



Mural opposite the historic Dunbar Hotel in the Central Avenue Corridor. Photo via Angel Walks L.A.

For the Love of Learning: Funding the Future of Historic Preservation

By Sarah Lann and Liz Leshin

The L.A. Conservancy has lots to look forward to in the not-so-distant future. Two new education programs for students will launch in the coming months. Both programs are made possible because of generous individuals who invested in creating the next generation of stewards in Los Angeles County—a core value they share with the Conservancy.

Last fall, Christy and Stephen McAvoy reached out to the Conservancy with a great idea. Christy, a former school teacher, Conservancy board member, and Founding Principal of Historic Resources Group, was interested in bringing a Conservancy student workshop to a specific group of kids. Christy had formed a relationship with Hollywood Community Housing Corporation (HCHC), an organization dedicated to developing affordable homes and safe communities for those in underserved communities. In 2021, HCHC rehabilitated the former Angelus Funeral Home building (designed by renowned architect Paul R. Williams) and constructed a 41-unit multi-family affordable housing development, earning it an L.A. Conservancy Preservation Award.

Christy saw an opportunity for the children living in this culturally and architecturally significant building to learn about its history and evolution from Los Angeles Conservancy educators. She put the Conservancy in touch with HCHC, and creative sparks began to fly. Many conversations later, the Conservancy is excited to announce that it will implement a residency program in partnership with HCHC later this year, with funding from the McAvoy's. They chose to support this program because, as Christy says, "Preservation education should start with our youngest citizens. We build community and start them on a path to visual learning about their surroundings."

Thank You for Supporting The Conservancy in 2022

Dear Members:

The Los Angeles Conservancy thanks all of our members for your support in 2022! Without you, it wouldn't be possible to continue our mission of preserving the historic places that are important to L.A.'s history *and* future.

Thanks to *you*, 2022 saw a number of exciting wins for historic preservation in Los Angeles County, including:

- Negotiating a win-win for the iconic **CBS Television Studios**. This plan will preserve TVC's historic resources while allowing for significant new development at the studio.
- Adding new easements to our portfolio which ensure long-term protections for Frank Lloyd Wright's **Freeman House** and Richard Neutra's **Kelton Apartments**.
- Saving the **Paul Revere Williams House**. This modest craftsman became a Historic-Cultural Monument in February and helps tell the fuller story of L.A. history and honors the legacy of architect Paul R. Williams.

We achieved so much this year. To continue this work into 2023 and beyond, please consider a thoughtful contribution to our **Preservation Advocacy Fund!** Your donation directly supports our efforts to preserve L.A. County's most beloved cultural and architecturally significant historic places. Please make your gift to our Preservation Advocacy Fund today: laconservancy.org/PAF.

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The Los Angeles Conservancy is a nonprofit membership organization that works through education and advocacy to recognize, preserve, and revitalize the historic architectural and cultural resources of Los Angeles County.



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Major funding for the Los Angeles Conservancy's programs is provided by the LaFetra Foundation and the Kenneth T. and Eileen L. Norris Foundation.

'Tis the Season for Membership Perks

All of us at the Los Angeles Conservancy wish each and every one of our members a safe and joyful holiday season. We understand that many of you may be traveling over the next few months, but for those of you *staying* home for the holidays we're delighted to provide you with some fun membership perks to help sweeten the season.

Thanks to our friends at the **Museum of Neon Art (MONA)**, the **Academy Museum of Motion Pictures**, and **Descanso Gardens**, members of the L.A. Conservancy can take advantage of discounted tickets through the end of 2022! Enjoy a \$5 discount to the beautiful MONA museum in Glendale (valid for in-person purchases only), \$2 off the Academy Museum's exciting "3D-cember" screening series, and a special 10% discount to Descanso Gardens' festive "Enchanted Forest." Visit laconservancy.org/discounts for full details on how to redeem your discounts and see page 3 for more fun ways to celebrate the holidays in Los Angeles. *Thank you for your membership!*

In Memoriam: Jan Westman (1935 - 2022)



Photo via L.A. Conservancy Archives
 (Jan still has his own drawer inside Conservancy headquarters for all of his supplies.)

The Los Angeles Conservancy is saddened to learn of the passing of former board member Jan Westman. Jan began volunteering with us back in 1996 and had a deep love for the Conservancy's work as well as the people around him. He was always willing to pitch in and help, no matter how big or small the job was, and would commonly say "just let me know if I am being a bother." Jan was probably best known for his work with the Last Remaining Seats Volunteer Committee. He took charge of all the Last Remaining Seats mailings and would even take the people who did the mailing out to lunch.

In addition to the mailings, he was also a strong steward at LRS events, taking charge of the outside queues and making sure guests were properly greeted. Jan was also a docent for the Conservancy's historic Broadway walking tours and was famous for his lengthy and informative tours. He will be greatly missed and the Conservancy sends its condolences to Jan's friends and family.

All Roads DID Lead to Westwood



Photo by Mike Hume

On Saturday, November 12th and Sunday, November 13th, hundreds of L.A. Conservancy members and non-members gathered in Westwood Village for our big Fall Tour. "All Roads Lead to Westwood" was an epic undertaking and required support from all Conservancy staff plus more than fifty volunteers.

Starting at 10:00 a.m. at the historic Regency Village Westwood Theatre, tourgoers were treated to an in-depth presentation led by Kathryn Welch Howe, Shane Reiner-Roth, and Roozbeh Farahanipour before heading out for the first day of exploration. More than twenty sites of interest in the Village were manned by Conservancy guides, resulting in a wave of "Conservancy Blue" on the streets! On Sunday, tourgoers used their beautiful guidebook and maps to explore ten distinct historic buildings and sites of the sprawling UCLA campus. Thanks to everyone who volunteered and helped support this event. Please enjoy highlights of the tour at: facebook.com/laconservancy.

Add a Dash of L.A. History to the Holidays



Photo credit: Holiday Ice Rink L.A.

Expecting guests for the holidays? Why not give the gift of L.A. history! The Conservancy has an incredible array of resources to help create an ultimate day in Los Angeles. We've made our list and checked it twice and hope the following will inspire ways to give your guests an unforgettable holiday in L.A.

For the out-of-towner

Our Historic Downtown tour is excellent value for money: for just \$10, you'll visit some of the most iconic places in all of L.A. County in just over two hours. Your guests will ride Angels Flight, step inside the breathtaking Bradbury Building, mingle through the festive stalls at Grand Central Market, and more! (These tours can also be booked for private groups in case you want a more intimate experience.) laconservancy.org/tours

For the adventure-lover on your list

Spend the day hiking to some of these historic places and spaces in Griffith Park! Using our epic "Griffith Park 125" map as your guide, explore the nooks and crannies of the nation's largest municipal park and learn about its past, present, and future: from the site of a Tongva-Gabrieliño village to the birth of Disneyland. And don't miss the trek to beautiful Amir's Garden: a steep hike but worth the view! bit.ly/LAC_GriffithPark

For the road tripper

L.A. winters are to die for so why not show it off by hitting the road with an L.A. Conservancy self-guided tour. Whether it's in eclectic Venice or in hip K-Town, these tours take you off the beaten path

for a taste of the *real* L.A. and its layered histories. And if you're in the mood for a killer playlist, try our "Rolling Through the 70s" tour, which features a groovy playlist as you roll down the freeway. bit.ly/LAC_SelfGuided

For your discerning foodie friend

Tell them to ditch the food blogs and treat them to some of L.A.'s historic legacy businesses. Queue up for a chili dog and selfie at Pink's Hot Dogs; Experience neighborhood institutions with stories to tell like Otomisan and El Tepeyac; Revel in the beauty of the restored Formosa Cafe; Or have them decide once and for all who does the Dip best: Phillippe's or Cole's. Get inspiration by following [#SupportLegacyBusinesses](https://www.instagram.com/SupportLegacyBusinesses) on Instagram to see our 200+ posts highlighting legacy businesses in L.A. County!

For the kids in the back(seat)

Kids with short attention spans will love The Museum of Neon Art in Glendale and its Instagram-worthy displays. Aspiring filmmakers will wow at the Academy Museum of Motion Picture's exhibits and stunning historic space. For the tweenager *who will not put the phone down*, head to Apple's flagship store: the 95-year-old Tower Theatre. And for tiny tots, have them meet Minnie the Whale and Ozzie the Octopus at the historic La Laguna de San Gabriel playground. Discounts are available to Conservancy members for MONA and select Academy Museum screenings through 12/31/2022. Full details at: laconservancy.org/discounts

2022 Holiday Tours!



Photo by Hans Gutknecht, Los Angeles News

The holidays are here and the Conservancy is ready to go! We're excited to announce the return of **Vintage L.A. Christmas, Holidays at Union Station, and Holiday Highlights!** These tours give you *three* ways to experience the magic of L.A. during the holidays.

Holidays at Union Station:

Tuesdays in December: 6th, 13th, 20th at 5:30 p.m.
\$15 members; \$20 general public .

Visit Union Station during the most festive time of the year! Learn the history of this extraordinary Spanish Colonial Revival and Art Deco icon as you enjoy seasonal sights and sounds, including Union Station's beautiful holiday tree.

Holiday Highlights:

Thursdays in December: 8th, 15th & 22nd at 5:30 p.m.
\$15 members; \$20 general public

One of our most popular seasonal tours is back! Join our highly knowledgeable docents for a 90-minute tour of downtown L.A. that will highlight architectural delights which have been beautifully decorated for the season.

Vintage L.A. Christmas:

Wednesdays in December: 14th & 21st at 6:00 p.m.
\$12 general public, \$8 Conservancy members

On this virtual tour you'll explore Altadena's famed "Christmas Tree Lane," look back at elaborate Christmas displays from iconic departments stores, and more. (All comfortably away from the harsh 60-degree L.A. winter raging outside your home.)

So grab your ugliest holiday sweater, a cuppa hot cocoa, and celebrate with us either in-person or virtually. laconservancy.org/upcoming-events.



Announcing the L.A. Conservancy's Legacy Business Grant Program!

Los Angeles is a diverse and vibrant county rich with historic places that tell stories of people from all over the world. L.A.'s wide variety of legacy businesses are part of this history.

Since 2019, the Los Angeles Conservancy has strongly advocated in support of a citywide legacy business program that offers much-needed funding and technical assistance to longtime businesses.

We are thrilled to announce a new grant program available to longtime small businesses within Los Angeles County! The Legacy Business Grant will award 10 (ten) **\$5,000 grants** to eligible small businesses that have operated and contributed to their community's history and/or identity for at least 20 years.

This grant program was made possible thanks to funding from Wells Fargo.

This exciting program launched in November and it will have two rounds of funding. The Conservancy will award five grants in each round. The deadline to apply for the first round of funding is **Wednesday, December 7, 2022.**

Awardees can use grant funds to serve customers better and grow their business.

Examples of eligible use of funds include:

- Employee payroll
- Employee retention bonuses
- Rent, utilities, and insurance
- Payment of outstanding expenses
- Adaptive business practices
- Business equipment
- Building improvements

Grant Eligibility :

- Business must be operating and located within the boundaries of the County of Los Angeles
- Business has operated and contributed to its community's history and/or identity for 20 or more years
- Business is not franchised or affiliated with a national, corporate chain
- For-profit business
- < 25 full-time employees

To help advance equity in our communities, applicants whose businesses are in Qualified Census Tracts and areas that are disproportionately burdened by, and vulnerable to, environmental, health, and socioeconomic factors will be weighted more heavily in the selection process.

Help us spread the word! Please tell your favorite legacy businesses about the grant and urge them to apply at: laconservancy.org/grants.

Why Legacy Businesses Matter to L.A. County

Legacy businesses are neighborhood assets and community anchors, providing essential goods, services, and jobs. They are places where residents connect and where a sense of community is nourished. Below is just a taste of how these small business owners feel about their legacies and their importance to community.

"My dad always said 'take care of your community and they will always take care of you.' Hawkins House of Burgers is and shall always be a business for the community. That's our bottom line! I am proud to say that I'm following the tradition of my grandparents and parents by giving back." - Cynthia Hawkins, Hawkins House of Burgers

"When the Formosa was under threat of being torn down and turned into a parking lot, people rallied; it's why the Formosa was saved. You cannot just do an instagram post saying 'this needs to be saved'. Rally your friends together and march on it." - Bobby Green, Formosa Cafe

"I consider Rafu Bussan a legacy business in that people have bought, from their great grandparents' time, things that they treasure or things that are important in a Japanese family. Those things are also passed on from generation to generation." - Carol Tanita, Rafu Bussan

"Little Ethiopia is more than a few shops and restaurants. We are a community. We bring people together over amazing food. We've had young Ethiopians who just moved to L.A. come when they are homesick and miss their mother's shiro." - Fekere Gebremariam, Rosalind's Ethiopian Restaurant

Sign up for our Legacy Business Network to stay up to date on the latest news around the Conservancy's Legacy Business Grant Program! laconservancy.org/legacy-businesses

Preservation Snapshots

Photo by Larry Underhill



Update: The Boyle Heights Community Plan

The Draft Environmental Impact Report (DEIR) for the Boyle Heights Community Plan Update was published in July 2022. Community Plan Updates offer an opportunity to incentivize and plan for proactive protections for historic resources.

Boyle Heights is among the oldest neighborhoods in Los Angeles and its historic properties are particularly at risk given the low percentage of designated historic resources and increased levels of new and proposed development.

The Conservancy has engaged in the Boyle Heights Community Plan Update for over a decade and recently submitted comments on the DEIR.

While we appreciate new zoning regulations for the Brooklyn Avenue Neighborhood Corridor (HCM #590), legacy corner stores in residential neighborhoods, and some SurveyLA residential historic districts, we urged the City to analyze and plan for historic resources throughout the community plan area.

Among some of our concerns are the need to balance new growth and development with the retention of existing resources through expanded strategies and tools, including anti-displacement strategies.

Photo by Adrian Scott Fine / L.A. Conservancy



New Easement: Richard Neutra's Kelton Apartments

Great news! In October the Conservancy added another conservation easement property to our portfolio, protecting the Kelton Apartments in Westwood.

Built in 1941, the Kelton Apartments were designed by architect Richard Neutra for his in-laws and still remains in the same family today. The Kelton Apartments break away from Neutra's pure International style designs of earlier works, though Kelton Apartments are still thoroughly modern. Set within a woodsy site at 644-648 Kelton Avenue, the "L" shaped, three-unit apartment building is defined by its stucco and redwood cladding, steel-framed windows, and terraces where the outdoors becomes a core part of living within each of the apartments.

A conservation easement ensures long-term protection for a historic property, and is the strongest preservation tool available that also can provide a financial incentive for an owner that gives an easement. It is basically a private or partial legal interest transferred by a property owner to a qualified preservation nonprofit organization (in this case, the Conservancy) or government entity. The owner continues to own the property but transfers the specific set of rights represented by the easement to the easement-holding organization.

Photo © Chon Kit Leong



Saved: Bank of America Chinatown Branch

On October 28th, the Los Angeles City Council approved the designation of the Bank of America Chinatown branch as a Historic-Cultural Monument (HCM)! The L.A. Conservancy initiated this HCM nomination in 2020 as part of our "70s Turn 50" initiative.

Designed by pioneering Chinese American architects Gilbert Leong and Richard Layne Tom in the 1970s, the Bank of America Chinatown Branch is significant for its architecture and connection to L.A.'s growing Chinese American community.

Banking was an essential component of neighborhood growth, facilitating the development of new Chinese and Chinese American-owned businesses. New banks in Chinatown in the late 1960s and early 1970s aided financial investment in the community that had previously been denied loans and credit. The Chinatown branch of Bank of America is only one of two banks in Chinatown that opened post-World War II and is still in its original location.

Leong and Tom's designs are significant as they departed from the more common Early Modern Slab style use in other Bank of America branches designs. Thank you to everyone who has supported this nomination!

FUNDING THE FUTURE *continued from page 1*

The multi-day program will launch in mid-December.

Students residing in the Paul R. Williams Apartment Complex and adjacent Florence Mills Apartments will take part in in-person field trips throughout the Central Avenue Historic Corridor, which became the center of African American life in Los Angeles in the early 1900s.

The curriculum will highlight sites that exemplify the innovation and perseverance of Central Avenue and its residents, as well as changes to the neighborhood over time. Students will learn about the relationship between the built environment and the culture of a community, and why preserving older buildings matters.

“The places we value have to have a vital role in people’s lives,” notes Christy, adding, “While preserving buildings is definitely a way to connect with the past and provide a sense of place, it is also a way of envisioning the future through sustainability and shared values.”

The Conservancy’s second new student program will launch in the summer of 2023 and will take a group of high school students on a deep dive into heritage, both that of Los Angeles County and their own. Aptly dubbed The Heritage Project, high school students will unearth and explore the stories of those who dis-

covered, created, and preserved the natural and cultural resources of Southern California while researching their family histories and journeys to Los Angeles.

Through field trips to historic places in L.A. County and workshops at various sites, students will gain an understanding of our shared heritage as well as their personal heritage, both from global and personal perspectives, in relation to the place they live. They also learn ways to take action to preserve these places.

Students will visit various sites across L.A. County and learn from the different organizations that care for them—Griffith Park and The Autry Museum, Tongva heritage sites, Olvera Street, Chinatown, Union Station, Little Tokyo, and Boyle Heights, to name a few.

The Heritage Project’s ambitious scope makes it a dream project for the Conservancy—but it is a dream that never would have been realized without funders to support its logistical needs.

Fortunately, three dedicated Conservancy supporters felt as passionately about the project as the Conservancy. When Libby Motika and Jill & Curtis Scheetz heard about The Heritage Project, they wanted to help bring it to fruition.

Both Libby and Jill are volunteer walking tour docents for the Conservancy and educators in their own right. Their experiences leading tours informed why they felt it was important to support this program.

“The Heritage Project will introduce students to the rich historic inventory of Los Angeles,” says Libby. “The students will undoubtedly find the history fascinating and, as a corollary, worth preserving. I think we underestimate the wisdom of high school students. I find that young participants on my tours have been eager to learn and amazed at the stories



L-R: Christy McAvoy, Libby Motika, Jill and Curtis Scheetz.

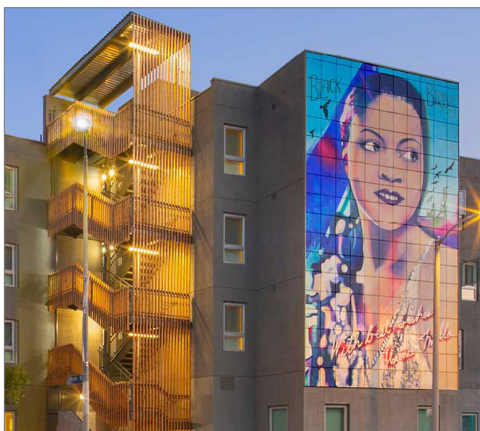
the city holds.”

Jill Scheetz explains why this program struck a chord. “When the Heritage Project was presented to Curt and I, it seemed like the perfect project to merge our love of historic preservation with our strong commitment to the power of education. High school students are at a vulnerable age with a lot of choices to make on a daily basis. We think art/architecture programs such as this one will possibly provide them with a new way of seeing their community and their future.”

Libby and Jill and Curtis Scheetz have made gifts that will ensure The Heritage Project is funded for at least two years. Thanks to them and to the McAvoy, students across Los Angeles will have more opportunities than ever to engage with the legacies of L.A.’s historic neighborhoods through L.A. Conservancy programming.

These donors all know what it means to give back. As Jill notes, “My work as a volunteer for the Conservancy has made me want to provide education opportunities for students from all types of communities. We wish all schools had a program like this. Not only does it educate and inspire the students, but it benefits the community as well.”

If you or someone you know is interested in funding educational programs or initiatives at the L.A. Conservancy, let us know! Contact Development Director Liz Leshin at lleshin@laconservancy.org.



The Florence Mills Apartments. Photo © Jim Simmons.

AUGUST 2 / OCTOBER 15 MEMBERSHIP REPORT

The Conservancy acknowledges the generous contributions of our new and upgrading Supporting members, and the new and renewing members of our Sustaining, Benefactor, and Cornerstone groups.

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Thank You to Our Pillar Society Members!

Just as pillars hold up buildings, members of the Los Angeles Conservancy's Pillar Society substantially support our efforts to protect L.A.'s historic places.

By including the Conservancy in your estate plans, you will make a significant and lasting contribution to our cultural heritage. As we conclude 2022, the Conservancy wishes to thank our Pillar Society members for their generosity.

To learn more about and/or join the Pillar Society, please visit: laconservancy.org/pillar-society.

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Dennis Smith	Bob Brennan
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* *Deceased*

CONSERVANCY
WALKING TOURS

Walking tours are back! \$10 for Conservancy members and children seventeen and under; \$15 for 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.**

Broadway Historic Theatre and Commercial District:

Explore L.A.'s magnificent movie palaces and learn about the Broadway's revitalization. **Saturdays, 10:00 a.m.**

Historic Downtown:

Get a look at the iconic Bradbury building, step inside Grand Central Market, and more! **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.**

Past Meets Present:

Explore how the historic sites of Los Angeles' past are shaping its future. **Every Fourth Saturday, 10:30 a.m.**

Modern Skyline:

Think skyscrapers aren't historic? See our iconic skyline in a whole new way. **Every Second Saturday at 10:30 a.m.**



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Support L.A. County's Legacy Businesses! For many, the holiday season is dependent on three things: good food, thoughtful gifts, and reliable travel. That's where L.A.'s legacy businesses come into play! This year, keep L.A.'s local, longtime businesses in mind as you plan out your holiday giving and travel. **#SupportLegacyBusinesses**.



Photo courtesy Kip's Toyland

KIP'S TOYLAND
6333 W. 3rd Street, #720
Los Angeles, CA 90036
(323) 939-8334



Photo by L.A. Conservancy Staff

TEN MINUTE TIRES
5150 W. Pico Boulevard
Los Angeles, CA 90019
(323) 936-9420



Photo courtesy Gourmet Cobbler

GOURMET COBBLER FACTORY
33 N. Catalina Avenue
Pasadena, CA 91106
(626) 795-1005

As the oldest toy store in town, Kip's Toyland has been family owned and operated for 75 years! Located inside L.A.'s Original Farmer's Market, Kip's offers a wide variety of toys ranging from classic and retro to brand new. Whether you want to indulge your inner kid—or find something for the kid on your list—Kip's is the perfect stop! kipstoyland.com

Don't let a flat put a dent in your holiday plans. Since 1986, 10 Minute Tires has been offering affordable, quality secondhand tires, brake services, and more, to get Angelenos back on the road. They're known for fast, friendly, transparent service and are proudly owned and operated by the founder's daughter and son. 10minutetires.com

'Tis the season for indulgence and whether you're in the mood for cobbler, sweet potato pie, monkey bread, or even gumbo, treat yourself to some homemade goodness at this family-owned shop. The Powell family has been bringing their authentic Southern recipes to SoCal since 2002 so prepare yourself for the real deal! thegourmetcobblerfactory.com