

PROPOSAL

Historical Context Study of the City of Culver City

City of Culver City | November 21, 2022

Architecture
Planning
Conservation



Architectural
Resources Group



Architectural
Resources Group

360 E. 2nd Street, Suite 225
Los Angeles, California 90012

ARGcreate.com

November 18, 2022

Onyx Jones
Assistant City Manager
City of Culver City, City Hall
9770 Culver Boulevard
Culver City, CA 90232

Subject: Historical Context Study of the City of Culver City

Dear Ms. Jones:

Architectural Resources Group, Inc. (ARG) is pleased to submit this proposal to prepare a Historical Context Study of the City of Culver City, in response to your request. ARG understands that this study will present and analyze historic patterns of discriminatory housing and land use policy that reinforced racial and class biases in Culver City since its founding. The findings of this study will promote awareness and understanding of discriminatory policies in Culver City's past, and will inform the City on next steps in establishing initiatives to address issues relating to racial equity and inclusion.

ARG brings more than forty years of experience undertaking complex planning projects that explore topics related to equity and social justice. Our work on the award-winning View Park Historic District National Register nomination documented the Black community's fight and triumph over restrictive housing practices in that neighborhood. We managed the award-winning Asian Americans in Los Angeles Historic Context Statements for the City of Los Angeles, which provide a framework for evaluating historic places associated with Los Angeles's Asian American communities. We are currently working on a Historical Context Study of the City of West Hollywood and a Historical Housing and Land Use Study for the City of Los Angeles, which explore how housing and land use policies intersected with segregation, inequity, and racialized processes in the 20th century in those cities. Our extensive experience makes our firm uniquely qualified to explore similar issues as they relate to Culver City.

For this project, we have assembled an expert project team comprising historians and planners with extensive experience in the development of historical contexts and projects involving racial justice, equity, and inclusion. Our project team will also include at least one subject matter expert, who will be identified in collaboration with City staff upon commencement of the project and will serve in an advisory capacity.

In the attached bid, we have included a background of our company, a description of our project understanding; our technical approach, a description of the project team including roles and responsibilities, project timeline, fee proposal, and references. If you have any questions or would like to further discuss the contents of this bid, please feel free to contact us at your convenience. We look forward to the opportunity to work on this groundbreaking project with the City of Culver City.

Sincerely,

Katie E. Horak
Principal



Table of Contents

Cover Letter

Executive Summary	1
Company Background	2
Understanding of Scope of Project.....	6
Proposed Professional Services & Timeline.....	7
Proposed Budget	10
References	11
Appendix.....	14



EXECUTIVE SUMMARY

ARG is pleased to submit the following proposal to complete a Historical Context Study for the City of Culver City. We understand that the City is seeking to complete a historical context study related to the social and racial discrimination perpetuated through public and private policies since the City's founding in 1917.

ARG's team of architectural historians has a deep knowledge of the history of Culver City and those forces which have shaped the city into what it is today. In addition to knowledge of the city itself, ARG has experience covering sensitive topics in an objective, inclusive, and respectful manner. We are currently completing a Historical Context Study of the City of West Hollywood and a Historical Housing and Land Use Study for the City of Los Angeles' Department of City Planning. These documents present and analyze the discriminatory land use policies that affected communities of color in these cities, topics which have considerable overlap with the history of the City of Culver City.

The following proposal includes company background, understanding of objectives and scope, scope of work (including detailed scope and task breakdown), timeline, fee proposal, and references. The work plan begins with background research and stakeholder engagement, to ensure that the viewpoints of community members are taken into account and incorporated into the study. We will produce an outline, followed by two drafts of the study, and a final report. In addition to ARG's team of qualified in-house architectural historians, the team will also include up to two subject matter experts, who will be identified at the start of the project in collaboration with City staff. The subject matter expert/s will serve in an advisory role, providing research direction and reviewing draft deliverables to ensure that topics covered in the study are addressed in a comprehensive and appropriate manner.

Company Background

1. Name of Company

Architectural Resources Group (ARG)

2. Name of Parent Company: N/A

3. Company Address

360 E. 2nd Street, Suite 225, Los Angeles, CA 90012

4. Company Website

www.argcreate.com

5. Number of Years in Business

42 years

6. Number of Employees

57 (firm wide) / 18 (LA office)

7. Number of Employees Available to Work on this Project

There are six Architectural Historians/Preservation Planners in our Los Angeles office who will be available to work on this project. However, the following staff will have the greatest involvement. The team consists of Project Manager **Elysha Paluszek**, with support from Architectural Historian/Preservation Planner **Andrew Goodrich**. **Katie Horak**, Principal, will provide project oversight and quality assurance. All members of the ARG team exceed the *Secretary of the Interior's Professional Qualification Standards* in Architectural History.

The team will be lead by Project Manager **Elysha Paluszek**. Elysha has over nine years of experience in the preservation field. She has managed and contributed to numerous historic resource surveys and historic context statements at various scales including entire cities and individual neighborhoods. She recently played a key contributing role on the completion of the award-winning SurveyLA Latino Los Angeles Historic Context Statement, Latinos in Twentieth Century California Multiple Property Documentation Form, and the Hillcrest LGBTQ+ Historic Context Statement. She is also managing the completion of the Historical Context Study in West Hollywood and the Historical Housing and Land Use Study for the City of Los Angeles.

As Project Manager, Elysha will provide day-to-day contact with City staff and ensure all work is being conducted to the highest possible standard. Her responsibilities will also include



ARG Team

participating in meetings with community members, drafting the historical context study outline, drafting portions of the historical context study, and reviewing all work completed by other team members for clarity and accuracy.

Project team member **Andrew Goodrich**, AICP, Senior Associate, has been practicing in the preservation planning field since 2008 and worked for various public and not-for-profit agencies prior to joining ARG in 2013. He has managed and contributed to numerous historic resource surveys and historic context statements at various scales including entire cities, university campuses, and individual neighborhoods. He will assist with research and draft portions of the historical context study.

Katie Horak will serve as Principal in Charge, overseeing all work done on the historical context study. Katie is an architectural historian and preservation planner with more than eighteen years of experience managing complex preservation projects throughout California. Katie has professional experience in both the private and public sectors, making her particularly sensitive to the needs and concerns of local municipalities as related to their historic preservation programs. A recognized expert in the field, Katie regularly speaks on preservation topics at local, state, and national conferences and is an Adjunct Assistant Professor at the University of Southern California (USC), where she teaches two Historic Site Documentation courses to graduate students

Company Background

in the School of Architecture's Heritage Conservation program. Katie managed the Asian Americans in Los Angeles (including the Korean, Thai, Chinese, Japanese and Filipino communities) historic context statements for the City of Los Angeles and the completion and successful listing of the View Park Historic District, which is the largest National Register-listed district significant for its association with Los Angeles' African American community. Katie has also managed ARG's on-call contract for historic preservation consulting services with the City of Culver City since 2008. Katie will attend milestone project meetings, including the kick-off meeting and will review work products prior to submittal.

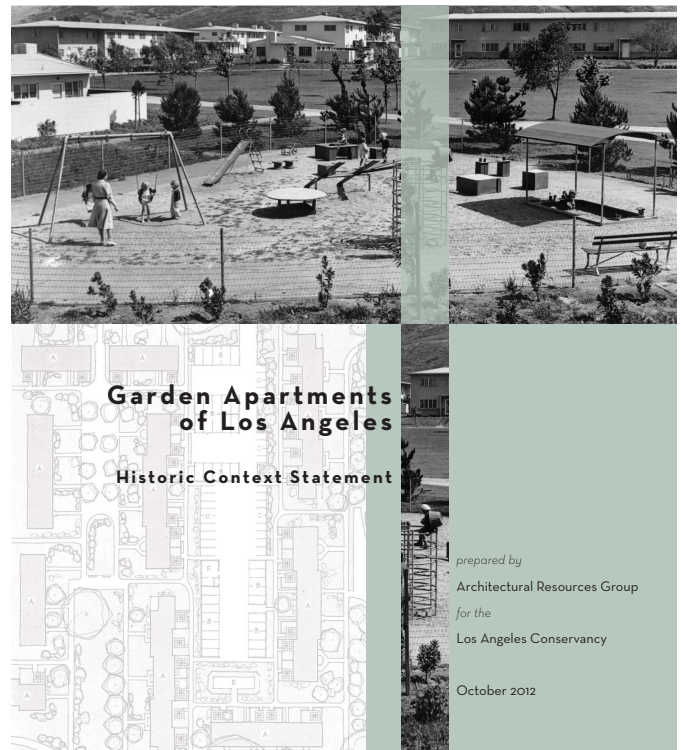
Full resumes may be found in the appendix.

8. Diversity Within Organization

ARG does not track the racial/ethnic make-up of our staff, however, nearly 70% of ARG's personnel identify as female and we are a Woman Owned Business. In July 2020, ARG established the Diversity Equity and Inclusion (DEI) Task Force with a mission "to provide anti-bias education and training to staff as it pertains to the fields of Heritage Architecture, Planning, and Conservation, and to identify opportunities to engage with and promote the inclusion and equity of historically underrepresented voices in the community." The committee has been established with the hope that these values will become an ingrained part of ARG culture. The DEI Task Force is working on identifying additional steps/goals to ensure a more diverse internal workforce.

9. Understanding / Experience with Historical Context Studies and Research of Culturally & Racially Discriminatory Policies

ARG is currently working on the completion of a Historical Context Study for the City of West Hollywood and a Historical Housing and Land Use Study for the City of Los Angeles, both of which examine the housing and land use policies that have historically perpetuated racial and socioeconomic disparities in those cities. The documents examine how planning theory, real estate practices, and popular attitudes towards race influenced the dynamics of land use and housing policies throughout the 20th century. They look at a variety of public and private



mechanisms which arose to enforce segregation and how these changed over the course of the century. They also address the ways in which these factors have continued to wield influence over the supply and accessibility of decent housing in the 21st century. The studies will lay foundations for rectifying inequities in housing and land use policy in West Hollywood and Los Angeles in the future.

ARG also authored the award-winning View Park Historic District National Register nomination, which is the largest historic district in the state significant for its association with the Black community. View Park, a neighborhood in unincorporated Los Angeles County, was exclusively white due to restrictive housing policies and practices until the late 1950s. The district is significant for its ability to tell the story of how the Black community was able to overcome these pervasive policies and transform the neighborhood into the epicenter of Black wealth and investment.

Company Background

10. Understanding / Experience with the City of Culver City

ARG has worked on numerous projects in Culver City over the course of the last 15 years and currently has an on-call contract with the City to provide Historic Preservation Consulting services.

11. Experience Providing Comparable Services to Other Organizations

ARG has worked effectively with public agencies consistently over our 40-year history. We respect the responsibilities of doing public work and we understand how to collaborate for success within municipal and civic frameworks. In each of our public-client projects, we are attentive to specific administrative structures and tailor our interactions for optimal clarity and coordination. We cooperate with direction and offer our best recommendations when we see opportunities for improvement.

Listed below are recent historic context statements that we have worked on for public agencies.

- City of Los Angeles, Historical Housing and Land Use Study, Los Angeles, CA
- SurveyLA, Los Angeles Citywide Historic Context Statement (The Ranch House, L.A. Modernism)



City of Arcadia
Citywide Historic Resources Survey Report

Prepared for:

City of Arcadia
Development Services, Planning Division

Prepared by:



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- Asian Americans in Los Angeles Historic Context Statements and National Register Multiple Property Documentation Form, Los Angeles, CA
- Garden Apartments of Los Angeles County, Historic Context Statement, Los Angeles, CA
- City of Arcadia, Citywide Historic Resources Survey and Context Statement, Arcadia, CA
- City of Dana Point, Citywide Historic Resources Inventory Update and Context Statement, Dana Point, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- City of San Gabriel Historic Context Statement, San Gabriel, CA
- Casa Verdugo, Historic District Survey, Historic Context Statement and Evaluation Report, Glendale, CA
- South Cumberland Heights, Historic District Survey, Historic Context Statement and Evaluation Report, Glendale, CA
- University of California, San Diego (La Jolla Campus), Campus-Wide Historic Context Statement, Historic Resources Survey and CEQA Technical Report, La Jolla, CA
- University of California, San Diego (Hillcrest Campus), Campus-Wide Historic Context Statement, Historic Resources Survey and CEQA Technical Report, San Diego, CA
- Niodrara Drive, Historic District Survey, Evaluation Report and Historic Context Statement, Glendale, CA
- City of La Cañada Flintridge, Historic Context Statement and Historic Resources Inventory Update, La Cañada Flintridge, CA

12. Detailed Research and Archival Experience

ARG's architectural historians have extensive experience with archival research, including primary and secondary source research at a variety of repositories across Southern California. We have conducted research in cities across the region as part of numerous projects, including historic contexts, historic resource evaluations, and landmark and historic district nominations, among others. We have consulted City and County archives, library archives on local history, historic photograph and newspaper collections, and other sources, and are familiar with identifying and navigating an array of repositories. Our extensive experience enables us to identify the most pertinent research repositories and sources at the beginning of each project in order to find information in the most efficient and cost-effective manner.

Company Background

FIRM INTRODUCTION

ARG is committed to enhancing the vitality of historic buildings and places, spanning preservation, adaptive reuse, and new context-sensitive additions. Our work is robustly informed by our expertise in preservation policy and standards, our technical conservation capacities, and our passion for realizing creative design solutions in historic environments.

Rooted in History

ARG was founded in 1980 as one of the first architectural firms focused on preserving the West Coast's rich built heritage. Our practice is guided by a dialogue between historic places, contemporary design, and conservation approaches to create spaces that are both engaging and memorable.

A Balanced Approach

ARG brings a deep understanding of balancing existing conditions and desired outcomes. Drawing on the wide-ranging potential of preservation, we design to respect cultural resources and respond to current needs in ways that align stewardship and client aspirations.

Awards and Recognition

ARG's work is widely recognized as exemplary and has been honored with over 150 awards from organizations including the American Institute of Architects, the California Preservation Foundation, and the National Trust for Historic Preservation. In 2006, ARG was named Firm of the Year by the AIA's California Council, which cited our consistently distinguished design and multidisciplinary expertise.

Planning & History Group Introduction

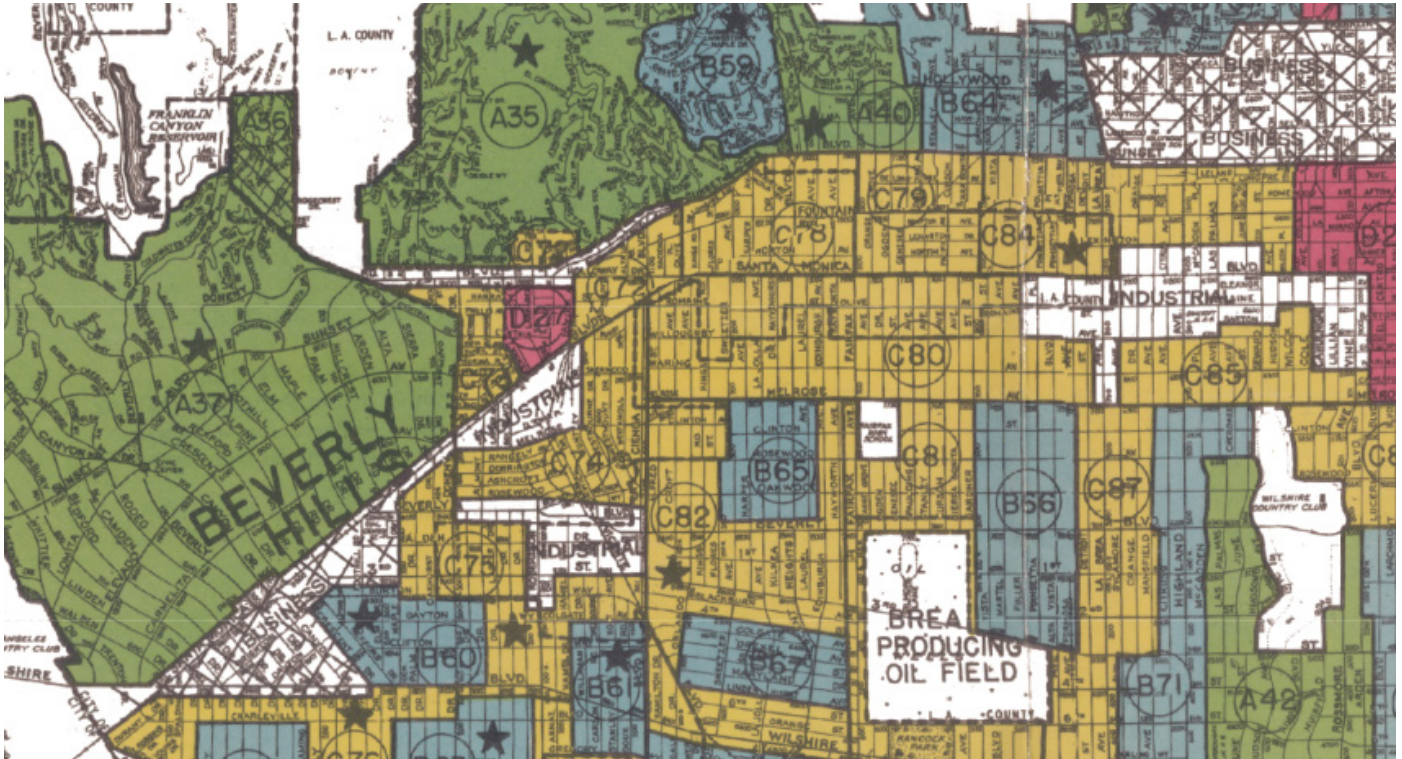
A core element of ARG's practice is preservation planning. ARG's Planning & History Group comprises planners, historians, and architects who meet the *Secretary of the Interior's Professional Qualifications Standards* in multiple disciplines. The group has varied interests and areas of specialization in the fields of history, architectural history, historic preservation, cultural resource management, cultural landscapes, city planning, architecture, environmental compliance, and urban design.

This breadth of professional experience enables the group to provide a diverse array of planning, research, and design services to public and private clients. The group brings relevant work experience on a wide range of projects in historic and cultural resource management and preservation planning throughout the Western states, including California, Oregon, Washington, Nevada, Arizona, Hawaii, and Alaska.

Services provided include:

- Historic Resources Surveys and Context Statements
- Historic Resource Documentation (HABS/HAER/HALS)
- On-Call Preservation Planning Consulting Services
- Ordinance Development & Regulatory Review
- Federal, State, and Local Landmark Designations
- Design Guidelines
- Design Review & Secretary's *Standards* Compliance Assessments
- Historic Structure Reports & Cultural Landscape Reports
- Historic Resource Evaluations and Environmental Compliance under CEQA
- Section 106/NEPA Compliance
- Preservation Plans, Master Plans, and Specific Plans
- Tax Incentives (Tax Credit Certification, Mills Act Contracts)
- Community Workshops, Public Education and Outreach

Understanding of Scope of Project



Red Lining Map

UNDERSTANDING OF SCOPE

We understand that the City of Culver City is seeking to complete a historical context study to address its racialized past. The study will highlight the history of Indigenous peoples and communities of color, as well as the demographic shifts of Culver City's population over time. It will also explore the racially and culturally discriminatory policies that affected communities of color. These included land use regulation, deed restrictions, and real estate practices, among others. The study will analyze how these policies have shaped the City's current landscape and the experience of its inhabitants. It will differ from a historic context statement in that it will not provide a framework for evaluating historical resources or be tied to the built environment. Rather, it will acknowledge the inequities in the City's past and inform next steps to address racial equality in the City through policymaking and local land use practices.

ARG brings over 40 years of experience working with local governments to manage historic resources and to create historic context studies on both a citywide and neighborhood scale. Our historic context work (which has included the management and development of multiple citywide historic contexts for the City of Los Angeles, most recently Asian American historic contexts and Los Angeles Modernism), exhibits thorough research into primary and secondary sources, and objective analysis that acknowledges the impact of explicit and implicit bias. ARG is currently completing a Historical Housing and Land Use Study for the City of Los Angeles, which examines discriminatory zoning and land use regulation in the 20th century. As a result, our in-house historians are exceptionally qualified to develop the historical context study. In addition, ARG will collaborate with a subject matter expert to be identified in collaboration with City staff who will serve in an advisory capacity by providing research support and reviewing the draft study. This will ensure that issues of government policy, urban planning, and urban history are properly addressed.

Proposed Professional Services & Timeline



Small home construction near Culver City, 1940; USC Digital Library

PROPOSED PROFESSIONAL SERVICES & TIMELINE

TASK 1: PROJECT KICK-OFF

ARG will kick off the project with a project initiation meeting with City staff. The kickoff meeting will be conducted in person or via conference call, as determined by prevailing public health guidance at the time. In this meeting, project goals, scope, timeline, and key deliverables will be finalized, and pertinent background information will be retrieved. All background information will be carefully reviewed.

Task 1 Timeframe

- January 2023

Task 1 Project Team Key Staff

- Katie Horak, Principal
- Elysha Paluszek, Project Manager
- Andrew Goodrich, Architectural Historian

TASK 2: STAKEHOLDER ENGAGEMENT

ARG recognizes that meaningful engagement of community members and other key stakeholders will be critical to producing a well-rounded work product that meets the needs of the City and its diverse population. ARG will conduct at least one in-person meeting with the City's task force prior to the preparation of the draft study to discuss potential topics for

Proposed Professional Services & Timeline

inclusion and incorporate members' desired goals. A second meeting with the task force will occur after members review the second draft study (see Task 4); the purpose of this meeting will be to discuss members' comments and address any questions or concerns that arise at that time. In addition, we will conduct at least two meetings with community stakeholders identified by City staff at the beginning of the project. ARG anticipates that these may include local historians, current or previous residents who can speak to the impacts of racial and cultural discrimination, and current residents who see the present ramifications of these policies and actions. ARG will work in close collaboration with City staff to identify stakeholders at project commencement.

Task 2 Timeframe

Feb-July, 2023

Task 2 Project Team Key Staff

- Katie Horak, Principal
- Elysha Paluszek, Project Manager
- Andrew Goodrich, Architectural Historian

TASK 3: PRIMARY AND SECONDARY SOURCE RESEARCH

ARG will conduct primary and secondary source research related to the history of discrimination based upon race, religion, ethnic group, or sexual orientation/gender identity in the area now incorporated as the City of Culver City. This research will inform the historical context study. We will conduct research in local and online repositories. Likely sources of information will include the Culver City Library, the Culver City Historical Society, the Los Angeles Public Library, the Online Archive of California, the records of the Los Angeles Regional Planning Commission at the Huntington Library, and other regional and online archives.

Task 3 Timeframe

- Jan-March 2023

Task 3 Project Team Key Staff

- Elysha Paluszek, Project Manager
- Andrew Goodrich, Architectural Historian



Goats clean up Culver City, 1955; USC Digital Archive

TASK 4: DRAFT HISTORICAL CONTEXT STUDY

ARG will develop a narrative context study related to Culver City's ethnic and cultural communities and the discriminatory policies that affected these communities historically. The draft will include a historical overview followed by sections detailing thematic or chronological periods which pertain to the history of Indigenous peoples, demographic shifts over time, and forces which have shaped the ethnic, racial, and cultural makeup of the City. It will also discuss the culturally and racially discriminatory policies and practices which existed early in the City's history, starting with its incorporation in 1917, and it will analyze how these historical patterns and policies have affected the City's current residents.

ARG's overall approach to the narrative will prioritize the well-researched, objective documentation and examination of historic public and private policies that affected communities of color, with an open recognition of the biases that shape contemporary historical analysis as well as historic practices. Draft review by the team's subject matter experts will ensure multiple viewpoints are examined.

For this task, ARG will first develop an outline of the study, which will guide the narrative and provide the City with an opportunity to provide feedback on the document. Since the study will be completed during a relatively short period of time, it will be crucial that the ARG team and City staff work in

Proposed Professional Services & Timeline

close collaboration to ensure that topics and subject matter are consistent with the City's project objectives. After completion of the outline, ARG will produce two drafts of the document. The first draft will consist of the historical overview and background, as described above, and bibliography. Following comments by City staff, ARG will produce a second draft. In addition to the contents of the first draft, the second draft will also include proposed images, maps, and other illustrations, as well as applicable appendices.

Task 4 Timeframe

- March-July, 2023

Task 4 Project Team Key Staff

- Katie Horak, Principal
- Elysha Paluszek, Project Manager
- Andrew Goodrich, Architectural Historian

TASK 5: FINAL HISTORICAL CONTEXT STUDY AND REPORT

ARG will produce a final report that incorporates all comments and feedback. The final report will incorporate the historical context study as well as an introduction, purpose and scope, list of terms and definitions used in the study, summary of existing scholarship and research sources, and discussion of outreach efforts. It will also include a title page, table of contents, and executive summary.

Task 5 Timeframe

August 2023

Task 5 Project Team Key Staff

- Katie Horak, Principal
- Elysha Paluszek, Project Manager
- Andrew Goodrich, Architectural Historian

TASK 6: PUBLIC PRESENTATION

After completion of the final report, ARG will present the findings of the study at a public meeting. The presentation will

summarize the project and the findings of the study. The date of this meeting will be determined in accordance with the City; the date specified below is subject to change.

Task 6 Timeframe

- August 2023

Task 6 Project Team Key Staff

- Katie Horak, Principal
- Elysha Paluszek, Project Manager

TASK 7: COORDINATION AND PROJECT MANAGEMENT

Regular communication between ARG and City staff will keep the project on track, on schedule, on budget, and devoid of surprises. ARG project manager Elysha Paluszek will participate in monthly progress meetings with City staff, as needed and desired. Principal Katie Horak will also participate in meetings as needed. The purpose of these meetings will be to provide project updates and review the status of deliverables.

This assumes that meetings will be conducted virtually.

Task 7 Timeframe

- Ongoing

Task 7 Project Team Staff

- Katie Horak, Principal
- Elysha Paluszek, Project Manager

TIMELINE

ARG proposes a project timeline that commences in January 2023 and culminates in August 2023, and assumes the timely receipt of comments in order to produce final project deliverables. This will ensure that adequate time is allotted for inclusive public engagement, in-depth research, and the completion of a well-written and thorough document.

Proposed Budget

Culver City Historical Context Study	Principal	PM	Hist III	Intern	Total	Cost
Task 1. Project Kick-off	2	2	2	0	6	\$1,120
Participate in kick-off meeting with City staff at project commencement to confirm project goals, scope, timeline, and deliverables.						
Retrieve pertinent background information from City staff.						
Task 2. Stakeholder Engagement	12	36	12	0	60	\$10,200
Conduct two (2) meetings with the City's appointed task force.						
Conduct two (2) meetings with stakeholders, to be identified by ARG and City staff at project commencement.						
Task 3. Primary and Secondary Source Research	4	60	60	100	224	\$29,600
ARG and subject matter expert to identify pertinent sources of information. Develop a source list/preliminary bibliography.						
Conduct primary and secondary source research related to the history of discrimination using local, regional, and online repositories.						
Task 4. Draft Historical Context Study	6	100	80	24	210	\$31,600
Develop an outline of the Historical Context Study.						
Prepare a first draft of the Historical Context Study, including a full draft of narrative text.						
Prepare a second draft of the Historical Context Study that incorporates client comments and also includes graphics and appendices.						
Compile/develop photographs, maps, illustrations, and other graphics to be incorporated into the second draft of the report.						
Task 5. Final Historical Context Study and Report	4	40	24	0	68	\$10,760
Prepare a final draft of the Historical Context Study that incorporates all comments and feedback.						
Task 6. Public Presentation	4	8	4	0	16	\$2,820
Present the findings of the Historical Context Study at a public meeting.						
Task 7. Coordination and Project Management	8	8	0	0	16	\$3,160
Participate in monthly progress meetings with City staff to provide status of progress and deliverables.						
Total Hours	40	254	182	124	600	
Hourly Rates	\$250	\$145	\$165	\$100		
Subtotal (per person)	\$10,000	\$36,830	\$30,030	\$12,400		
Subtotal Labor	\$89,260					
Subconsultant Stipend (Subject Matter Expert)	\$10,000					
Reimbursable allowance (estimated)	\$650					
TOTAL NOT-TO-EXCEED FEE	\$99,910					

References



VIEW PARK NATIONAL REGISTER HISTORIC DISTRICT NOMINATION

Location: Los Angeles County, California

Client: View Park Conservancy

Reference: Benjamin Kahle / benjaminkahle@me.com

Project Duration: 2014-2016

Initial/Final Budget: \$46,000

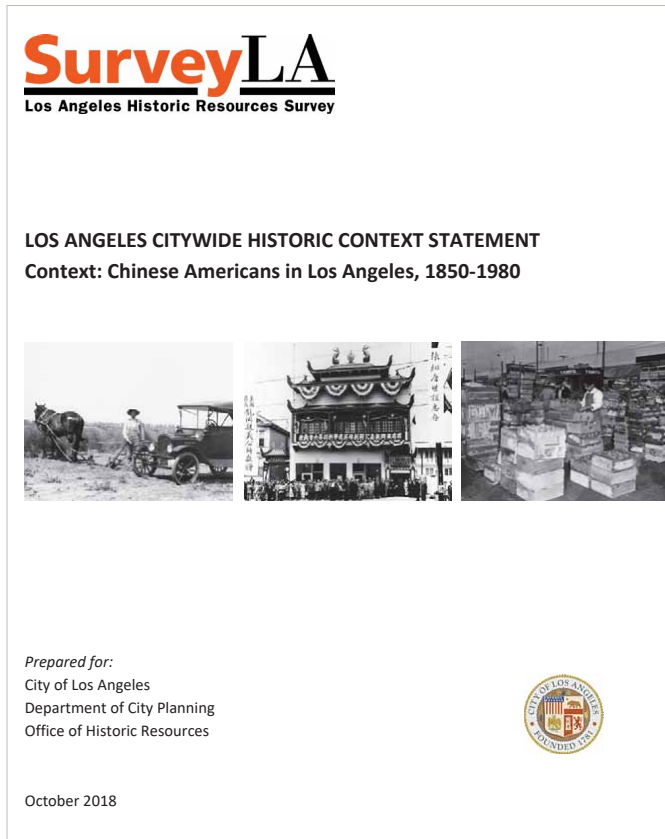
Client's Contract Number: N/A

In March 2014, ARG contracted with the View Park Conservancy to complete a historic resources survey and National Register nomination for the View Park neighborhood in unincorporated Los Angeles County. The budget for the project was \$46,000.

Located on the southeastern face and the crest of Baldwin Hills, a low-lying mountain range approximately nine miles southwest of downtown Los Angeles, the 450-acre View Park development was initially subdivided in 1923 by the Los Angeles Investment Company, one of Southern California's most prominent real estate development companies. The neighborhood is primarily composed of single-family residences erected between the mid-1920s and the 1960s, a period of rapid population growth in Southern California. View Park is significant as a middle- to upper-middle class single-family residential neighborhood developed by an important development company to accommodate the influx of residents to Los Angeles during the first half of the twentieth century. View Park is also significant in the area of Black Ethnic Heritage. Initially restricted to white residents, the neighborhood represents the rise of the black middle- and upper-class in the United States after World War II and their role in combating housing discrimination and segregation.

The View Park National Register Historic District Nomination included a historic resources survey of all 1,789 properties in View Park for the purpose of listing the neighborhood in the National Register of Historic Places. All properties were entered into a survey field database; data included the address, year built, a photograph, an architectural description, and the contributor status of each building. The data were then used to create GIS maps identifying the survey area boundary, chronology of development, and contributors and non-contributors. The View Park Historic District was listed in the National Register in July 2016.

References



The Los Angeles City Planning Office of Historic Resources (OHR) received a two-year National Park Service Underrepresented Communities Grant to complete the first citywide historic context statement and National Register Multiple-Property Documentation form for five Los Angeles' Asian American communities. The grant, which was the largest awarded under this program to any City in the nation, recognized that few sites associated with Asian American history and cultures had been previously recognized under local, state, and federal historic designation programs.

The Asian Americans in Los Angeles historic contexts relate to the city's Chinese, Japanese, Korean, Filipino, and Thai American communities during the period from 1850 to 1980. The historic context statements were developed in partnership with Asian American community leaders, scholars, and activists, through meaningful outreach in each of the five communities. ARG, under contract with the OHR, assembled and led a team of historic resource consultants and experts with extensive experience in developing historic contexts and working in Los Angeles' diverse communities. OHR assembled a diverse advisory committee to guide and provide input on the work.

ASIAN AMERICANS IN LOS ANGELES HISTORIC CONTEXT STATEMENTS

Location: Los Angeles California

Client: City of Los Angeles

Reference: Ken Bernstein, AICP, Principal City Planner and Manager, Office of Historic Resources, City of Los Angeles
201 N. Figueroa St. Los Angeles, CA
213.847.3652 / ken.bernstein@lacity.org

Project Duration: 2016-2018

Initial/Final Budget: \$72,000

Client's Contract Number: 124490



References



CITY OF REDLANDS HISTORIC CONTEXT STATEMENT

Location: Redlands, California

Client: City of Redlands

Reference: Lorelee Farris, Principal Planner

City of Redlands, Development Services Department

35 Cajon Street, Suite 20, Redlands, CA

909.798.7555 x2 / lfarris@cityofredlands.org

Project Duration: 2016-2017

Initial/Final Budget: \$39,990

Client's Contract Number: N/A

In October 2016, the City of Redlands contracted with ARG to draft its first citywide historic context statement. The goals of the project were to clearly identify all contexts and themes under which historic resources may be determined eligible, as well as associated property types. This comprehensive document provided the city with a contextual basis for evaluating potentially historic resources for eligibility under National Register, California Register, and local criteria.

The preparation of the City of Redlands Historic Context Statement included the development of applicable contexts and themes related to the city's history, the identification of potentially significant historic districts, and the recommendation of general treatment plans for historical resources in the future. Its development was informed by intensive-level research, a reconnaissance survey of the city, and information gathered through extensive public outreach.

The context statement also addressed the role that ethnicity and culture played in shaping the built environment of Redlands, and provided a basis for evaluating extant resources that are associated with key ethnic and cultural groups in the city. It provided a focused discussion and was intended to supplement, and be used in conjunction with, the previous chronological contexts. It began in 1819, with Native American and Latino involvement in the construction of the Zanja and Asistencia, and continued through 1980.

Separate themes were included for each of the major ethnic and cultural groups that settled in the city and contributed to its history and development: Native Americans, Latinos, Chinese Americans, African Americans, Japanese Americans, and Dutch Americans.

Appendix

KATIE E. HORAK

Principal | Architectural Historian & Preservation Planner

Katie is a Los Angeles-area native and Principal in ARG's Los Angeles office. She has eighteen years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings additional experience with California Environmental Quality Act (CEQA) compliance documentation, historic structure reports, determinations of eligibility, design review, and Mills Act Property Tax Abatement Program administration.

Relevant Project Experience

- City of Los Angeles, Historic Housing and Land Use Study, Los Angeles, CA
- City of West Hollywood Historic Context Study, West Hollywood, CA
- View Park Historic District National Register Nomination, Los Angeles County, CA
- Asian Americans in Los Angeles Historic Context Statements and National Register Multiple Property Documentation Form, Los Angeles, CA
- City of Los Angeles, Historical Housing and Land Use Study, Los Angeles, CA
- Garden Apartments of Los Angeles County, Historic Context Statement, Los Angeles, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Citywide Historic Context Statement (The Ranch House and Los Angeles Modernism), Pilot Survey, Groups 1, 2, 4, 5, 6, 7, 8, 9, and 10 Surveys
- City of Arcadia, Citywide Historic Resources Survey and Context Statement, Arcadia, CA
- City of Dana Point, Citywide Historic Resources Inventory Update and Context Statement, Dana Point, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- Founders Church of Religious Science, Paul R. Williams, National Register Nomination and HSR, Los Angeles, CA
- Former MCA Headquarters, Paul R. Williams, Beverly Hills Landmark Application, Beverly Hills, CA

Selected Lectures

- "Implementing Heritage Surveys and Digital Inventories," National Trust for Canada Conference, Fredericton, New Brunswick, Oct. 2018
- "Historic Surveys and Designation: From Identification to Nomination." California Preservation Foundation Workshop, January 2016.
- "How to Measure Integrity in Historic Resources," Palm Springs Modernism Week, February 2015, and California Preservation Conference, May 2015.
- "Garden Apartments: Rehabilitating 20th Century Multifamily Garden Apartments for the 21st Century," Traditional Building Conference, Los Angeles, CA, Nov. 2013.



Education

Master of Heritage Conservation,
University of Southern California

University of Oregon, Eugene
Historic Preservation Field School
in Canova, Italy

Bachelor of Arts, Art (Painting/
Drawing), Whitworth College,
Spokane, Washington

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History

Memberships

President-Elect, Docomomo US

Founding President, Docomomo
US, Southern California Chapter

Los Angeles Conservancy

National Trust for Historic
Preservation

Society of Architectural Historians,
Southern California Chapter

Academic Involvement

Adjunct Assistant Professor,
University of Southern California.

Current courses taught:

*Introduction to Historic Site
Documentation*, and *Advanced
Documentation: Historic Resources
Surveys*

Appendix

ELYSHA PALUSZEK

Project Manager | Architectural Historian & Preservation Planner

An Architectural historian practicing in the field since 2008, Elysha has extensive experience working with municipalities on a variety of projects. She is adept at research, writing, and the preparation of historic context statements, as well as technical reports related to potential historic resources. A gifted communicator and enthusiastic team member, Elysha has experience with historic resources survey reports, historic context statements, National Register and local landmark nominations, California Environmental Quality Act (CEQA) technical reports, and Section 106 technical reports.

Relevant Project Experience

- City of Los Angeles, Historic Housing and Land Use Study, Los Angeles, CA
- City of West Hollywood Historic Context Study, West Hollywood, CA
- Central Avenue, Historic Resource Evaluation, Los Angeles, CA
- 9100 Sunset, Historic Resource Assessment, West Hollywood, CA
- 1921 Wilcox Avenue, Historic Resource Assessment, Los Angeles, CA
- 8228 Sunset Boulevard, Historic Resource Assessment, West Hollywood, CA
- Santa Monica-Malibu Unified School District, Historic Preservation Consulting, Santa Monica, CA
- Eagle Rock Plaza, Historic Resource Assessment, Eagle Rock, CA
- Walnut Nina Historic Resource Assessment, Pasadena, CA
- Latinos in 20th Century California Multiple Property Documentation Form, Los Angeles, CA*
- SurveyLA Latino Los Angeles Historic Context Statement, Los Angeles, CA*
- Hillcrest LGBTQ+ Historic Context Statement, Los Angeles, CA*
- San Diego Citywide LGBTQ Historic Context Statement, San Diego, CA*
- SurveyLA Jewish Los Angeles Historic Context Statement, Los Angeles, CA*
- SurveyLA Historic Context Statement, The Shotgun House, Los Angeles, CA*
- SurveyLA Historic Context Statement, American Colonial Revival, Los Angeles, CA*
- Garden Apartment Complexes in the City of Los Angeles Multiple Property Documentation Form, Los Angeles, CA*
- Whittier Historic Context Statement and Non-Residential Historic Resource Survey, Whittier, CA*
- SurveyLA Historic Resource Survey, various CPAs including Southeast Los Angeles (2011), Harbor-Gateway/Wilmington (2012), Silver Lake/Echo Park/Elysian Valley (2013-14), Bel Air/Beverly Crest (2013), Industrial phase (2015), Los Angeles, CA*
- La Habra Historic Resource Survey and Historic Context Statement, La Habra, CA*
- 141 Eucalyptus Drive, CEQA Historical Resource Report, El Segundo, CA*
- North Hollywood to Pasadena Transit Corridor, Los Angeles, CA*
- 2840 East California Boulevard, CEQA Historical Resource Report, Los Angeles County, CA*
- 9456 Roberds Street, CEQA Historical Resource Report, Rancho Cucamonga, CA*



Education

Master of Historic Preservation,
University of Southern California

Bachelor of Arts, History, College
of William and Mary, Williamsburg,
Virginia

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History

Memberships

Docomomo US

Society of Architectural Historians

Appendix

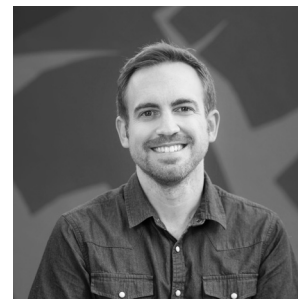
ANDREW GOODRICH

AICP, Senior Associate | Architectural Historian & Preservation Planner

Andrew is an Architectural Historian and Preservation Planner in ARG's Los Angeles office, with a joint background in city planning and historic preservation and formal training in both fields. His academic and professional pursuits have led him to develop an interest in how public policy can be used to enliven the historic built environment. He also brings an understanding of urban landscapes and is versed in Geographic Information Systems (GIS) software. A Los Angeles-area native with a keen interest in the region and its history, Andrew has been practicing in the preservation planning field since 2008 and worked for various public and not-for-profit agencies prior to joining ARG. At ARG, he has managed and contributed to numerous historic resource surveys and historic context statements that have ranged in scale from entire cities, to college campuses, and down to individual neighborhoods. His experience also includes landmark nominations, historic property assessments, and rehabilitation incentives.

Relevant Project Experience

- City of West Hollywood, Historic Context Study, West Hollywood, CA
- SurveyLA, Los Angeles Citywide Historic Context Statement (The Ranch House, L.A. Modernism)
- City of Redlands Historic Context Statement, Redlands, CA
- City of San Gabriel Historic Context Statement, San Gabriel, CA
- Casa Verdugo, Historic District Survey, Historic Context Statement and Evaluation Report, Glendale, CA
- South Cumberland Heights, Historic District Survey, Historic Context Statement and Evaluation Report, Glendale, CA
- University of California, San Diego (La Jolla Campus), Campus-Wide Historic Context Statement, Historic Resources Survey and CEQA Technical Report, La Jolla, CA
- University of California, San Diego (Hillcrest Campus), Campus-Wide Historic Context Statement, Historic Resources Survey and CEQA Technical Report, San Diego, CA
- City of Dana Point, Citywide Historic Resources Inventory Update and Context Statement, Dana Point, CA
- Niodrara Drive, Historic District Survey, Evaluation Report and Historic Context Statement, Glendale, CA
- City of La Cañada Flintridge, Historic Context Statement and Historic Resources Inventory Update, La Cañada Flintridge, CA
- Founder's Church of Religious Science, National Register Nomination, Los Angeles, CA
- California State University, Long Beach, Historic Preservation Consulting Services, Long Beach, CA
- California State University, San Bernardino, Master Plan Update, Historic Resources Evaluation Report, San Bernardino, CA



Education

Master of Heritage Conservation,
University of Southern California

Master of Planning, Concentration
in Economic Development,
University of Southern California

Bachelor of Arts, Urban Studies
and Planning, University of
California, San Diego

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History and History

Memberships

American Institute of Certified
Planners (AICP)

American Planning Association

Los Angeles Conservancy

Honors

Tau Sigma Delta, Honors Society
for Architecture and Allied Arts

Pi Alpha Alpha, Honors Society for
Public Affairs and Administration

Greta and Dean Wilkinson Fellow,
School of Architecture, University
of Southern California

Dean's Merit Scholar, Sol Price
School of Public Policy, University
of Southern California

SAN FRANCISCO

Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111
T: 415.421.1680
F: 415.421.0127

ARGcreate.com

LOS ANGELES

360 E. 2nd Street, Suite 225
Los Angeles, CA 90012
T: 626.583.1401

PORTLAND

720 SW Washington Street, Suite 605
Portland, Oregon 97205
T: 971.256.5324