

## PHASING PLAN ADOPTED FOR SURVEYLA'S CITYWIDE ROLLOUT

With the pilot surveys now well underway for SurveyLA, the Los Angeles Historic Resources Survey Project, the Office of Historic Resources (OHR) has developed a phasing plan for the project's rollout of the field surveys throughout the city, beginning later this year. The phasing plan was approved by SurveyLA's Survey Project Advisory Committee in January 2009 and by the Cultural Heritage Commission at its February 19, 2009 meeting.

The OHR is proposing to phase SurveyLA's work in generally the same sequence being used for the Department of City Planning's preparation of New Community Plans. The 35 Community Plans serve as the Land Use Element of the City's General Plan and guide and focus new development and investment in all Los Angeles communities.

The New Community Plans, 12 of which are already in development, will provide Los Angeles communi-

ties with more specific, detailed guidance on potential land uses. The survey data in each Plan Area can help ensure that changes proposed to these communities will not adversely affect historic resources. Surveys will also identify historic resources that may offer opportunities for adaptive reuse and economic reinvestment.

Phasing SurveyLA in parallel with the New Community Plan program will promote the OHR's key goal to integrate historic preservation more fully into the City's planning processes. It also offers opportunities to coordinate the SurveyLA public outreach and participation programs with New Community Plan outreach activities.



SurveyLA Pilot Survey team evaluates historic building in Boyle Heights

Under the City's grant agreement with the J. Paul Getty Trust, SurveyLA's field surveys in the project's "Implementation Phase" are to be conducted over three years.

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## CITY PLANNING COMMISSION TO CONSIDER PROPOSED CHANGES TO CULTURAL HERITAGE ORDINANCE

The OHR and the Cultural Heritage Commission have proposed amendments to the City's major historic preservation law, the Cultural Heritage Ordinance. At the request of some property owners who wanted additional time to review the proposed amendments, the City Planning Commission's consideration of the ordinance was postponed during March to a new hearing date of May 14<sup>th</sup>.

The City of Los Angeles' Cultural Heritage Ordinance, originally approved by the City Council in 1962, created the procedures for the designa-

tion and protection of significant Los Angeles buildings and sites as Historic-Cultural Monuments. While the Ordinance has undergone several minor, procedural modifications, it has never been comprehensively updated to give our city a state-of-the-art historic preservation program.

The OHR hopes that all who are interested in historic preservation will weigh in on the ordinance at the Planning Commission hearing, on **Thursday, May 14, 2009, after 8:30 a.m.**, in

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## SURVEYLA CITYWIDE PHASING PLAN (CONTINUED)

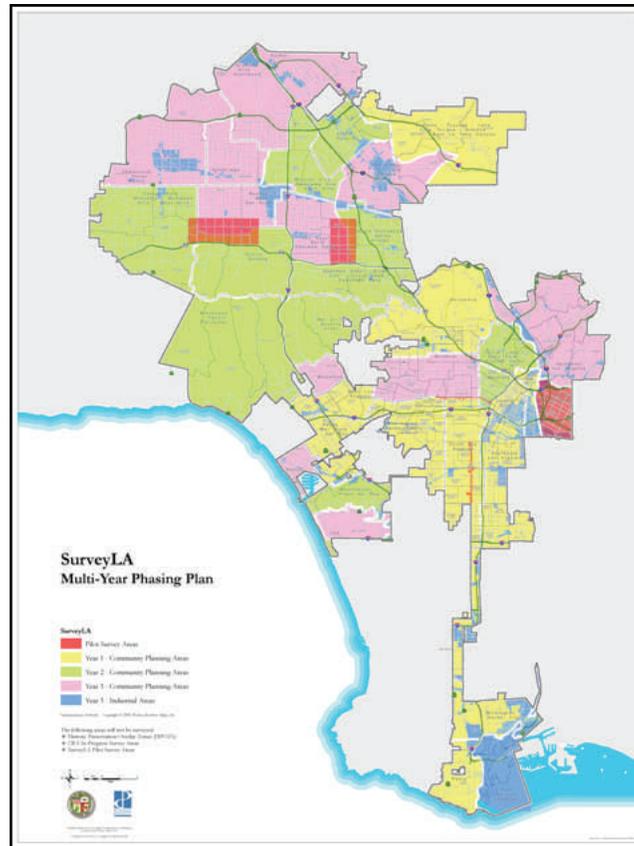
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In Year 1 (Fall 2009 to Fall 2010), the SurveyLA work program will include 11 Community Plan areas (in yellow on the map):

Palms-Mar Vista-Del Rey, West Los Angeles, San Pedro, Harbor Gateway, South Los Angeles, Southeast Los Angeles, Central City North, Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon, West Adams-Baldwin Hills-Leimert Park, San Pedro, and Hollywood

Year 2 survey activities (in green on the map) will focus significantly on the San Fernando Valley and several Westside communities, along with Silver Lake, which has never been surveyed and has a rich architectural legacy:

Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass, North Hollywood-Valley Village, Mission Hills-Panorama City-North Hills, Arleta-Pacoima, Canoga Park-West Hills-Winnetka-Woodland Hills, Encino-Tarzana, Brentwood-Pacific Palisades, Bel Air-Beverly Crest, Westchester-Playa del Rey, Westlake,



and Silver Lake-Echo Park-Elysian Valley

Year 3 (in pink on the map) will cover the remaining areas of the city, including the large Northeast and Wilshire Plan Areas along with a survey of industrial properties in all Plan Areas:

Northeast Los Angeles, Venice, Westwood, Sun Valley-La Tuna Canyon, Van Nuys-North Sherman Oaks, Chatsworth-Porter Ranch, Northridge, Reseda-West Van Nuys, Granada Hills-Knollwood, Sylmar, Wilshire, LAX, and Industrial Properties in all Community Plan Areas

The SurveyLA pilot surveys are progressing on time and within budget, covering the community of Boyle Heights, portions of Pico Boulevard (between Crenshaw and the 110 Freeway) and Vermont Avenue (between

Martin Luther King Blvd. and Manchester Blvd.), and two sub-areas of the San Fernando Valley north of the 101 Freeway. The pilot survey work has enabled the SurveyLA team to refine the project's methodology, software, public participation strategies and consistency in decision-making before the survey work begins throughout the entire city.

## SURVEYLA SEEKS NEIGHBORHOOD COORDINATORS

Even if your community is not slated to be surveyed for another year or two, it's not too early to begin participating in SurveyLA. Through our "MYhistoricLA" outreach program, your insights on important historic places in your community will go into our SurveyLA database to inform evaluations by the professional survey teams, whenever they come to your community.

We need your help to ensure that we are capturing information on all potentially significant historic resources in your area. To help us cover the entire city, the OHR is seeking interested Los Angeles residents to serve as SurveyLA "Neighborhood Coordinators" – key liaisons with the survey project who will help organize their own community to participate meaningfully in

the survey process.

To be clear, the OHR is not asking Neighborhood Coordinators to go out and actually conduct the historic resources survey; the surveys will be conducted by historic preservation professionals. But community members themselves know their own communities' "hidden gems" – important historic resources that may not be immediately obvious and that do not already have official historic designation. The Neighborhood Coordinators will take the lead in organizing community activities to elicit this information that will directly inform the survey evaluations.

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## CITYWIDE KICKOFF EVENT FOR SURVEYLA

The “MYhistoricLA” outreach process began with a citywide kickoff event for SurveyLA at the Central Library on April 4<sup>th</sup>. More than 300 people from all corners of the city attended the event, learning about SurveyLA, signing up as volunteers, and hearing a panel discussion on the project moderated by Larry Mantle, host of KPCC-FM’s “AirTalk.”



Many thanks to the Getty Conservation Institute and the Library Foundation of Los Angeles for making the MYhistoricLA kickoff event such a success.



## NEIGHBORHOOD COORDINATORS (CONTINUED)

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To assist the Coordinators and other community members, the OHR, with support from a Certified Local Government grant from the State of California Office of Historic Preservation, is preparing “MYhistoricLA”: A Guide to Community Participation in SurveyLA.” This guide will give Neighborhood Coordinators, Certified Neighborhood Councils, neighborhood associations, historical societies, and preservation organizations the tools needed to organize successful community events and ac-

tivities that will contribute relevant information to SurveyLA. To sign up as a Neighborhood Coordinator, visit [www.surveyla.org](http://www.surveyla.org), or contact SurveyLA’s Volunteer Coordinator, Caroline Labiner at [Planning.Surveyla@lacity.org](mailto:Planning.Surveyla@lacity.org).

Be sure to check [www.surveyla.org](http://www.surveyla.org) regularly for updates on events and meetings around the city as the survey project rolls out citywide. We’ve also added a volunteer page to the site, with information on how to volunteer for SurveyLA.

### SurveyLA Background

**SurveyLA: The Los Angeles Historic Resources Survey Project** is the first-ever comprehensive inventory of our city’s historic resources. The project will bring together all that is known—and much that is presently unknown—about Los Angeles’ built heritage and make this information readily accessible on the web to shape decisions by policymakers, developers, planners, community organizations, and property owners.

The survey findings will have a multiplicity of benefits and uses: it will help direct future growth, shape the revision of Los Angeles’ 35 Community Plans, streamline environmental review processes, provide opportunities for public education, assist in disaster planning, and spur heritage tourism and the marketing of historic neighborhoods and properties.

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to certain matching requirements by the City. The survey is organized in two phases, to be completed over a multi-year period. The first two years of the project comprise the “Initiation Phase” during which survey tools and methods will be developed and tested. Field surveys and evaluations will occur in the “Implementation Phase,” years three through five of the project (late 2009 to 2012). The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA separate and apart from the grant funding. For more information visit the SurveyLA website, [www.SurveyLA.org](http://www.SurveyLA.org).

## CULTURAL HERITAGE ORDINANCE CHANGES (CONTINUED)

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Room 1010 of City Hall, 200 N. Spring Street in downtown Los Angeles.

The OHR is also organizing two additional workshops on the ordinance for property owners. The first, for owners of single-family homes, will be held on **Wednesday, April 22, 2009, 6:30 to 8:30 p.m. at the Dr. Grandville MacGowan Home**, Historic-Cultural Monument #479, 3726 W. Adams Blvd. (between Crenshaw Blvd. and Arlington Ave., east of 8<sup>th</sup> Avenue – limited on-site parking plus street parking available). A second workshop, for owners of commercial, industrial, and multi-family buildings, will be held on **Friday, April 24, 2009, 10:00 a.m. to noon, at Los Angeles City Hall**, Historic-Cultural Monument #150, 200 N. Spring St., Rm. 1060 (10<sup>th</sup> Floor).

The proposed ordinance would increase the size of the Cultural Heritage Commission from five to seven members, to allow access to a broader cross-section of professional expertise. It would more clearly spell out designation criteria for Historic-Cultural Monuments and clarify that proposed Monuments must retain “integrity” – the ability to convey their significance.

The new ordinance would also allow the Commission to deny a request for demolition, as is permitted in most major cities’ preservation laws. Today, the Commission may only delay demolition for up to 180 days (with an additional 180-day delay permitted by a vote of the City Council). Since the 1980s, the denial of demolition has been permitted for often-modest “Contributing Structures” in Los Angeles’ Historic Preservation Overlay Zones (HPOZs), but the City provides much

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## JOIN US FOR THE CITYWIDE HPOZ CONFERENCE MAY 30TH

The Department of City Planning is partnering with the Los Angeles Conservancy for the eighth straight year to organize a citywide conference focused on the City’s historic districts, the 24 Historic Preservation Overlay Zones (HPOZs). This year, for the first time ever, the conference will be reaching beyond the HPOZ Boardmembers to invite any and all who are interested in historic preservation and Los Angeles’ most significant historic neighborhoods. We hope that you’ll join us and help spread the word to your friends and neighbors.



The Powers Residence in the Alvarado Terrace district of the Pico Union HPOZ

The conference will be held on **Saturday, May 30, 2009, 8:30 a.m. – 4:00 p.m. at Angelica Lutheran Church, 1345 S. Burlington Ave.**, in the Pico Union HPOZ. It will offer a stimulating day of workshops, tours, and networking, including:

- The first HPOZ Awards Luncheon, honoring outstanding projects within the city’s 24 HPOZs.

- Pico Union Walking Tours, including the Alvarado Terrace National Register District
- A hands-on workshop on window repair
- Breakout sessions to include:
  - Introduction on the basics of HPOZs for homeowners and residents
  - Advice for new and proposed HPOZ’s
  - Advanced sessions for current HPOZ Board Members

This conference is for you if you live in an HPOZ and want to learn more about how it works, if you’re on the board of an HPOZ, if you’re in the process of forming an HPOZ, or if you may be interested in forming an HPOZ to protect the historic character of your neighborhood

The cost for the conference is \$20, which includes continental breakfast and lunch. To register, please visit <http://laconservancy.org/neighborhoods> or contact Flora Chou at [fchou@laconservancy.org](mailto:fchou@laconservancy.org) or (213) 430-4211 by May 16, 2009.

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012  
(213) 978-1200  
Fax: (213) 978-0017

Office of Historic Resources Staff:  
Ken Bernstein, Manager  
Janet Hansen, Deputy Manager  
Lambert Giessinger, Preservation Architect  
Edgar Garcia, Preservation Planner  
Rita Moreno, Management Assistant

## CULTURAL HERITAGE ORDINANCE CHANGES (CONTINUED)

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weaker protections for its most cherished individual landmarks.

While the proposed ordinance would provide for more consistent, coherent protection of historic resources, it would also contain important safeguards and improvements for owners of Historic-Cultural Monuments:

- Well over 90% of requests for alteration of Monument properties will continue to be signed off administratively under the new ordinance, just as they are today -- usually on the same day, "over-the-counter" or electronically.
- The new ordinance will create greater clarity for owners and specify that certain work, such as ordinary maintenance and repair of properties, is exempt from review altogether.
- The new ordinance will not be changing the historic preservation standards on which the City bases its approval of project work on Monument properties. These standards, used in every local government's preservation law, are meant to allow significant change to historic properties, not to "freeze" historic buildings in time.
- The proposed ordinance includes language stating a duty to keep Monument properties in good repair in order to avoid "demolition by neglect." The City's Building Code does already contain more detailed maintenance requirements that apply to every property, whether historic or non-historic.

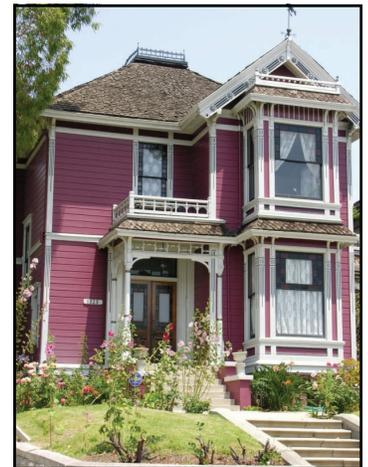


Watts Towers, HCM No. 15



Judson Studios, HCM No. 162

- Property owners will also, for the first time, have a right of appeal to the City Council if they disagree with a denial of a project approval by the Cultural Heritage Commission.



1329 Carroll Avenue, HCM No. 73

For a complete summary of the ordinance visit the OHR's web site at [www.preservation.lacity.org](http://www.preservation.lacity.org).

## MILLS ACT APPLICATION DEADLINE JUNE 26

Do you own a City Historic-Cultural Monument or a contributing structure in one of Los Angeles' 24 Historic Preservation Overlay Zones (HPOZs)? If so, then you are eligible to apply to participate in the Mills Act Historical Property Contract Program, which can, for many property owners, result in significant property tax savings.

This year's Mills Act application is now available at [www.preservation.lacity.org](http://www.preservation.lacity.org). Applications are due at the OHR on Friday, June 26<sup>th</sup>. If you have questions about the City's Mills Act program, please contact Lambert Giessinger at (213) 978-1183.

- The new ordinance

will, for the first time, ensure that owners have the right to participate in all public hearings on the potential designation of their property as a Monument. Under the current ordinance, owners are not notified of the first public hearing in the designation process.

- The ordinance will create a more "up front" system of reviewing proposed work on Monuments, rather than continuing to surprise owners with review only at the "back end," at a project's permit phase.

## LOS ANGELES' NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council have designated nine new Historic-Cultural Monuments between January and March 2009. Los Angeles' newest monuments include the following:



**N. Vermont Ave. Moreton Bay Fig Trees, HCM #940** (N. Vermont Ave. between Los Feliz Blvd. and Aberdeen Ave.) These thirty-nine Moreton Bay Fig trees, likely planted in 1913, are located along six

blocks in Los Feliz and represent an important streetscape element along N. Vermont Ave. The streetscape was designed by landscape architect Wilbur Cook, who was also responsible for the master plan of Beverly Hills.



**Stonehurst House, HCM #941** (10021 N. Stonehurst Ave.) This single-family residential building, constructed in 1924 in Sun Valley by Daniel Lawrence Montelongo, a stonemason of Native American descent, embodies the distinguishing characteristics of Craftsman style residential architecture with Spanish Colonial Revival elements. The home is part of the new Stonehurst Historic Preservation Overlay Zone (HPOZ), the San Fernando Valley's second historic district.



**Griffith Park, HCM #942** (4730 Crystal Springs Dr., 3201/3210/3401 Riverside Dr., 2715 Vermont Ave., 5333 Zoo Dr.) Donated to the City in 1896 by Griffith J. Griffith, this 4218-acre park is one of the largest

urban parks in the nation and is the largest Historic-Cultural Monument. Griffith Park contains numerous buildings and structures characteristic of a variety of architectural styles including Spanish Colonial Revival, Moderne and Second Greek Revival. With more than thirty distinct historically significant features, the park is recognized for its "wilderness" area, designed landscape, and built environment. Griffith Park is also significant for its associations with numerous historic individuals and with large-scale philanthropy.



**Heerman Estate, HCM #943** (525 S. Van Ness Ave.) This two-story, single-family residence in Windsor Square was built in 1908, with several alterations between 1919 and 1942. Clad in wood clapboard siding, this

building is characteristic of the Colonial Revival style of architecture. The 1919 alteration, designed by the architecture firm Walker & Eisen, represents one of the few examples of residential work by these notable architects.



**Hermon Car Wall, HCM #944** (400 Block of Pullman Ave.) A work of creative folk art, the Hermon Car Wall was constructed by Albert Emmanuel Sederquist beginning in 1932 and continuing into the 1940s. This retaining wall consists of car parts, including engine crankcases and wooden spoke wheels, as well as bricks and non-native stones. Serving as a commentary on "America's love affair with the automobile," this structure that has become an important cultural artifact in the Hermon neighborhood of Northeast Los Angeles.



**The Beverly Sycamore, HCM #945** (308 N. Sycamore Ave.) This five-story, steel-frame building adjacent to Hancock Park is significant as an excellent example of Chateausque-French Norman Revival style architecture. Built in 1928, this H-shaped apartment building is located at the intersection of Beverly Blvd. and Sycamore Ave.



**Verdugo Hills of Peace Pioneer Cemetery, HCM #946** (7000 Parsons Trail) This four-acre cemetery, established in 1922, is located in Sunland-Tujunga. Established by Marshall Valentine Hartranft, who also founded the utopian community of Tujunga, the cemetery reflects the early history of its community and holds the remains of many early Tujunga residents. The site is located on hilly terrain, affording a panoramic view of the San Fernando Valley, and is home to several distinctive types of trees.



**CBS Columbia Square Studios, HCM #947** (6121 Sunset Blvd.) Built in 1938 on Sunset Blvd. in Hollywood, this complex reflects the importance of radio and television broadcasting in Los Angeles and is characteristic of the International Style of architecture. Designed by William Lescaze, a renowned Modernist architect, the buildings are flat-roofed with smooth, unornamented concrete wall surfaces. Having served as the West Coast headquarters of CBS and as television and recording studios, the buildings have hosted a number of notable performers, from Jack Benny to Bing Crosby.



**Sinay House, HCM #948** (1861 N. Heather Ct.) Designed by famed architect Richard Neutra, this two-story, flat-roofed building is an excellent example of International Style residential architecture. Built in 1947 for Joseph Sinay, a successful furniture marketer, this stucco and redwood house is located in the Franklin Canyon area of Los Angeles, close to Beverly Hills.