthew and Viniya Louie Paramount Pictures Curtis and Jill Scheetz Mr. Max Stolz Jr. Ed Trosper and David Raposa

Limestone Cornerstone

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Membership Matters: An Interview with **Tim Street-Porter**

Interview by Liz Leshin, Director of Development



Tim Street-Porter, a Conservancy member since 1986, is an internationally celebrated photographer who has produced, written and photographed six books, five of which are regarded as definitive reference guides to the history of design and architecture in Los Angeles.

LAC: Los Angeles is not always appreciated for architecture and design, and yet you have made that your career. What fascinates you about this city?

TP: I've always loved L.A.'s rich and unique legacy of 20th-century architecture. It's there; you just have to look for it.

LAC: You grew up in England but emigrated to L.A. over 40 years ago. How does that give you a unique perspective?

TP: I discovered Los Angeles as an architectural student from London. This gave me a different perspective - it was love at first sight: the light, the nearby desert, and, unlike London, the space to build with creative freedom.

LAC: Why is it important to support the Conservancy?

TP: The L.A. Conservancy is a vital bastion of defense against the unfortunate alliance of City Hall and developers.

LAC: Why do you feel historic preservation is important?

TP: Historic preservation is key in highlighting the city's unique visual identity, and its heritage for future generations. The Conservancy raises the public's awareness of the treasures they otherwise take for granted.

LAC: Do you have a favorite historic building that you like to shoot in Los Angeles?

TP: Anything by Frank Lloyd Wright.

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CONSERVANCY TOURS: WALKING & VIRTUAL

WALKING TOURS

Socially distanced, open air walking tours are now available! \$10 for Conservancy members and children seventeen and under; \$15 for the general public. Reservations required: *laconservancy.org/tours*.

Art Deco:

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

Historic Downtown:

Take a ride on Angels Flight® and step inside Grand Central Market! **Saturdays, 10:00 a.m.**

Union Station:

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



Los Angeles Conservancy 523 West Sixth Street, Suite 826 Los Angeles, CA 90014 Nonprofit Organization **US Postage Paid** Santa Barbara, CA Permit #1215

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Support L.A. County's historic legacy businesses! Now more than ever, it is crucial to protect our precious longtime businesses that help us understand, appreciate, and celebrate our county's diverse history. Help us highlight small legacy businesses throughout the County by using hashtag #ISupportLegacyBusinesses on social media.



MCMANUS & MORGAN 703 S. Carondelet Street Los Angeles, CA 90057 (213) 387-4433

Since 1923, McManus and Morgan has been a preeminent proprietor of art paper, stocking handmade journals, bookbinding supplies, art books and more. Located in Westlake, the store remains relatively unchanged and is, today, the oldest art store in L.A.! **mcmanusmorgan.com**



WOODLAND HILLS MARKET 19964 Ventura Boulevard Woodland Hills, CA 91364 (818) 999-4477

Woodland Hills Market is a staple for many Southwest Asian and North African communities living in the San Ferndando Valley. Originally opening as Dyle's Restaurant in 1959, since 2002 the market been selling produce and baked goods essential to Iranian cuisine. **woodlandhills-market.com**



SAY CHEESE 2800 Hyperion Avenue Los Angeles, CA 90027 (323) 665-0545

Say Cheese is a neighborhood gem that's been serving the Silver Lake area since 1972. This Black-owned business is an elegant shop with a warm, old world feel. Famous for its carefully curated selection of cheeses, sinfully good sandwiches and all-day omelets are also served in the café. **saycheeselosangeles.com**