

MEETING DATE: February 23, 2009

AGENDA ITEM: Consideration of Process and Timeline for Updating Culver City's Historic Preservation Program, Including Implementation of an Updated Historic Structures Survey, Updates to the Section 15.05 et seq. of the City's Municipal Code Relating to the Historic Preservation Program, and Updates to Other City Planning Guidelines and Tools.

ATTACHMENTS

	<u>Pages</u>
1. Draft Historic Preservation Tasks & Timeline	1 - 3
2. May 12, 2008 Memorandum to City Council Re Updated City-Wide Historic Structures Survey	4 - 10
3. Letter from Culver City Chamber of Commerce, dated September 25, 2008	11 -12
4. Letter from Sol Blumenfeld to Culver City Chamber of Commerce, dated January 8, 2009	13 -14
5. Letter from The Culver Hotel, dated September 20, 2008	15 -16
6. Memorandum from Julie Lugo Cerra, dated September 18, 2008	17 -19
7. Summary of Los Angeles County Assessor's Parcel Data for Culver City, 1900 – 1964	20
8. Sample Survey Forms (DPR 523A & B)	21 - 23
9. The Top Ten Myths About Historic Preservation	24 - 27
10. 2008 Los Angeles Conservancy Preservation Report Card	28 - 59

ATTACHMENT 1 DRAFT

Historic Preservation Tasks & Timeline, Including City-Wide Historic Structures Survey & Updated Historic Preservation Ordinance

TASK

DATE

- 1. City Council reviews general issues related to updating the Historic Preservation Ordinance, completing a City-wide historic structures survey, and establishment of a community advisory committee, including protocol for the advisory committee.**

 - Prepare staff report outlining legal and permitting issues related to updating the City's Historic Preservation Program
 - Identify form, organization and composition of CAC
 - Identify historic preservation ordinance updated planning and implementation issues
 - Identify historic structures survey planning and implementation issues
- 2. City Council identifies community advisory committee members based on cross-section of potentially affected interests.**

[Composition of advisory committee to be determined by City Council on February 23, 2009.]
- 3. Apply for Certified Local Government Status**

 - Complete resolution and application and present to City Council for consideration
 - Submit application to California Office of Historic Preservation

TASK**DATE****4. Commence Historic Preservation Ordinance Update**

- Staff and CAC work together on Historic Preservation Ordinance update APRIL / MAY 2009
- Relevant Commissions provide comments to updated draft Historic Preservation Ordinance MAY 2009
- City Council considers revisions/updates to Historic Preservation Ordinance at first reading JUNE 2009
- City Council considers revisions/updates to Historic Preservation Ordinance at second reading JULY 2009

5. Commence Historic Survey Update

- City Council authorizes staff to release RFP for consultant to perform historic structures survey MAY 2009
- Staff to begin implementing Mills Act Property Tax Abatement Program JULY 2009
- Interview and selection of consultant to perform historic structures survey JULY 2009
- City Council considers recommendation regarding consultant to perform historic structures survey JULY / AUGUST 2009
- Consultant works with staff to develop timeline or survey, creating an educational/community outreach program, and establishing dates for CAC meetings and wider community meetings AUGUST / SEPTEMBER 2009
- City Council and all community stakeholders updated with detailed timeline and critical benchmarks SEPTEMBER 2009

TASK

DATE

6. Data collection, perform survey & documentation:

SEPTEMBER 2009 –
APRIL 2010

- Development of context statement and eligibility criteria
- Reconnaissance survey of all parcels containing structures in or prior to 1964
- Complete DPR forms for eligible properties based on initial reconnaissance survey
- Review and verify survey results

7. Identify Whether Survey Results Merit Additional Designation Nominations and Make Recommendations to City Council

MAY 2010

- Prepare additional documentation (if necessary) for nominations and make recommendations to City Council consideration
- Update all City permitting, GIS, OHP and County Assessor databases as necessary

8. Implementation of Other Planning Tools

JULY –
SEPTEMBER 2010

- Identify other City documents and Planning tools that require updating to remain consistent with survey results, possible additional designations and Historic Preservation Ordinance updates (e.g., General Plan and Zoning Code)
- Identify and outline tasks, process and timeline for implementing the additional update and present to Commissions and/or City Council as necessary
- Implement updates

ATTACHMENT 2

Culver CITY

INTEROFFICE MEMORANDUM

DATE: 05/12/2008
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
THRU: Sol Blumenfeld, Community Development Director
Todd Tipton, Redevelopment Administrator
FROM: B. Christine Byers, Public Art & Historic Preservation Coordinator
SUBJECT: Updated City-Wide Historic Structures Survey

Overview of Survey Process and Timeline

This memorandum serves to provide background information and an overview of why an updated City-wide historic structures survey is necessary and the steps involved in this multi-phased project. Some of the steps as outlined in more detail below are:

- Council approve additional funds required to update City-wide survey in FY 2008 – 09 budget (June 2008)
- City Council establishes Community Advisory Committee (June 2008)
- Review and update of City's Historic Preservation Ordinance (CCMC 15.05 et seq.) (June/July 2008)
- Issue Request for Proposal for consultant team to perform survey (July 2008)
- Complete field survey and verify results (July 2008)
- Complete nominations and designations of properties included in survey (September 2009)

BACKGROUND

The first and last City-wide historic structures survey in Culver City was completed in 1987 by Thirtieth Street Architects, Inc. This survey was completed under contract with the Culver City Redevelopment Agency. Based on this survey, a Historic Preservation Advisory Committee Report ("HPAC") was released in August 1990 that became the premise for establishing Culver City's initial register of historic resources. Based on the HPAC Report's recommendations, 124 sites (this number may vary slightly depending on how each of the structures at each site are counted) were designated by the Culver City City Council in 1990 – 1991 in one of three categories, "Landmark", "Significant" or "Recognized." In addition, three residential districts were

designated locally. (A complete copy of the 1987 Thirtieth Street Architects, Inc. survey, Historic Resources Advisory Committee Report, and list of Culver City designated

structures is available at

<http://www.culvercity.org/cultural/preservation.asp?sec=arts.>)

Three of Culver City's historically designated structures are also listed on the National Register of Historic Places ("National Register"); others are eligible for listing on the National Register either as individual structures (e.g., the Administration Building at The Culver Studios) and/or as districts (e.g., the entire Culver Studios movie lot). National Register listed or eligible structures (or districts) are by default eligible for listing on the California Register of Historical Resources ("California Register"). Other structures locally designated or currently undesignated *may* be eligible for listing on the California Register and the National Register.

Although the overview of the 1987 survey specifically states that the survey information remains consistent with the California State Office of Historic Preservation (OHP) inventory forms (DPR 523 -- attached), these forms were not utilized in the last Culver City survey nor did the individual survey entries include all the information specified in the various fields of the DPR 523 form. This becomes problematic when making a correlation between local survey results to state and federal standards for historical resources. A basic 50 year benchmark was however used for most buildings and/or sites included in the 1987 survey, resulting in an inventory that included structures built from ca. 1915 - 1940. The 1987 field survey did also include descriptions for each property surveyed that reference one or more of the four National Register criteria for significance.

The National Register is an authoritative guide used by Federal, state and local governments, private organizations and citizens in identifying historical and cultural resources. These criteria for establishing the significance of a structure or site, as included in *National Register Bulletin 24 – Guidelines for Local Surveys: A Basis for Preservation Planning*, are that the structure or site is:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

- D. Have yielded, or may likely yield, information important in prehistory or history.

California Environmental Quality Act (CEQA) and Cultural Resources

In order to remain in compliance with the California Environmental Quality Act (CEQA), historical surveys should be updated every 5 – 10 years. A City's review of *any* development project is impacted by CEQA with regard to historical resources. CEQA was significantly updated with regard to historical resources in 1993 and again in 1998. Because of the changes to CEQA in the 1990s, the 1987 Culver City field survey standards do not reference current CEQA requirements with regard to historical resources. Further, a historical resource as currently defined by CEQA includes sites listed on the National Register, eligible for listing on the National Register, listed on the California Register, and those *eligible* for listing on the California Register. How many structures in Culver City and which ones are eligible for listing on the California Register are currently unknown.

Without an updated survey, it is impossible to conduct CEQA review with regard to the impact of a development project on an historical resource using updated environmental conditions. This also applies to structures that are at present undesignated at any level (i.e., locally, at the state level or at the national level) and structures built between ca. 1940 – 1963 as no evaluation has been completed with regard to their significance as historical resources.

In cases such as the recent Comprehensive Plan Amendment at The Culver Studios and the Pleasant View site project, Cultural Affairs staff conducted an updated environmental assessment of the structures and sites as they pertain to CEQA during the planning phase (Historical Resources Group was hired for The Culver Studios project, and Architectural Resources Group provided the CEQA analysis for the Pleasant View site). This enabled City staff to use updated information to complete environmental review. However, using consultants on a case-by-case basis is neither cost effective nor time efficient as we move forward with development throughout the City and should in the future be utilized only in exceptional circumstances.

Section 106

Under the National Historic Preservation Act of 1966 (NHPA), Section 106 requires Federal agencies to take into account the effects of their undertakings on historic properties that are listed on the National Register or that meet the criteria for listing on the National Register. At the local level, this translates into any federal grant or federal project funding requiring a Section 106 review on a National Register listed or National Register eligible property prior to release of

federal funds. An updated historic structures survey using the California OHP inventory forms streamlines the planning and Section 106 review process for projects involving any federal funding.

Preservation and Sustainability

According to the National Trust for Historic Preservation, the construction, operation and demolition of buildings accounts for 48% of the United States' greenhouse gas emissions. Federal and state preservation agencies now actively advocate for preservation as a form of sustainability in that older and historic buildings comprise more than half of the existing buildings in the United States. Retention and adaptive reuse preserves the materials, embodied energy, and human capital already expended in their construction. Further, preservation groups and public agencies have embraced both the LEED and the California-based GreenPoint Rated system for new construction and remodeling projects, and advocate applying these criteria to older buildings to increase their energy efficiency. Surveys assist communities in managing change responsibly with regard to the built environment in that they identify a building's or site's significance based on the four National Register criteria and establish the guidelines for sustainable development for each project.

SURVEY PROCESS

Historic structures surveys require development of a context statement that includes integrity thresholds and eligibility requirements. They also include the inventory of structures that meet the established thresholds and requirements as outlined in the context statement. A good context statement is not just a recitation of historical facts but explains the condition of the current built environment in terms of the forces that shaped it, including planning and zoning decisions. Context statements become the basis for historic designations of structures / sites at either the local, state or national levels and are the first step to completing a well-thought out survey.

Surveys also demand considerable community outreach and involvement. Typically a community advisory committee (such as the Historic Preservation Advisory Committee created in Culver City in 1989) is established to help with outreach, to serve as community liaisons, and to provide input at significant junctures during the process. Significant junctures include development of an RFP for the consultant team conducting the survey, review and certification of the survey results, and designation nominations at the local, state or national levels.

Staff recommends that a community advisory committee in Culver City include representatives from:

- The City's two main movie studio lots
- Currently designated historical residential districts
- Culver City Historical Society
- Various homeowner's associations
- Staff from the City's Planning and Parks Departments
- Culver City Chamber of Commerce
- Downtown Business Association
- Various civic organizations/clubs
- A representative from the City's Planning and Cultural Affairs Commissions

A comprehensive survey process could be divided into two primary phases.

Phase I includes the following steps and tentative timeline:

- Appoint a Community Advisory Committee for City-wide survey (June 2008);
- Updating the City's Historic Preservation Ordinance as needed (June/July 2008);
- Issue an Request for Proposal for the consultant survey team (a preservation firm that includes architectural historians that meet the Secretary of the Interior's qualification standards) (July 2008);
- Develop a context statement and eligibility criteria (December 2008)
- Complete reconnaissance survey of all parcels containing structures built prior to 1963 (45 year age benchmark is current base standard) and complete survey forms for relevant properties per the context statement and eligibility criteria (May 2009);
- Review and verification of the survey results (July 2009)
- Complete nominations and designations where applicable (September 2009)
- Update all City permitting and GIS databases according to survey results (October 2009).

Phase II would include:

- Updating General Plan and Zoning Codes as needed;
- Applying to OHP for Certified Local Government Status (which would qualify the City for state grants for future surveys);
- Implementing a Mills Act Property Tax Abatement Program.

BUDGETING AND STAFFING

Based on information available within the local preservation community in 2005, Cultural Affairs staff requested \$75,000 from the General Fund for a City-wide survey for the FY 2005 – 06 budget. This request was denied.

The following year, staff requested the same amount from the Art Fund, noting that although Fund 413 (Art Fund) was designated as a CIP fund, there was enough compelling evidence to support this request. The City Council approved this request in the adopted FY 2006 – 07 budget. Due to staffing shortages in Cultural Affairs and competing work program priorities, this work program and the appropriated amount from the Art Fund was carried over to the FY 2007 – 08 year.

Since the initial budget appropriation in 2006, staff has spoken with other smaller cities in California having just completed or in the midst of completing surveys, including West Hollywood and Santa Monica. In addition, OHP have been helpful in providing a perspective on what has been going well and not so well with regard to recently completed surveys or surveys currently under way. Santa Monica is spending approximately \$280,000 to survey between 13,000 - 14,000 properties; the City of West Hollywood is spending approximately \$250,000 to survey approximately 2,100 (all multiple units) properties. In the past few years, technology and GIS have significantly come to play a larger role in conducting surveys and making results available to the general public which have also contributed to the increase in costs.

IT/GIS staff have provided preliminary information based on the LA County Assessor data that is available to us. At this time, we know that there are approximately 8,165 properties that would be included in the reconnaissance phase of the survey as they contain structures built in 1963 or earlier. Approximately 18% of these properties are within Redevelopment Component Areas.

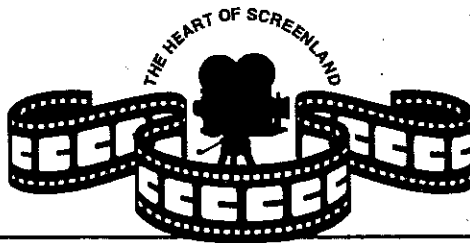
Based on current information, a budget of \$200,000 would be required to complete Phase I of the survey. Per Redevelopment Agency counsel, it would be appropriate to use Agency funds for areas included in the survey that fall into Redevelopment Component Areas which would be approximately \$35,000 of the total budget and would come from Agency bond funds. The remaining balance of \$165,000 would be requested from the Art Fund with \$75,000 of this already appropriated. This revised budget and the Art Fund / Agency allocations were discussed with the City Manager and Budget staff during a review of the CIP budget requests for FY 2008 – 09.

Because of the scope of this project, Cultural Affairs staff should work in conjunction with Planning, IT, Building & Safety and Parks (open spaces,

landscaping and civic campuses such as the Veteran's Memorial Complex are potentially significant in surveys).

Cultural Affairs staff met with City Historian Julie Lugo Cerra and Stu Freeman, President of the Culver City Historical Society, together with Commissioners Koosed and Hanami (Cultural Affairs Commissioners who sit on the CAC's Historic Preservation sub-committee) on April 21st to discuss the survey process and general timeline. Staff will be providing the Cultural Affairs Commission information on the survey process and timeline at its next meeting on May 13, 2008.

ATTACHMENT 3



CULVER CITY CHAMBER OF COMMERCE

P.O. BOX 707 • CULVER CITY • CALIFORNIA • 90232 • (310) 287-3850 • FAX: (310) 287-1350

September 25, 2008

Gayle Smashey, Chair and Members of the Cultural Affairs Commission
City of Culver City
P.O. Box 507
Culver City, CA 90232-0507

Dear Ms. Smashey and Commission,

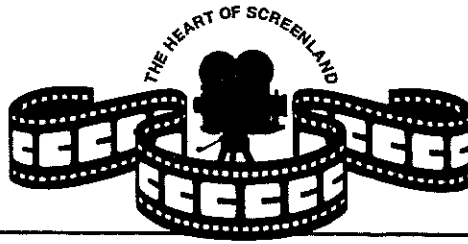
The Culver City Chamber of Commerce represents over 800 members, of which many are property owners in Culver City. Additionally, many of these property owners own historically significant buildings. On behalf of these property owners, I am writing to express serious concern with the proposed Historic Preservation ordinance. While the Chamber of Commerce membership is well aware of Culver City's historic heritage and the role that this plays in the character of the community, there are a number of problems with the proposal.

In particular, the following issues are of the utmost concern to the Chamber of Commerce and its membership.

1. Culver City currently has an effective historic preservation ordinance and staff has not provided a convincing rationale for why this should be scrapped in favor of an ordinance that was taken from another city. Furthermore, such a drastic change creates uncertainty for businesses and calls into question the commendable historic preservation work to date that has occurred in the City.
2. City staff has not clearly identified historic preservation challenges that are currently being faced within the City of Culver City.
3. The proposed new ordinance seeks a troubling expansion to control the interiors of buildings which could harm and further slow economic development in the city.
4. The proposed ordinance ignores the reality that as "The Heart of Screenland", famous cultural, political, and historic figures are continuously present in the City and that this should not be a sole qualification for historic designation. When these figures visit or work at a film studio, radio station, or restaurant should not in and of itself made a building historic.

MISSION STATEMENT

"The Culver City Chamber of Commerce will create and maintain a favorable business climate and an attractive area in which to live, work and do business, while providing our diverse membership with informational systems, resources and services needed to capitalize on the technological, economic and political challenges representing business and furthering the free enterprise system"



CULVER CITY CHAMBER OF COMMERCE

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In closing, the Culver City Chamber of Commerce is firmly opposed to the proposed ordinance because it detracts from the City's successful efforts to date, creates business uncertainty, does not appear to be necessary, and would be a roadblock to the continued economic development of our city.

Sincerely,

Hal Katersky
Chair of the Board

Cc
Fulwood
Blumenfeld
Schwab
Chamber Board
Byco
Freeman Properties
The Culver Hotel
Samitaur Constucts

MISSION STATEMENT

"The Culver City Chamber of Commerce will create and maintain a favorable business climate and an attractive area in which to live, work and do business, while providing our diverse membership with informational systems, resources and services needed to capitalize on the technological, economic and political challenges representing business and furthering the free enterprise system"

ATTACHMENT 4



Sol Blumenfeld
Community Development Director

CITY OF CULVER CITY

9770 Culver Boulevard, Culver City, California 90232

(310) 253-5700
(310) 253-5779 fax

January 8, 2009

Steve Rose, President
Culver City Chamber of Commerce
P.O. Box 707
Culver City, CA 90232

Re: Updates to Culver City's Historic Preservation Program Including
Municipal Code Language and City-Wide Historic Structures Survey

Dear Steve,

Thank you for your letter about Culver City's Historic Preservation Program. Though belatedly, I am responding to your comments regarding the proposed updated City-wide historic structures survey and updating the City's Historic Preservation Ordinance.

The need for an updated survey and historic preservation ordinance is essential for ensuring good planning and facilitating future development projects in as efficient a manner as possible. California Environmental Quality Act ("CEQA") was significantly changed in the 1990s with regard to historical resources. As currently written and implemented, CEQA defines a historical resource in very broad terms and requires that a public agency protect these from adverse impacts. Each time that the City reviews a project not using updated environmental data for historical resources, the City and the developer run the risk of having the project delayed if challenged by any member of the public or an advocacy organization. Under such circumstances, the City would be required to show that there is no adverse impact on a historical resource as currently defined by CEQA using updated environmental data. This process can take months and result in huge expense to the property owner and the developer.

Culver City's inventory of historical structures has not been updated since 1987 which means that structures built after 1940 have not been evaluated per current preservation standards or according to current CEQA guidelines. The City's Historic Preservation Ordinance, which is intended in part to serve as a guideline for staff and property owners in understanding roles and responsibilities, has not been closely reviewed for compliance with CEQA standards and current professional practices in historic preservation since it was implemented in 1991.

13

professional practices in historic preservation since it was implemented in 1991. The Historic Preservation Ordinance was last updated in 2001 and 2004 but for purposes of reflecting the role of the Cultural Affairs Commission (which was established in 2001) in historic preservation in Culver City and administrative/clerical updates. Finally, our current economic climate provides an opportunity to build essential infrastructure with minimum imposition on development.

After we spoke on this matter, I set out to develop a public input process that will allow public involvement during the earliest stages of the survey. I have attached a draft timeline identifying key tasks and dates for the major components of the City's Historic Preservation Program – which currently include establishing an Ad-Hoc Community Advisory Committee and then moving forward with updating the Historic Preservation Ordinance and the City's last historic structures survey.

The upcoming Cultural Affairs Town Hall will afford us an opportunity to discuss these issues further and to review the work plan for the survey. Thank you again for your comments. We look forward to working with you as we move forward.

Sincerely,



Sol Blumenfeld
Community Development Director

Encl.: Draft Tasks and Timeline for Updated City-Wide Historic Structures Survey, Updated Historic Preservation Ordinance & Other Planning Tools (Dated November 4, 2008)

cc: Jerry Fulwood, City Manager
Martin Cole, Assistant City Manager
Carol Schwab, City Attorney
Dave McCarthy, Deputy City Attorney
Chair Smashey and Members of the Cultural Affairs Commission

ATTACHMENT 5

The

CULVER HOTEL

Since 1924

September 20, 2008

Gayle Smashey, Chair and Culver City Cultural Affairs Commission
City of Culver City
P.O. Box 507
Culver City, CA 90232-0507

Dear Ms. Smashey and Commission,

As the General Manager of The Culver Hotel, Vice-President of The Downtown Business Association and Vice-President of The Culver City Historical Society I would like to ask, why we need to adopt another city's preservation ordinance rather than update our own, especially since Huntington Park was not even listed in the 88 cities surveyed by the LA Conservancy? First there is talk of a survey, and now all of a sudden, without any public input, or workshop there is a whole new ordinance being suggested. For those buildings already recognized in the first survey, like the Culver Hotel, will the existing requirements under which it was purchased stay in place, or are you asking to change the rules? This is particularly important with respect to interiors.

Why was I not listed as a contact regarding the changes you want to make to the our cities current ordinance?

I further take issue with the insertion of protection of the interiors of buildings. Who in the commission has the arrogance to think that they should have the right to tell us how we should design the interior of our building? That was not an issue when we met with the City before we purchased the hotel? Do you think that Sony or The Culver Studios will accept this? This is immoral.

Why would the City even think to write an ordinance that would qualify a building as a historic site just because someone famous visited that building? If I am correct the City of Los Angeles, which is over 200 years old, is just doing it first survey, so how can we spend money for a new survey in these difficult economic times?

Since we are new to the Historic Preservation Ordinances we are looking into some of the Tax savings when we start of full renovation process. I was told that we do not qualify for the Mills Act credit since the City of Culver City is not, a "Certified Local Government." Again, I am just beginning to research this topic.

I know that you are forming a new Adhoc Committee of which I would like to be a member. Please keep me informed of this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Newton', with a large, stylized flourish extending from the end of the signature.

Douglas Newton
General Manager

ATTACHMENT 6

Julie Lugo Cerra

4022 Lincoln Avenue, Culver City, CA 90232 310 558-3818

julie@cerraenterprises.com

TO: Gayle Smashey, chair, & Culver City Cultural Affairs Commission
B. Christine Byers. Public Art and Historic Pres. Coordinator
FROM: Julie Lugo Cerra, as City Historian, Culver City, CA
RE: Comments on New Historic Preservation Ordinance
DATE: September 18, 2008

After the initial survey in 1987, the 1991 adopted Historic Preservation ordinance has been modified to reflect the creation of a Cultural Affairs Commission and the council's action to fold Art in Public Places and Historic Preservation under the umbrella of that commission. The most recent changes are dated 2004.

As I pointed out in the hour meeting with Christine, the Friday before the August Cultural Affairs Commission meeting, a cursory look showed more definitions which I herald, a welcomed addressing of demolition and "demolition by neglect." But I spoke of concern on adequate coverage on the historic signs issue. An historic sign component was adopted by ordinance many years ago to allow for the preservation of historic signage, taking into account, for example, the changeable copy component of the sign on top of Thomas Ince's first studio in Culver City, the Heart of Screenland. Is that reflected adequately or should there be reference to a Planning code section?

As your city historian, I believe it is important to maintain a thread of continuity, or "paper trail," (albeit electronic) in what we do. And although I agree that more definitions are helpful, and that addressing issues like demolition should occur, I think we should take the time to fit them within the current framework. I am also a little concerned that this ordinance is being adopted as an emergency ordinance. Why is that?

The ordinance that was adopted in Huntington Park for its 100th anniversary in 2006, is their first ordinance of this type, not a seasoned ordinance with any empirical body of knowledge. And although I am delighted as a member of the LA Conservancy, that the Conservancy chose to honor them last year for finally adopting their ordinance, which established their Cultural Affairs Commission, we know from our grade on the LA Conservancy Historic Preservation Report Card (a B-), that we were in the top 14 of the 88 cities surveyed. Huntington Park was not even listed. That survey will be updated in the fall of this year, which should insure their listing. If we see parts of their new ordinance that could be useful to Culver City, we should use them, but this new ordinance is primarily in their format, unrecognizable as our ordinance.

One characteristic, for example, that separates Culver City from most other cities, is illustrated on our city seal, which recognizes the city as "The Heart of Screenland." Because the film industry has, and continues to play an important role in our history, should there be mention that visits in the person of actors, movie stars, and heads of state or historic characters are the norm, and not to be a sole qualification for historic designation as appears in this proposed ordinance as "Associated with the lives of persons who are significant in the history of the city, region, state or nation;"

I also think we should discuss the inserted protection of the interiors of buildings, since that is new to our ordinance. And for those who might qualify, like the Culver Hotel, the owners should be notified of any discussion, so they can participate, especially since they are willing protectors of our historic resources.

As you may know, my interest in history/preservation is not limited to Culver City. Assembly Speaker Wesson appointed me to the Historic State Capitol Commission some years ago and I am honored to act as chair this year. I have the privilege of working with members like the knowledgeable State Historic Preservation Officer, (SHPO), Milford Wayne Donaldson. Wayne, who was actually the architect on the restoration of the Ivy Substation, intends to visit Culver City soon, and I am sure his input would prove invaluable in our process to revise our ordinance, and also as we send out an RFP to embark on a new survey of historic/cultural resources.

After further study of the newly proposed ordinance, I feel more strongly that we should glean proven wording/components from other working ordinances, but without a redlined ordinance, I find it very difficult to see if we have covered all the bases, to make the needed changes.

In the process, I believe we should also address

1. becoming a "certified local government" and
2. participation in Mills Act benefits.

These were put forth as goals by the original Historic Preservation Advisory Committee, and we need to achieve them. One of the business concerns I have heard, is the lack of benefit in Culver City for mindful preservation of historic resources.

The Historic Preservation Ordinance was revised more than once starting in 2001 with the institution of the Cultural Affairs Commission. In rushing to get the Cultural Affairs ordinance revised, it resulted in an ordinance adoption in 2004 to fix the clerical errors. We owe it to our stakeholders to sit down and work together to pattern it well for our needs in Culver City.

In the future, I think it is imperative that back up information is available online for public notice as it is for other commissions. Only commissioners were privy to the RFP staff report, and I would have personally had some comments about the formation of the advisory committee alone. I am sure others would have concerns as well, but they did not have anything to go on but the title of the item to be discussed. It made it impossible for anyone else to offer comments on the ordinance since it was not accessible.

Since this process began some time ago with only a discussion of an RFP, with no mention of a new ordinance, it was a bit confusing, but in the long run, I am sure the resolution will benefit the community.

Please let me know how I can help as we move forward.

cc: Sol Blumenfeld, Community Development Director
Carol Schwab, City Attorney

Attachment: short resume.

Julie Lugo Cerra

4022 Lincoln Avenue
Culver City, California 90232

Home: 310.838.0215 email: Julie@CerraEnterprises.com
Office: 310.558.3818 Fax: 310.559.7310

Education:

UCLA Ryan Designated Subjects Credential: Art and Behavioral Sciences

CALIFORNIA STATE UNIVERSITY NORTHRIDGE

B.A. Sociology (undergraduate work also at UCSB, SMC)

Work Experience:

1976-present **CERRA ENTERPRISES** (Self-employed, sole owner)

Consultant : specializing in Private/Public Sector Partnerships, Community Relations, Historic, Education, Art & Government Relations

- Consultant to Sony Pictures Entertainment, Inc. (1990-present)
- Consultant to the City of Culver City for municipal elections (1988, 1990)
- Art Instructor-part time 1976-87, painted mural for Garden Room, Veterans Building

Historian/Author : Producer/host Local History, Legends & Lore, for Comcast TV 2003-

Teachers Resource Manual for Culver City Schools, 2001 on local history (in hard copy and CD); see city website- www.culvercity.org; 300+ articles for local newspapers and currently writing for California Tour and Travel Magazine.

Wrote and narrated video "Glimpses of Culver City, Heart of Screenland" 2001

Culver City: Heart of Screenland, published 1992, 2nd edition 1999

"... Fire Burn & Cauldron Bubble" published 1998

Images of America: Culver City, CA, published 2004, 2nd edition 2005

Official Culver City Historian: appointed Sept., 1996

Additional Information: Community/Organizational Involvement

California Historic State Capitol Commission: Speaker Wesson Appt. (2003-2009)

LA City Historical Society Board- appointed 2007; elected three year term 2008

Culver City Chamber of Commerce Board(current, plus served 9 years earlier in career)

Cultural Affairs Commission, City of Culver City, (2001-2005, first chair)

Elected member Culver City Board of Education (1985-93, president twice)

Culver City Council appointed Liaison to LAOOC (for 1984)

Past President./member: Culver City Historical Society CC Sister City Committee, CC Friends of the Library, CC Art Assn., CC Community Coordinating Council

Current or former member: National Trust for Historic Preservation, L.A. Conservancy, Los Californianos, Los Pobladores, Historical Society of Southern California, Southern California Genealogical Society, CC Education Foundation, League of Women Voters, CC Homeowners Association, Culver City Guidance Clinic Guild, Culver City 75th Anniversary Committee, Fiesta La Ballona Committee, PTA Council (past member), Laguna Beach Art Association, Patron L. A. County Museum of Art, Soroptimist Club (past), Brotman Medical Center Board of Trustees (5 years), BMC Advisory Boards, United Way W. Region Board of Directors(past), Culver-Palms YMCA Board of Managers (past), CEWAER, CC Woman's Club, Dixon-appointed delegate to California Democratic Party- state central comm.1997-1/2001, Pepperdine U. Seaver Board of Visitors (2 years)

Awards, Recognition: 1985 Lions Club Adult Citizen of the Year, 1985 BPW Woman of the Year, 1986 PTA Council Community Service Award, 1988 Soroptimist Woman of the Year; 1996 Culver-Palms YMCA Warren F. Betts Distinguished Service Award; 4 commendations from the Culver City Council, Misc. from LA County, Congressman Julian Dixon, 2000: CCPD Service Citation, 2001; Recognition from CCUSD, Culver City Council commendations rev2008



PROPERTIES FROM 1900 - 1964

		BUILD DATE				TOTAL # PER ZONE
		1900-1939	1940-1949	1950-1959	1960-1964	
DESIGNATED ZONING	Commercial	100	151	261	78	590
	Residential	1564	2269	2673	264	6770
	Industrial	17	82	134	32	265
	Studio	4	0	0	2	6
	Open Space	2	0	2	0	4
	Undesignated	5	12	7	2	26

	TOTAL # BUILT PER YEAR	1692	2514	3077	378	
	TOTAL # WITH DESIGNATED ZONE	1687	2502	3070	376	

***TOTAL # OF PROPERTIES IN CULVER CITY = 13,615. PROPERTIES WITH BUILD DATE OF "0" = 672

SOURCE: County Assesor's Parcel Data

REVISÉ: 02/02/09

ATTACHMENT 8

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page of

*Resource Name or #:

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address:

City:

Zip:

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and

Sources: ☐ Historic

☐ Prehistoric

☐ Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

*P9. Date Recorded:

*P10. Survey Type: (Describe)

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

21

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page of

*Resource Name or #:

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

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; M.D.

B.M.

c. Address:

City:

Zip:

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources: ☐ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

*P9. Date Recorded:

*P10. Survey Type: (Describe)

22

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? ☐No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder:

*B10. Significance: Theme:

Area:

Period of Significance:

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

B13. Remarks:

(Sketch Map with north arrow required.)

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)

23

ATTACHMENT 9

The Top Ten Myths About Historic Preservation

by Ken Bernstein

It often surprises me how many misunderstandings abound concerning historic preservation – with some people closing their minds to preservation based on inaccurate information, and others clinging to unrealistic expectations about the impacts or benefits of preservation tools. As a starting point in clearing up these misconceptions, I offer up a “top ten” list of the most prevalent myths about historic preservation.

Myth #1: “If a property gets designated as a historic landmark, it’s protected forever and can never be demolished.”

Fact: Landmark designation ensures a more thorough review of demolition proposals, but it does not prohibit demolition outright. In the City of Los Angeles, designation as a City historic landmark (Historic-Cultural Monument) allows the City’s Cultural Heritage Commission to object to the issuance of a demolition permit, but only for 180 days. The City Council may then extend the objection to demolition for an additional 180 days.

Many East Coast cities, including New York, do actually prohibit demolition of their landmarks, but these cities also leave an exception for cases of demonstrated economic hardship. Even listing in the National Register of Historic Places, which sounds more elevated than “mere” local listing, does not provide for more iron-clad protection.

Although demolition of a designated landmark in California additionally requires preparation of an Environmental Impact Report to assess the feasibility of alternatives to demolition, a truly determined property owner may be able to obtain approval to destroy even our most cherished landmarks.

Myth #2: “Historic designation will reduce my property values.”

Fact: Study after study across the nation has conclusively demonstrated that historic designation and the creation of historic districts actually increase property values. Why? In part, historic designation gives a neighborhood or an individual historic site a caché that sets it apart from ordinary properties. Many buyers seek out the unique qualities and ambiance of a historic property. Historic district designation gives potential homebuyers two rare and economically valuable assurances: that the very qualities that attracted them to their neighborhood will actually endure over time, and that they can safely reinvest in sensitive improvements to their home without fear that their neighbor will undermine this investment with a new “monster home” or inappropriate new development.

Myth #3: “If my property is designated as a historic site, I won’t be able to change it in any way, and I don’t want my property to become like a museum.”

Fact: Owners of designated historic structures may make very significant changes to their structures. Historic preservation laws, at their essence, are not meant to prevent change,

but, rather, to manage change. The tool to manage change is the Secretary of Interior's Standards for Rehabilitation, the nationally accepted benchmark for evaluating changes to historic structures.

The Standards don't require that every element of a historic site remain intact: you need not keep every doorknob! However, the most significant, or "character-defining", historic elements of a property should be retained. New additions to the historic property are allowed, but should be compatible with the site's historic architecture. The Standards urge the repair of deteriorated historic features, but do allow for replacement where the severity of deterioration leaves no other option.

Myth #4: "Preservation is only for the rich and elite, and for high-style buildings."

Fact: Historic preservation isn't just about house museums anymore. Today's preservation movement is increasingly diverse: here in Los Angeles, the two newest Historic Preservation Overlay Zones (HPOZs) are in Pico-Union and Lincoln Heights, home to economically and ethnically varied populations.

Preservation today also focuses not just on grandiose architectural landmarks, but on more modest sites of social and cultural significance. Just look at the small Ralph J. Bunche House in South Los Angeles, boyhood home of the pioneering African-American diplomat, and Little Tokyo's Far East Café, a beloved gathering place for the city's Japanese-American community – both recently restored. Or, consider a current preservation effort to save the modest Vladeck Center, a Boyle Heights building that was the center of the Jewish labor and immigrant resettlement movements of the 1930s. Such sites underscore that preservation can be about the "power of place" found at sites containing rich social and cultural meaning.

Myth #5: "Historic preservation is bad for business."

Fact: Historic preservation is at the very heart of our nation's most vibrant economic development and business attraction programs. From Southern California examples such as Old Pasadena or San Diego's Gaslamp Quarter, to traditional, historic southern cities such as Charleston or Savannah, to the recent boom in "heritage tourism," today's economic development strategies no longer see preservation and business development as competing values.

The National Main Street Center, a program that uses historic preservation to revitalize town centers and neighborhood commercial districts, has actually tracked economic results in 1,700 Main Street communities nationally. These preservation-based programs have created over 231,000 new jobs and resulted in over \$17 billion in reinvestment to date, with every dollar spent on a Main Street program yielding \$40 in economic reinvestment.

Myth #6: Preservation is more expensive than new construction

This is certainly true at times, but, in fact, historic preservation is typically more cost effective than new construction. Why? Historic buildings certainly do sometimes need upgrades, but these are usually less expensive than the costs of building all-new foundations, structural systems, roofs and building finishes.

The National Trust for Historic Preservation reports that in Chicago, where the public school system is now spending \$2.5 billion to upgrade facilities, bare-bones new construction is costing \$155 per square foot -- but renovation is costing just \$130.

Here in Los Angeles, the State of California learned the potential savings from historic preservation in comparing the construction of two State Office Buildings: the new Ronald Reagan State Office Building on Spring Street at 3rd St., and the Junipero Serra State Office Building just two blocks away on Broadway at 4th St., in the renovated former flagship location of the Broadway Department Store. The historic renovation not only reused and reinvigorated an important landmark from 1914, but it saved taxpayers money by delivering office space at about half the cost per square of the all-new Reagan building just a few years before.

Myth #7: If I buy a historic property, there's lots of government money available to help me fix it up

While it doesn't necessarily cost more to renovate a historic structure than to build anew, few large government or foundation grants are available to owners of historic properties, and even those few typically limit eligibility to government agencies or non-profits.

What is available tends to be tax incentives for private owners of historic buildings. Owners of sites listed in or eligible for the National Register of Historic Places may take advantage of a Federal Rehabilitation Tax Credit that provides a 20% tax offset for the cost of rehabilitation. National Register properties are also eligible to benefit from "conservation easements" -- binding legal agreements with preservation organizations such as the Los Angeles Conservancy that can allow owners to claim a charitable deduction on their Federal income taxes. Finally, the State's Mills Act program, implemented by local governments throughout the State, including Los Angeles, allows historic property owners to take often-significant property tax reductions.

Myth #8: Old buildings are less safe

Although historic structures do sometimes require structural retrofits or the addition of fire sprinklers to enhance their safety, historic buildings typically perform better than newer construction in earthquakes and other natural disasters. What determines the safety of buildings is the quality of construction, not age, and, in many ways, "they just don't build 'em like they used to."

Los Angeles' signature historic structures have survived every major temblor of the past eight decades. Yet, in the 1994 Northridge earthquake, the most catastrophic damage occurred not to historic buildings but to newer construction such as parking garages, concrete tilt-up buildings, and newer apartments with "tuck-under" parking.

Myth #9: Preservation is an un-American violation of property rights

Historic preservation laws no more infringe on property rights than do many other laws and private rules that Americans have long accepted. Though everyone likes to believe "my home is my castle and I can do whatever I want," this statement simply doesn't reflect reality. Zoning laws prevent you from replacing your single-family home with an apartment building or a five-story vertical mansion. We should all be happy that such laws prevent our neighbor from putting a landfill or a skyscraper behind our back fence.

If you live in a condominium (or an Orange County gated community), your property rights are limited by Covenants, Conditions, and Restrictions (CC & Rs), documents that can legally prevent you from owning a pet, washing a car in your driveway, or having a basketball hoop over the garage. CC & R's restrictions are far more onerous than historic preservation laws, yet are commonly accepted even by vocal property rights advocates.

Myth #10: Preservationists are always fighting new development and only care about the past

Historic preservationists do care deeply about the past -- generally not just to wallow sentimentally in a bygone era, but as a way of anchoring ourselves as we move forward confidently into the future. Historic preservation is not about stopping change and is certainly not about squeezing out creative and exciting new architecture and development. Preservation allows us to retain the best of shared heritage to preserve sites of unique quality and beauty, revitalize neighborhoods, spur economic revitalization, and, quite simply, create better communities.

Ken Bernstein is Director of Preservation Issues for the Los Angeles Conservancy.



LOS ANGELES CONSERVANCY

2008 Los Angeles County Preservation Report Card



TABLE OF CONTENTS

2	Introduction
4	Methodology
6	Elements of a Good Preservation Program
12	Report Card Grades
13	Summary of Findings
17	Notable Improvements
22	Extra Credit: The Top Cities (chart)
26	2008 Preservation Report Card (chart)

Cover Photos

Top row (l-r): Casa de Cadillac (1949), Sherman Oaks, Los Angeles (Larry Underhill); Lane-Wells Company Building (1937), Huntington Park (Dean Cheng).

Middle row (l-r): Driftyland Dairy-Port (1961), El Monte (John Eng); Premiere Lanes (1961), Santa Fe Springs (Adriene Biondo).

Bottom row (l-r): La Laguna de San Gabriel Park (1965), San Gabriel (Dean Cheng); Windsor Square Historic Preservation Overlay Zone, Los Angeles (Larry Underhill).

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INTRODUCTION

Los Angeles County is a treasure trove of architecturally and culturally significant sites. From the early adobes of colonial days, to Craftsman and period revival structures of the early twentieth century, to stunning examples of Art Deco, to groundbreaking mid-century modernism and beyond, the county has an extremely rich and diverse architectural heritage.



This heritage is also surprisingly vulnerable, with cultural resources facing ongoing threats of demolition and insensitive alteration. The most effective protections against these threats often lie in the hands of local government. Yet Los Angeles County, which spans over 4,000 square miles, has eighty-nine local governments: eighty-eight incorporated cities plus the county government. Each of these jurisdictions operates independently and has its own protections—or lack thereof—for preserving its historic resources.

The nonprofit Los Angeles Conservancy works through advocacy and education to recognize, preserve, and revitalize historic resources throughout Los Angeles County. A crucial part of this effort is understanding how preservation works in each of the county's different jurisdictions, encouraging better practices when needed, and applauding those with the strongest protections in place.



Top: Self Help Graphics & Art Building (1927), unincorporated East Los Angeles, Los Angeles County (Conservancy staff)

Bottom: El Mirador Apartments (1929), West Hollywood Landmark (Conservancy staff)

The Conservancy is the nation's largest local historic preservation organization, with a membership of 7,000 households. It was founded in 1978 in the wake of the demolition of several beloved L.A. landmarks, and as part of the community-based effort to save the Los Angeles Central Library from the same fate. At that time, local governments in Los Angeles County had few tools available to protect historically significant sites.

For our twenty-fifth anniversary in 2003, the Conservancy decided to assess how far local governments had come in protecting and revitalizing their historic resources. This assessment took the form of a "report card," grading cities on the efforts they make and tools they have to foster the preservation of their built heritage. We then issued the first-ever county-wide Preservation Report Card, offering a snapshot of the different ways in which our county's historic resources are protected (or not).

The 2003 report card was very well received, and it opened a lot of eyes to important needs and opportunities for preservation policies throughout

the county. The Conservancy decided to update the report card for our thirtieth anniversary in 2008. We were pleased to discover that over the past five years, more than a dozen cities have taken steps to launch or strengthen their preservation programs. Others fared less well, but we

hope that this new edition of the Preservation Report Card will help to spur preservation efforts and offer practical models from other cities.

While it may seem that this report is intended as a comprehensive assessment of preservation efforts in L.A. County, some caveats are in order. This report is not meant to assess the general state of physical preservation of the cultural resources of Los Angeles County; the existence or success of efforts to preserve publicly held cultural or historic resources; or the commitment, drive, and influence of local advocacy organizations. All of these factors are of great importance

to the general state of preservation in Los Angeles County today, and we applaud the heroic efforts of the many groups and individuals across the county who tirelessly advocate for, and carry out, the preservation of our architectural heritage. This report is intended solely as a snapshot assessment of local governments' current efforts to ensure the preservation of historic and cultural resources that are in private hands. Its goal is to recognize those jurisdictions that actively foster preservation and encourage them to keep up the good work, as well as to offer practical models and motivation to those jurisdictions that have fewer protections in place.



Top: World's oldest remaining McDonald's (1953), Downey (Conservancy archives)

Bottom: Village Motel (1948), Santa Monica (Conservancy staff)

Right: Many buildings built for industrial and utility uses are architecturally significant, such as the Art Deco Vernon Light & Power Building (1932) in Vernon. Photo by Dean Cheng.



METHODOLOGY

To prepare the 2008 Los Angeles County Preservation Report Card, Los Angeles Conservancy staff conducted phone interviews with representatives from each of the local governments in Los Angeles County, from May through October 2008.



For each jurisdiction, we spoke with city representatives who are directly involved with the specific community's planning review process, as well as staff members responsible for overseeing historic preservation programs in cities that have them. For ongoing reference, we also compiled contact information for other people in the community involved in historic preservation or compliance with the California Environmental Quality Act (CEQA), an important preservation tool in California.



We asked each interviewee about the following topics (described in more depth in the next section):

- Current historic preservation issues in their respective cities
- What ordinances the city had in place to designate historic landmarks or districts
- How long such ordinances had been in place
- How many resources had been designated as historic
- Whether the city had implemented the Mills Act Historic Property Contracts Program, a valuable preservation incentive (see page 8)
- Whether the city had conducted surveys of historic and/or architectural resources

Top: County of Los Angeles Hospital, Old Administration Building (1909), Lincoln Heights (courtesy Fields Devereaux)

Bottom: Historic resources are not limited to buildings. La Laguna de San Gabriel Park (1965, San Gabriel) is significant for its association with sculpture artist Benjamin Dominguez, whose whimsical concrete forms were designed as children's play spaces. Photo by Dean Cheng.

In addition to conducting interviews, Conservancy staff reviewed the existing preservation ordinances of cities that have them. In most cases, a city's historic preservation ordinance is accessible through the official website of the city, within the municipal code. When possible, we also obtained and reviewed city surveys of historic resources. We also checked with the National Park Service to identify which jurisdictions participate in the Certified Local Government Program, which indicates a strong commitment to preservation (see page 10).

Conservancy staff evaluated the results using a ranking system based on whether an individual jurisdiction had enacted certain identification or protection programs or policies for historic resources. The rank then



Top left: The modernist Barry Building (1951) in Brentwood was declared Los Angeles Historic-Cultural Monument No. 887 in 2007. Resources from the postwar era are increasingly being designated as local landmarks, and several cities are taking steps to ensure that their local surveys are updated to reflect the significance of their mid-century architecture.
Photo by Robert Cleveland.

Top right: This residential street in Jefferson Park, Los Angeles, is part of a neighborhood district proposed for historic district (HPOZ) designation.
Photo from Conservancy archives.



Bottom right: Oasis Apartments (1965), West Covina. This Polynesian-themed apartment complex represents a distinctive resource type common in the postwar era.
Photo by John Eng.

translated into a “grade” for each jurisdiction. This report includes a summary of the results, followed by tables with supporting data.

ELEMENTS OF A GOOD PRESERVATION PROGRAM

The Preservation Report Card ranking system stems from historic preservation protections and programs that serve as the basic tools by which cities can begin to protect their historic resources. Below is a description of the elements of a good preservation program and their relation to our ranking system.



HISTORIC PRESERVATION ORDINANCE

A local historic preservation ordinance is one of the most important tools a city can use to protect privately owned historic resources. The effectiveness of a preservation ordinance depends on its scope and language, and ordinances vary among jurisdictions. Their basic provisions enable a city to designate significant local sites as historic and list them on a local listing of historic resources. These designated sites are referred to by a variety of names, such as “historic landmark” or “historic-cultural monument,” depending on the city. A preservation ordinance outlines the criteria the city has established for designating such landmarks. These criteria are often based on those used by both the National and State Registers, which in turn are based on generally accepted preservation standards. Each city can tailor its designation criteria to reflect the specific significance of the community’s unique local resources.



Top: Claremont Packing House (1909-46), Claremont Register Resource (Sally Egan).

Bottom: Higgins Building (1910), Los Angeles Historic-Cultural Monument No. 873 (Conservancy archives).

Both of these historic resources, a former citrus packing house and a downtown office building, have become models of adaptive reuse.

Strong local historic preservation ordinances require that requests for building permits for designated structures be reviewed by city staff or a special local commission to ensure that proposed alterations conform to preservation standards. They also give the city the power to deny permits for inappropriate alterations or demolitions. In order to protect a significant structure from demolition or severe alteration by its owner, a strong preservation ordinance does not require owner consent for a historic resource to be designated. Ordinances that require owner consent, or that allow the owner to have a designation removed, are far less effective in using landmark designation as a method for protecting threatened resources. Weaker preservation ordinances do not prevent demolition of a designated resource, but merely delay demolition for a set number of days. The weakest ordinances contain no language regarding the protection of the designated resource: such designated sites enjoy only honorary status and no protections at all. Naturally, the stronger the preservation ordinance of a city, the higher the ranking under this criterion.

A few cities have a “scorched-earth” provision in their ordinances. This provision prohibits new construction on a site for a set period of time after an illegal demolition has occurred.



The final aspect we reviewed when analyzing cities with historic preservation ordinances was the effectiveness of their programs. We reviewed the number of designated local landmarks in each city and how often designations were made, considering the relative size of the community. A few cities have had landmark ordinances for several years, but have yet to designate any resources. Others have active programs and a growing list of designated landmarks, often fueled by the strong promotion of the benefits of owning a historic property, such as property tax relief under the Mills Act (see page 8).



HISTORIC DISTRICT ORDINANCE

A city’s ability to designate historic districts is an important tool in protecting large numbers of historic resources and preserving historically significant neighborhoods. In many cases, a city’s historic preservation ordinance includes language allowing for the designation of historic districts. In other cases, a city establishes a separate ordinance for this express purpose.

Top: Several Los Angeles County cities have adopted ordinance language allowing for the designation of historic districts, which protect the historic character of a diverse range of historically significant neighborhoods. Glendale designated its first historic district, Royal Boulevard, in 2008. Photo courtesy of the City of Glendale Planning Department.

Bottom: A housing tract in Mar Vista designed by architect Gregory Ain is one of Los Angeles’ twenty-four historic districts (known as Historic Preservation Overlay Zones, or HPOZs), and the city’s first postwar HPOZ. Photo by Larry Underhill.

Historic districts may be referred to by a variety of names, depending on the jurisdiction, including Historic Preservation Overlay Zones (HPOZs), conservation districts, and Historic District Overlay Zones. They are generally defined as physically contiguous groups of structures, developed within a single period or in a similar style, that retain and continue to express the design and patterns of the time in which they were developed. Though historic districts are primarily contiguous, non-contiguous resources may also be eligible for designation as a thematic grouping.

Each historic district has geographic boundaries. Within those boundaries, most of the structures must be considered “contributing,” meaning that they are historically significant to the neighborhood and have maintained the integrity of their original design. A historic district will inevitably include some percentage of “non-contributing” structures as well—those



built outside the district's established "period of significance," as well as those that have been greatly altered.

The strongest historic district ordinances enable a city's historic preservation commission to deny inappropriate alteration or demolition of historic structures within district boundaries. They also allow for design review of new construction within the district, to help ensure that new development is compatible with the neighborhood's unique historic character.

The City of Long Beach has designated seventeen historic districts, which receive local design review by the City's Cultural Heritage Commission.

MILLS ACT HISTORIC PROPERTY CONTRACTS PROGRAM

The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. It is a state law that allows local jurisdictions to enter into contracts with private property owners to guarantee the preservation of designated historic sites or structures. Property owners who participate in the Mills Act Property Tax Abatement Program have made a contractual agreement with their respective city to adhere to a schedule of maintenance repairs and upkeep on their historic property

for the duration of the contract, which spans ten years and self-renews at the close of each year. In exchange for this agreement, the property owner is entitled to an alternate evaluation of the property for tax purposes, which usually results in a reduced property tax bill.

Despite its clear and considerable value, the Mills Act has been implemented by only nineteen Los Angeles County municipalities to date:

Calabasas, Claremont, Covina, Glendale, Glendora, Huntington Park, La Verne, Long Beach, Los Angeles, Monrovia, Pasadena, Pomona, Redondo Beach, San Dimas, Santa Monica, Sierra Madre, South Pasadena, West Hollywood, Whittier



*Top: Fox Theatre (1949), Inglewood
(Dean Cheng)*

*Bottom: Kramer House (1966), Los Angeles
Historic-Cultural Monument No. 933, Granada Hills,
Los Angeles (Aaron Kahlenberg)*

Since the Mills Act is typically the only economic incentive tool available to local jurisdictions, the existence of a program at the local level is a good indicator of a particular city's commitment to historic preservation.



The Mills Act program is the single most important preservation incentive in California, providing property tax relief for owners of qualified historic properties. Mills Act benefits are currently available in nineteen cities throughout Los Angeles County, with many property owners seeking landmark designation to take advantage of the tax savings. Pictured: Lydecker House (1939), Los Angeles Historic-Cultural Monument No. 918 (courtesy Lydecker House).

The City of West Hollywood has an active Mills Act program and currently holds seventy-three contracts with property owners. Of particular note is West Hollywood's expansion of their Mills Act program to include, as eligible properties, individual condominium units within historic buildings.

HISTORIC RESOURCES SURVEY



Several Los Angeles County cities are in the process of updating surveys of their architectural and cultural resources. The City of Burbank is currently working on a citywide windshield survey and historical context study. Pictured: Burbank City Hall (1943). Photo by Conservancy staff.

A comprehensive survey documenting the historic resources within an area is another powerful preservation tool. Historic resources surveys are often done as part of the preparation of a city's general or specific plan. Surveys that meet state standards may identify properties as "historical resources" for the purposes of the California Environmental Quality Act (CEQA), which confers its own level of protection against egregious alterations and demolition in some cases. Surveys also serve as an invaluable educational tool to inform city officials and residents about the rich built heritage of their communities, and to assist in thoughtful development and environmental planning.

The mere existence of a comprehensive historic resources survey is not a particularly good indicator of the strength of local preservation efforts. To be truly useful, a survey must be regularly reviewed and updated, so that historic structures or sites that have lost their significance can be noted, and buildings or sites whose significance was not appreciated at the time the survey was prepared can be recognized. A number of the cities we contacted for the report card did have comprehensive historic resources surveys, but many of those had not updated their surveys in over twenty years, limiting their practical utility.

CERTIFIED LOCAL GOVERNMENT STATUS

Created in 1980 through amendments to the National Historic Preservation Act, the Certified Local Government Program forms a partnership



among participating local governments, the State Office of Historic Preservation, and the National Park Service. Cities designated as Certified Local Governments (CLGs) are eligible for state and federal grants to support efforts such as preservation plans, historic resources surveys, and preservation education and outreach programs. CLGs also receive valuable technical assistance from the State Office of Historic Preservation and can play a larger role than otherwise in the review of local sites to the National Register of Historic Places. A city's status as a CLG indicates both a high degree of protection for historic resources and

a strong commitment by local government to continue improving its preservation programs.

To qualify as a Certified Local Government, a jurisdiction must demonstrate to the State Office of Historic Preservation that it has several preservation programs in place, including:

- A historic preservation ordinance allowing for the designation of local resources
- An established historic preservation commission
- A regularly updated survey of potentially historic resources

As of November 2008, only ten cities within Los Angeles County were Certified Local Governments:

Burbank, Glendale, Long Beach, Los Angeles, Pasadena, Pomona, Redondo Beach, Santa Monica, South Pasadena, West Hollywood



Top: West Hollywood's Harper Avenue Historic District contains a collection of architecturally significant multi-family dwellings, including the Villa Primavera apartments (1923). Photo by Conservancy staff.

Bottom: John Byers Residence (1924), Santa Monica Landmark No. 52 (courtesy Santa Monica Conservancy)

Los Angeles became a Certified Local Government in 2007. The city has applied for and received two grants through the program that will assist with the implementation of its first citywide survey of historic resources. The grants will be used for language translation and duplication of an informational video on the SurveyLA process, as well as the creation of a template for community participation in the citywide survey process.



DEDICATED PRESERVATION PERSONNEL

Communities that value their historic resources typically have dedicated staff to pursue preservation efforts, as well as a historic resources commission to designate landmarks and review proposed changes to historic properties. Preservation staff or local commissions typically review permits for demolition or alteration of historic resources, administer Mills Act programs, and designate new landmarks. They are often responsible for, or are important consulting parties in, CEQA determinations regarding historic properties. In many communities, they are also important advocates for historic preservation and a great resource for property owners on preservation techniques and practices.



In the Preservation Report Card rankings, communities with a staff member dedicated to historic preservation scored higher than those who assigned preservation-related duties to the general staff pool. Similarly, communities with a historic resources commission devoted to identifying and designating their historic resources scored higher than those who delegated these duties to an entity whose primary purpose is not preservation.

*Top: Clock Market (1929), Beverly Hills
(Larry Underhill)*

*Bottom: Rives Mansion (1912), Downey
(John Eng)*

REPORT CARD GRADES

A

Cities earning an “A” on the 2008 Preservation Report Card have established ordinances that enable them to designate historic landmarks and districts, and they use those tools to actively designate landmarks and districts. They do not require owner consent to designate individual landmarks, and historic district designation does not require the consent of a supermajority of property owners. In most cases, these communities can prevent outright the demolition or inappropriate alteration of individual landmarks or contributing buildings within historic districts. These communities typically have many Mills Act contracts, are likely Certified Local Governments, and have recently completed or updated historic resources surveys. Grade “A” communities distinguish themselves through the thoroughness of legal protections for historic resources and the dedication and energy of city officials in recognizing and preserving these resources.

B

Communities earning a “B” actively designate historic landmarks and districts, and typically have implemented the Mills Act program for a considerable number of properties. Although they may require some degree of owner consent for districts or landmarks, the designations are binding upon future owners. These communities have the power to prevent or significantly delay demolition or alteration of landmarks or buildings within historic districts. They likely have completed a historic resources survey.

C

Cities earning a “C” typically have ordinances in place to designate historic landmarks or districts. They can prevent or significantly delay demolition or alteration of landmarks or buildings within historic districts. However, these communities require owner consent for designation, and they may have designated few or no landmarks or districts. These cities often have completed a historic resources survey.

D

Typically, communities earning a “D” have completed a historic resources survey, but the survey provides little protection for these resources. They also lack ordinances to protect individual landmarks or historic districts.

F: Preservation Truants

Cities earning an “F” have no historic preservation ordinances or elements and have conducted no historic resources surveys.



*Top: South Seas House (1902), West Adams,
Los Angeles Historic-Cultural Monument No. 757
(West Adams Heritage Association)*

*Bottom: Covina Bowl (1955), Covina
(John Eng)*



SUMMARY OF FINDINGS

Cities are listed in alphabetical order. Please see the tables at the end of this report for more information.

The A List: Congratulations to the seven cities who earned an A or A- Long Beach, Los Angeles, Pasadena, South Pasadena, Santa Monica, West Hollywood, Whittier

Long Beach

The City of Long Beach is currently reevaluating many of its historic preservation programs, which have been in place for a number of years. The city's historic preservation ordinance is undergoing a revision that will strengthen protections for the city's historic resources. The current version of the ordinance delays the demolition of a designated landmark for up to one year, but cannot prevent demolition outright. Long Beach currently has 130 designated landmarks, seventeen historic districts, and a dedicated Cultural Heritage Commission that meets regularly. The city has a Mills Act program and currently holds forty-two contracts. Incentives offered to owners of designated properties include relief from certain zoning and parking requirements, and use of the California State Historic Building Code. Long Beach has been a Certified Local Government since 1992. The city's General Plan is undergoing a comprehensive update that will include a new Historic Preservation Element. The first phase of Long Beach's first citywide survey is underway.

Los Angeles

See Notable Improvements, page 17

Pasadena

The City of Pasadena has many protections in place for its historic resources. Its preservation ordinance allows for the designation of individual landmarks and historic districts, as well as significant signs and trees. The city has designated 110 landmarks and a total of twenty-seven historic districts. Although ten of these districts are listed solely in the National Register of Historic Places (not locally), Pasadena has worded its historic preservation ordinance to extend preservation protections and review to those resources as well. The city's Historic Preservation Commission has the power to deny both inappropriate alterations and demolitions that are proposed for designated landmarks and contributing structures in historic districts. Pasadena has an active Mills Act program, with 103 contracts currently held. The city has been a Certified Local Government since 1986. Several context statements and related surveys have been prepared for various portions and building types of the city, although only about thirty percent of the city has been surveyed to date.

Top: Like several other cities throughout Los Angeles County, Long Beach is currently in the process of updating the city's historic preservation ordinance aimed at strengthening protections for the community's historic resources. Pictured: The Arts Building (1930), Long Beach. Photo by Dean Cheng.

Bottom: Pasadena is home to a diverse collection of significant resources, including the Colorado Street Bridge (1913, Pasadena Landmark) and the Vista del Arroyo Hotel (1903). The city's historic preservation ordinance is notable for providing the same design review and protections to local properties listed in the National Register of Historic Places as to those that are designated as local Pasadena landmarks. Photo by Dean Cheng.

Santa Monica

The City of Santa Monica has many programs in place to protect its architectural and cultural heritage. The city's landmarks ordinance affords protection from demolition and inappropriate alterations to historic re-



Santa Monica's Landmarks Commission reviews proposed demolitions for all structures forty years of age or older, which allowed the city to prevent the demolition of its last ocean-facing cottage (ca. 1905), now designated Santa Monica Landmark No. 74, pictured above. Photo courtesy Santa Monica Conservancy.

sources. Santa Monica's Landmarks Commission, which meets monthly, reviews proposed design changes to designated historic resources, as well as proposed demolitions to all structures throughout the city that are forty years of age or older. The city is in the process of updating its comprehensive citywide historic resources survey, which required resources to be at least forty years old to be considered potentially significant. Santa Monica has designated eighty-nine landmarks and two historic districts. The city does not require owner consent to designate landmarks, and historic district designation requires the support of only fifty-one percent of all property owners within the district's boundaries. The city's

active Mills Act program currently includes forty-one contracts. The city offers a wide range of other incentives to owners of historic properties, including priority plan check processing; waivers of Certificates of Appropriateness, planning application fees, and plan check application fees; and exemption from requirements of the city's construction rate program. Santa Monica has been a Certified Local Government since 1992. The city adopted a Historic Preservation Element for its General Plan in 2002, and it plans to conduct a substantive revision of its landmarks ordinance within the next year.

South Pasadena

The City of South Pasadena actively promotes and protects its architectural and cultural heritage. The city's historic preservation ordinance allows for the designation of both landmarks and historic districts. It does not require owner consent for landmark designation, and historic district designation requires the support of only fifty-one percent of all property owners within the district's boundaries. The ordinance also contains a "scorched-earth" provision, which helps to prevent un-permitted demolitions. The city has a dedicated Cultural Heritage Commission that has designated fifty landmarks and four historic districts. The Commission plans to create a public outreach committee to further promote awareness of historic resources and their maintenance. South Pasadena participates in the Mills Act program and currently holds eight contracts. The city has been a Certified Local Government since 2001.



South Pasadena Public Library (1907, expanded in 1917), South Pasadena (Suzanne Strong)

West Hollywood

The City of West Hollywood has a notable historic preservation ordinance that allows for the designation of both individual landmarks and historic districts. It does not require owner consent for the designation of either in-



West Hollywood holds an annual event each summer to promote historic preservation and the city's architectural heritage.

Photo courtesy of the City of West Hollywood Planning Department.

dividual landmarks or historic districts. The city has designated a total of seventy-three landmarks and six historic districts. It has an active Mills Act program with seventy-three contracts to date, including some with owners of condominium units within locally designated buildings. West Hollywood has been a Certified Local Government since 1991. The city's Historic Preservation Commission meets monthly and has the power to deny inappropriate alterations and demolitions proposed for historic resources. These same design review protections are extended to structures identified in the city's historic resources inventory, which is currently being updated. The city offers a variety of incentives to owners of designated resources, including waiving permit fees and parking and setback requirements. West Hollywood also holds an annual event specifically to promote historic preservation and the city's architectural legacy.

Whittier

The City of Whittier has designated 101 landmarks and three historic districts; it does not require owner consent for either type of designation. Its preservation ordinance enables the city to deny proposed demolitions and inappropriate alterations to historic resources. Whittier has a Historic Resources Commission that meets monthly. While the city is not yet a Certified Local Government, it does have an active Mills Act program, with thirty contracts currently held. Whittier has a historic resources survey that was completed in 2001 and covers one-third of the city. The city adopted a Historic Preservation Element for its General Plan in 1985 and updated it in 1993.

B+, B, or B-

Claremont, Culver City, Glendale, Glendora, Huntington Park, Monrovia, Pomona, Redondo Beach, San Dimas, San Gabriel

C+, C, or C-

Artesia, Azusa, Baldwin Park, Bell Gardens, Burbank, Calabasas, Commerce, Covina, El Segundo, Hermosa Beach, La Verne, Rolling Hills Estates, San Fernando, Sierra Madre, South Gate, West Covina



Whittier's historic preservation ordinance does not require owner consent for the designation of local landmarks, increasing its effectiveness as a tool for protecting the city's architectural heritage. Pictured above: National Bank of Whittier (1923), Whittier Historic Resource. Photo by Conservancy staff.

D+, D, or D-

Alhambra, Avalon, Beverly Hills, Cudahy, Duarte, Gardena, Inglewood, Irwindale, La Canada Flintridge, La Puente, Lancaster, Lawndale, Los Angeles County, Malibu, Manhattan Beach, Montebello, Norwalk, Palmdale, Pico Rivera, San Marino, Santa Clarita, Signal Hill, South El Monte, Torrance, Vernon



La Canada Flintridge is home to several architecturally significant resources, including the Katherine B. Flint Residence (1929), designed by renowned architect Paul Revere Williams. Photo by Conservancy staff.



*Bowler Residence (1965), Rancho Palos Verdes
(Conservancy staff)*

F: Preservation Truants

These cities currently have no legal protections for privately owned historic resources, nor have they completed any surveys to identify potential resources within their borders:

Agoura Hills, Arcadia, Bell, Bellflower, Bradbury, Carson, Cerritos, Compton, Diamond Bar, Downey, El Monte, Hawaiian Gardens, Hawthorne, Hidden Hills, City of Industry, La Habra Heights, La Mirada, Lakewood, Lomita, Lynwood, Maywood, Monterey Park, Palos Verdes Estates, Paramount, Rancho Palos Verdes, Rolling Hills, Rosemead, Santa Fe Springs, Temple City, Walnut, Westlake Village

NOTABLE IMPROVEMENTS

Congratulations to the following cities, which have made significant strides in their preservation programs since the release of our first Preservation Report Card in 2003.

Huntington Park: F to B+

The City of Huntington Park has a rich history and many significant resources. Yet it had no protections in place until 2006, when the city



adopted a historic preservation ordinance after carefully studying effective ordinances in other cities. One of the ordinance's most notable provisions is the ability to designate significant public or semi-public interior spaces and signage, in addition to landmarks and historic districts. It does not require owner consent for landmark designation. In the two years since adopting its ordinance, Huntington Park has designated six landmarks. The city has a historic preservation commission that can deny proposals for demolition or inappropriate alterations. A citywide windshield survey of historic resources was conducted in 2006, and the city has just implemented the Mills Act program. Other incentives available to owners of historic properties include the reduction of planning administrative fees, zoning variances, and a conditional



waiver of parking requirements. The city promotes historic preservation each May (National Preservation Month) by bestowing awards on a handful of properties that exemplify historic preservation and good stewardship of historic buildings.

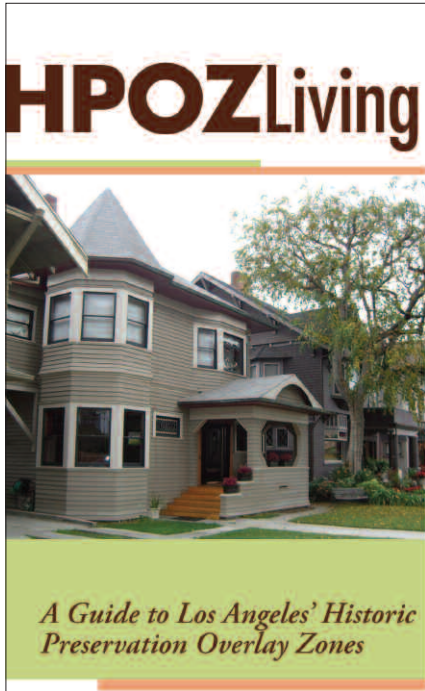
Huntington Park has shown a remarkable turnaround, improving its grade from an F to a B+ in five short years. The city has demonstrated a firm commitment to establishing a strong set of preservation protections and programs. Its preservation ordinance earned a 2007 Preservation Award from the Los Angeles Conservancy. Huntington Park continues moving forward in its preservation efforts, working to create the city's first historic district and become a Certified Local Government.

*Top: Lane-Wells Company Building (1937),
Huntington Park (Dean Cheng)*

*Bottom: Huntington Park celebrates historic preservation
each year by issuing historic preservation awards.
Photo courtesy Huntington Park Planning Department.*

Los Angeles: B+ to A-

The City of Los Angeles has established itself as a preservation leader on several fronts. The city established an Office of Historic Resources in 2006 to coordinate Los Angeles' historic preservation activities and support its Cultural Heritage Commission. Los Angeles became a Certified Local Government in 2007. The city's active Mills Act program is the



The City of Los Angeles won a 2008 Los Angeles Conservancy Preservation Award for its Historic Homeowner Education Program, which includes this brochure, printed in English, Spanish, and Korean, explaining the city's HPOZ program (Historic Preservation Overlay Zones, the city's term for historic districts). Image courtesy Los Angeles Office of Historic Resources.

second largest in the state, with over 380 contracts. Los Angeles has designated over 930 Historic-Cultural Monuments (local landmarks) and twenty-four HPOZs that encompass more than 14,000 properties. The city's cultural heritage ordinance, created in 1962, is currently undergoing its first major revision that would enable the city to deny, not merely delay, the demolition of a designated resource. Los Angeles has launched its first-ever citywide historic resources survey, the largest such project ever undertaken by a single municipality, spanning over 800,000 parcels. This multi-phase, multi-year survey seeks to actively involve the community; aggressive outreach includes a dedicated website, a speakers bureau, and an award-winning video.

Los Angeles earned an A- (versus a B+ in 2003) for its demonstrated commitment to historic preservation in a variety of areas, particularly establishing an office with dedicated historic preservation staff. The city has received a number of awards for its preservation efforts, including a 2008 Los Angeles Conservancy Preservation Award and honors from the American Planning Association and the California Preservation Foundation.

West Covina: F to C

The City of West Covina has made significant strides in protecting its historic resources. The city established a historic preservation ordinance in 2007 that allows for the designation of both landmarks and historic districts, and enables the city to deny requests for inappropriate alteration or demolition. West Covina has completed a citywide survey of its historic resources and recently designated its first landmark.



Establishing a historic preservation ordinance and completing a citywide survey of historic resources have enabled West Covina to begin protecting its architectural heritage. Pictured: Jobe House (1891), West Covina. Photo courtesy City of West Covina Planning Department.

West Covina earned a C (versus an F in 2003) for implementing two important programs for safeguarding historic resources in the community. The citywide survey and the historic preservation ordinance have enabled West Covina to identify potential resources throughout the city and to create a register of designated properties that will receive substantial protections. However, the city does require owner consent for both the designation of individual landmarks and the inclusion of properties within historic districts, limiting West Covina's ability to protect its architectural heritage.



Calabasas is currently conducting its first citywide survey of historic resources, which includes the Andy Anderson House (1938). The city recently adopted a historic preservation ordinance. Photo courtesy City of Calabasas Planning Department.

Calabasas: D- to C+

The City of Calabasas has demonstrated its commitment to historic preservation by establishing several programs and protections for its significant buildings and sites. In 2008 alone, the city has adopted a good historic preservation ordinance, has implemented the Mills Act program, and is conducting its first citywide survey of historic resources. In addition to landmarks and historic districts, the city's ordinance specifies historic landscapes as eligible for designation. A notable feature of Calabasas' ordinance is the local review and protection of all state and national landmarks within the city, which are automatically included in the local register. Calabasas has created a historic preservation staff position and has a historic preservation commission that can deny proposals for demolition or inappropriate alteration. The city is currently producing a series of design guidelines for historic property owners, covering a range of topics including the proper treatment of historic building materials and appropriate ways to design an addition.

Calabasas earned a C+ (versus a D- in 2003) for its efforts to implement a full range of programs to protect the community's historic structures and landscapes. While the city has not yet designated any local resources, it already serves as a notable model for surrounding communities.

San Fernando: D- to C



The City of San Fernando recently adopted a historic preservation ordinance that enables the designation of individual landmarks and historic districts. As part of the process, the city held community workshops to engage residents, collect input, and build support. Photo courtesy City of San Fernando Planning Department.

The City of San Fernando recently adopted a historic preservation ordinance that enables the designation of individual landmarks and historic districts. The ordinance will protect designated resources from demolition and inappropriate alteration, as well as enable the city to implement the Mills Act program. The ordinance marks the latest in a series of continuous efforts on the city's behalf to promote and protect its cultural heritage. A citywide windshield survey in 2002 identified more than 200 potentially historic sites within the city. The city adopted a comprehensive Historic Preservation Element that garnered a 2005 Preservation Award from the Los Angeles Conservancy. San Fernando continues to expand its efforts, with future goals including becoming a Certified Local Government.

San Fernando earned a C (versus a D- in 2003) for its marked progress in establishing protections and incentives for the preservation and promotion of the community's architectural heritage.

Manhattan Beach: F to D+

The City of Manhattan Beach adopted a historic preservation ordinance in 2006 that allows for the designation of significant local landmarks, though it currently provides only honorary status and does not offer any protections against inappropriate alterations or demolition. While the cur-

rent version of the ordinance cannot be considered an effective tool for protecting the city's historic resources, it has sparked an active dialogue between residents and the city about the value of significant buildings throughout the community. The city has also established a City Council-appointed task force, the Manhattan Beach Cultural Heritage Conservancy, whose goal is to increase public awareness of the city's cultural and architectural heritage. A total of five local landmarks have been designated, with additional applications pending.



Manhattan Beach has taken steps to promote the city's diverse architectural heritage, which includes the modernist South Bay Bank (1957) by noted architect Craig Ellwood. Adopting a historic preservation ordinance was an important step for the city, though the ordinance currently affords only honorary status to designated landmarks. A future revision to the ordinance could strengthen it to become an effective tool for protecting the city's historic resources. Photo by Dean Cheng.

awareness of the city's architectural heritage. This marks a promising first step, and we encourage Manhattan Beach to introduce language into their ordinance that would offer protections against demolition and inappropriate alterations. This, coupled with a citywide survey of historic resources and the implementation of an incentive program such as the Mills Act, would chart the city on a successful course toward protecting its historic resources.

Duarte: D- to D+



Duarte completed a citywide survey of its architectural resources in 2003 and is currently in the process of drafting its first historic preservation ordinance. Pictured: Former Duarte School (1909). Photo courtesy City of Duarte Planning Department.

The City of Duarte recently adopted a Historic Preservation Element for its General Plan that outlines objectives for developing a comprehensive preservation program, including establishing a historic preservation ordinance. Duarte is currently drafting language for such an ordinance, which the city expects to adopt within the next year. The city also completed a citywide windshield survey of architectural resources in 2003, which has identified several sites of local significance.

Duarte earned a D+ (versus a D- in 2003) for its ongoing efforts to establish a historic preservation ordinance. While this grade is still low in this issue of the report card, we anticipate significant improvements over the coming years.

Santa Clarita: F to D+

The City of Santa Clarita had no protections in place for its historic resources until recently. The 2006 demolition of a locally significant residence galvanized the community to move toward establishing a historic preservation program. As it works on drafting a historic preservation ordinance, Santa Clarita has established an interim review process to prevent the alteration or demolition of potentially historic resources identified in past surveys.



Santa Clarita earned a D+ (versus an F in 2003) for taking steps toward establishing a historic preservation ordinance. The first phase of the city's initiative to adopt the ordinance has included several community workshops. We expect Santa Clarita's grade to continue to rise as the city implements its planned historic preservation programs.

The 2006 demolition of the former residence of Tex Williams (1917-1985), renowned American Western musician, prompted the City of Santa Clarita to begin drafting a historic preservation ordinance. Photo courtesy Santa Clarita Historical Society.

PRESERVATION EXTRA CREDIT THE TOP CITIES

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
Claremont	B+	No. Properties are added to Claremont Register by resolution of the Architectural Commission.	Requires a 90-day delay on any demolition request to explore preservation alternatives. This also triggers CEQA review, which may result in a denied demolition request.	Yes	All historic resources identified through survey updates become listed in the Claremont Register and receive corresponding design review protections.
Glendale	B+	Yes	Yes	Yes	Demolition delay ordinance makes all demo permits discretionary and requires CEQA review for historic resources; permit required for alterations with commission issuing conditions or restrictions as it sees fit; scorched-earth ordinance; ordinance requires owners to maintain designated structures.
Glendora	B	Yes (but binding upon subsequent owners) for landmarks and historic resources; 51% for HPOZ.	No for historic resources (but can delay); yes for landmarks; yes for HPOZ contributing resources.	Yes for resources, landmarks, and HPOZ contributing resources.	Ordinance requires owners to keep designated structures in good repair.
Huntington Park	B+	No	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of landmark or contributing structure in historic district; ordinance states "vacant land or non-use will not constitute a valid replacement/reuse plan"; duty to keep in good repair.
Long Beach	A	No	Yes for any landmark or improvement within a district.	Yes for any landmark or improvement within a district.	Certificate of Appropriateness needed before alteration or demolition of any landmark or building within a district.

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
Los Angeles	A-	No	Can delay demolition up to 360 days for landmarks and prevent outright in historic districts.	Can delay demolition up to 360 days for landmarks and prevent outright in historic districts.	Also requires CEQA review for buildings listed in the National Register of Historic Places or California Register of Historic Resources; scorched-earth ordinance.
Monrovia	B+	Yes	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of landmark or contributing structure in historic district; historic district special review by commission required for alteration or demolition of potential landmark in survey; duty to maintain; scorched-earth ordinance.
Pasadena	A	No for landmarks; 51% for districts.	Yes	Yes	Commission can approve or deny applications for demolition or alteration of landmarks, contributing buildings in districts, certain non-contributing buildings in districts, and works of Greene and Greene. Commission can deny demolition for structures identified in recent surveys; review of all demolition permits for structures over 50 years old; scorched-earth ordinance.
Pomona	B	Yes for landmarks; districts can be nullified if 50% + 1 owners write in.	Yes	Yes	Certificate of Appropriateness or Certificate of Economic Hardship needed for alteration or demolition of landmarks; any buildings, public streets, or sidewalks in district; and all pre-1945 structures. Duty to keep in good repair.

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
Redondo Beach	B	Yes, only owners can apply for landmark designation; all property owners of resources in historic district must apply.	Yes	Yes	Landmarks must be at least 50 years old, or at least 30 if exceptional and/or threatened; 75% of buildings in district must be over 50 years old and no more than 25% of buildings in district may be non-contributing; duty to keep in good repair.
San Dimas	B	No. No city ordinance or designation process for individual landmarks. However, 320+ structures in historic resource inventory receive strong protection and design review.	Yes. Design Review Board has the power to deny demolition of all structures listed in the historic resource inventory.	Yes. Design Review Board has the power to deny inappropriate alterations to all structures listed in the historic resource inventory.	Proposals to demolish structures identified as historic resources are reviewed by the Design Review Board and also involve CEQA review.
Santa Monica	A	No for landmarks; can be nullified for districts if majority of owners sign petition.	Yes	Yes	Certificate of Appropriateness or Certificate of Economic Hardship needed for alteration or demolition of landmark or district building; not needed for Structure of Merit, but commission can stay the demolition to negotiate; any time periods can be extended by the Director of Planning to comply with CEQA; review required before demolition permit issued for non-listed buildings over 40 years old; duty to keep in good repair.
South Pasadena	A	Yes; 50% + 1 must consent for districts; for landmarks the landmark subcommittee must exercise its "best efforts" to obtain owner consent; no consent needed for Cultural Heritage Inventory.	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of landmark or property on the city's Cultural Heritage Inventory or a structure or natural feature within a district; affirmative duty to maintain; scorched-earth ordinance.

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
West Hollywood	A	No	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of cultural resource or contributing resource in district; non-contributing resource must be reviewed by commission in case of demolition; owner can propose to de-list after five years, but must prove nomination was in error; duty to keep in good repair.
Whittier	A	No	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of historic resource or contributing resource within historic district; review required before demo permit issued for non-listed buildings over 50 years old; owners have a duty to keep designated buildings in good repair.

2008 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Agoura Hills	F	No	No	0	No	No	No	No	No
Alhambra	D-	No	No	0	No	No	Yes	No	No
Arcadia	F	No	No	0	No	No	No	No	No
Artesia	C	No	No	0	No	Yes, 1	No	No	No
Avalon	D-	No	No	0	No	No	Yes. List of potential resources in Local Coastal Program.	No	No
Azusa	C	No	Yes	0 (58 potential historic landmarks)	No	Yes, 0	Yes	No	Yes
Baldwin Park	C-	No	Yes	0	No	Yes, 0	No	No	Planning Commission sits as Historic Resource Advisory Committee.
Bell	F	No	No	0	No	No	No	No	No
Bellflower	F	No	No	0	No	No	No	No	No
Bell Gardens	C	No	Yes	0	No	Yes, 0	No	No	Yes
Beverly Hills	D	No	Yes, but landmark designation is honorary and affords no protections.	0	No	No	Yes. Citywide, 1985. Supplemental updates in 2004 & 2006.	No	Planning Commission sits as Architectural Commission.
Bradbury	F	No	No	0	No	No	No	No	No
Burbank	C-	Yes	Yes	0	No	No	Yes. List of potential resources in Historic Preservation Plan. Citywide update in progress.	No	Yes

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Calabasas	C+	No	Yes	0	Yes, 0	Yes, 0	No, but conducting first citywide survey.	Yes	Yes
Carson	F	No	No	0	No	No	No	No	No
Cerritos	F	No	No	0	No	No	No	No	No
Claremont	B+	No	No	980	Yes, 3	Architectural Review Districts, 3	Yes, Citywide, 1980. Updated in 2001.	No	No
Commerce	C	No	Yes	3	No	Yes, 0	No	No	Planning Commission sits as Cultural Resource Management Commission.
Compton	F	No	No	0	No	No	No	No	No
Covina	C	No	Yes	0	No	No	Yes. Survey of downtown, 2007.	No	Yes
Cudahy	D-	No	No	0	No	No	Yes. Citywide for residential structures, 1984.	No	No
Culver City	B-	No	Yes	80	No	Yes, 3	Yes. Citywide, 1990.	Yes	Yes
Diamond Bar	F	No	No	0	No	No	No	No	No
Downey	F	No	No	0	No	No	No	No	No
Duarte	D+	No	Drafting this year.	0	No	No	Yes. Citywide, 2003.	No	No
El Monte	F	No	No	0	No	No	No	No	No
El Segundo	C-	No	Yes	0	No	No	Yes. Portions of city surveyed.	No	No
Gardena	D-	No	No	0	No	No	Yes. Citywide, 1981.	No	No
Glendale	B+	Yes	Yes	67	Yes, 28	Yes, 1	Yes. Portions of city surveyed.	Yes	Yes
Glendora	B	No	Yes	28	Yes, 17	Yes, 1	Yes. Citywide, 1990.	No	Yes
Hawaiian Gardens	F	No	No	0	No	No	No	No	No
Hawthorne	F	No	No	0	No	No	No	No	No

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Hermosa Beach	C-	No	Yes	1	No	No	Yes. List of potential resources and 2 potential districts in General Plan.	No	No
Hidden Hills	F	No	No	0	No	No	No	No	No
Huntington Park	B+	No	Yes	6	Yes, 0	Yes, 0	Yes. Citywide windshield survey, 2006.	No	Yes
City of Industry	F	No	No	0	No	No	No	No	No
Inglewood	D-	No	No	0	No	No	Yes. Partial survey, 1998.	No	No
Irwindale	D-	No	No	0	No	No	Yes. List of historic resources in General Plan.	No	No
La Canada Flintridge	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
La Habra Heights	F	No	No	0	No	No	No	No	No
La Mirada	F	No	No	0	No	No	No	No	No
La Puente	D-	No	No	0	No	No	Yes. Survey of downtown business district, 1992.	No	No
La Verne	C+	No	No	18, Declared through Council resolution	Yes, 9	1, Designated by Specific Plan, but no general ordinance.	Yes. Survey of Old Town district, 1986.	No	No
Lakewood	F	No	No	0	No	No	No	No	No
Lancaster	D-	No	No	0	No	No	Yes. Survey of portion of downtown, 2003. Conducting another downtown survey, 2008.	No	No
Lawndale	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
Lomita	F	No	No	0	No	No	No	No	No
Long Beach	A	Yes	Yes	130	Yes, 42	Yes, 17	Yes. Survey of downtown, 1980s. Citywide survey in progress.	Yes	Yes

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Los Angeles	A-	Yes	Yes	939	Yes, 381	Yes, 24	Yes. Approx. 15% of city has been surveyed. Multiphase citywide survey in progress.	Yes	Yes
Los Angeles County	D-	No	No	0	No	No	No	No	Yes
Lynwood	F	No	No	0	No	No	No	No	No
Malibu	D-	No	No	0	No	No	Yes. List of resources in General Plan.	No	No
Manhattan Beach	D+	No	Yes, but landmark designation is honorary and affords no protections.	5	No	No	Yes. Partial survey, ongoing.	No	No
Maywood	F	No	No	0	No	No	No	No	No
Monrovia	B+	No	Yes	123	Yes, 117	Yes, 1	Yes. List of potential resources, 1995. Update in progress.	No	Yes
Montebello	D-	No	No	0	No	No	Yes. Survey of Whittier Boulevard structures, 1990.	No	No
Monterey Park	F	No	No	0	No	No	No	No	No
Norwalk	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
Palmdale	D-	No	No	0	No	No	Yes. Survey of downtown, 2005.	No	No
Palos Verdes Estates	F	No	No	0	No	No	No	No	No
Paramount	F	No	No	0	No	No	No	No	No
Pasadena	A	Yes	Yes	110	Yes, 103	Yes, 17. Also, 10 additional National Register districts receive local design review.	Yes. 15 contextual surveys. Most recent survey, 2008. Approx. 30% of city has been surveyed.	No	Yes

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Pico Rivera	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
Pomona	B	Yes	Yes	16	Yes, 3	Yes, 3	Yes. Citywide, 1993.	No	Yes
Rancho Palos Verdes	F	No	No	0	No	No	No	No	No
Redondo Beach	B	Yes	Yes	70	Yes, 70	Yes, 2	Yes. Windshield surveys in 1986 and 1996.	No	Yes
Rolling Hills	F	No	No	0	No	No	No	No	No
Rolling Hills Estates	C-	No	Yes	3	No	No	No	No	No
Rosemead	F	No	No	0	No	No	No	No	No
San Dimas	B	No	No	0* *However, 320+ structures receive strong protection.	Yes, 6	No	Yes. Citywide, 1991. The 320+ identified resources receive equivalent protections to landmark designation.	No	Design Review Board
San Fernando	C	No	Yes	2 Declared through Council resolution.	Yes	Yes, 0	Yes. Citywide windshield survey, 2002. Update in progress.	No	Yes
San Gabriel	B-	No	Yes	16	Yes, 2	Yes, 1	Yes. Four portions of city have been surveyed.	No	No
San Marino	D-	No	Yes, but landmark designation is honorary and affords no protections.	2	No	No	No	No	No
Santa Clarita	D+	No	Drafting this year.	0	No	No	Yes. Lists of potential resources in General Plan & Downtown Newhall Specific Plan.	No	No
Santa Fe Springs	F	No	No	0	No	No	No	No	No

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Santa Monica	A	Yes	Yes	89	Yes, 41	Yes, 2	Yes. Citywide. 2009 citywide update in progress.	No	Yes
Sierra Madre	C	No	Yes	47	Yes, 18	No	No	No	No
Signal Hill	D+	No	No	0	No	1 Designated by Specific Plan, but no general ordinance.	Yes. Citywide, 1986.	No	No
South El Monte	D+	No	Yes	0	No	Yes, 0	No	No	No
South Gate	C-	No	Yes	3	No	No	No	No	No
South Pasadena	A	Yes	Yes	50	Yes, 8	Yes, 4	Yes. Citywide. Updated in 2001.	No	Yes
Temple City	F	No	No	0	No	No	No	No	No
Torrance	D-	No	No	0	No	No	Yes. Citywide, 1979.	No	No
Vernon	D-	No	No	1 Declared through Council resolution.	No	No	No	No	No
Walnut	F	No	No	0	No	No	No	No	No
West Covina	C	No	Yes	1	No	Yes, 0	Yes. Citywide survey.	No	No
West Hollywood	A	Yes	Yes	73	Yes, 73	Yes, 6	Yes. Citywide, 1987. Citywide update in progress.	No	Yes
Westlake Village	F	No	No	0	No	No	No	No	No
Whittier	A	No	Yes	101	Yes, 30	Yes, 3	Yes. Approx. 33% of city has been surveyed.	No	Yes