

CITY OF LOS ANGELES BECOMES A “CERTIFIED LOCAL GOVERNMENT”!

The State Office of Historic Preservation and the National Park Service have officially approved the City of Los Angeles’ application to become a “Certified Local Government” (CLG) for historic preservation under the National Historic Preservation Act. This action provides official recognition to the City of Los Angeles for its new comprehensive historic preservation program and makes the City eligible, for the first time ever, to obtain state and federal historic preservation grants.

For too long, Los Angeles has been derided as indifferent to its architectural and cultural heritage, so the attainment of Certified Local Government status represents a “coming of age” for our city and a significant milestone for historic preservation in Los Angeles.

“This announcement is an important validation by the state

and federal governments that the City of Los Angeles finally has in place all of the elements of an effective, balanced historic preservation program,” said Gail Goldberg, the City’s Director of Planning.

Because Los Angeles was not a CLG, it was not previously eligible to receive Historic Preservation Fund grants, allocated by the National Park Service and distributed on a competitive basis by the State Office of

Historic Preservation. While these grants are relatively modest, they can provide significant support for local historic preservation activities, 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 are given formal authority to review

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PROFILE: LOS ANGELES’ CULTURAL HERITAGE COMMISSION

In our first E-Newsletter, we profiled the staff of the new Office of Historic Resources (OHR). But the OHR does not work alone in overseeing historic preservation policies in Los Angeles: it works in close partnership with an appointed board, the City’s Cultural Heritage Commission (CHC).

The CHC is a five-member, mayoral-appointed commission that considers nominations of sites as City Historic-Cultural Monuments (designated City landmarks) and reviews proposed project work affecting more than 850 existing Historic-Cultural Monuments. The Commission also serves as the city’s primary forum for the discussion of historic preservation policy.

The Commission has other specified responsibilities, such as making two appointments to each Historic Preservation Overlay Zone (HPOZ) Board and certifying the Historic Resources Survey for each HPOZ. Now that Los Angeles is a Certified Local Government (see above), the Commission will also begin providing formal comments on nominations of sites to the National Register of Historic Places. Until 2004, the Commission was staffed by the City’s Department of Cultural Affairs; today, with the creation of a full-service preservation in the Department of City Planning, the OHR provides staff support to the Commission.

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CERTIFIED LOCAL GOVERNMENT

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and comment on nominations of sites to the National Register of Historic Places.

Los Angeles historic preservation organizations have urged the City of Los Angeles to seek CLG status for nearly two decades. The City of Los Angeles was the only large municipality in California that had not become a CLG. Despite Los Angeles' remarkable historic resources and vigorous grass-roots historic preservation activity, the City of Los Angeles had not previously been eligible for CLG status because it had never created a full-fledged historic preservation office, did not have specific professional qualifications for its Cultural Heritage Commissioners, and lacked a systematic program to survey and identify significant historic resources.

The Office of Historic Resources, created in 2006, addressed these prerequisites before submitting the City's CLG application: the Cultural Heritage Ordinance now requires that two of the five Cultural Heritage Commissions have professional ex-

pertise in architecture, architectural history, history, urban planning or related fields. The launch of the Los Angeles Historic Resources Survey (see p. 5) has provided Los Angeles' first comprehensive program to identify significant historic sites. The Office is providing more seamless coordination of historic preservation activities with other City departments and other sections of the City Planning Department and is developing training and educational programs on preservation for City staff and the public.

"We are proud to have the City of Los Angeles become the nation's largest Certified Local Government for historic preservation," said Milford Wayne Donaldson, FAIA, California's State Historic Preservation Officer, whose office administers the CLG program. "The Office of Historic Preservation is honored to be in partnership once again with the City of Angels to promote the integration of preservation interests and concerns into local decision-making processes as the city moves into the 21st Century. L.A. is 'The Place' for historic preservation!"

2007 MILLS ACT APPLICATIONS DUE IN JUNE



Eastern Columbia Building—
A Mills Act property in Downtown's historic core that has been adaptively re-used as live-work units.

Los Angeles for a revolving ten-year term, agreeing to restore, maintain and protect their property in accordance with historic preservation standards in exchange for a potentially significant reduction in property taxes. Qualifying proper-

ties include locally designated Historic-Cultural Monuments and Contributing Properties in Historic Preservation Overlay Zones (HPOZs).

Well, it's that time of year again! The 2007 Mills Act Historical Property Contract applications are now available. The Mills Act is California's leading financial incentive program for historic preservation projects, and the City of Los Angeles has one of the fastest growing programs in the State.

The Mills Act program allows owners of qualifying historic properties to enter into a contract with the City of Los



Petitfils-Boos Residence—
A high-design property that will use its Mills Act savings to help support a significant rehabilitation

ties include locally designated Historic-Cultural Monuments and Contributing Properties in Historic Preservation Overlay Zones (HPOZs).

A recent *Los Angeles Times* article featuring the Mills Act has brought a great deal of attention to the pro-



A Mills Act property within the Angelino Heights HPOZ.

gram. Last year, the Office of Historic Resources processed 51 contracts, which was the program's biggest year ever. Applications are ranked by priority consideration criteria to ensure that the program is benefiting targeted properties.

For more information, link to the application at www.lacity.org/PLN and look under "New Features". The Office of Historic Resources will be accepting Mills Act applications through June 29th.



Cultural Heritage Commission members with “Felix the Cat,” while touring the Felix Chevrolet Showroom and Neon Rooftop Sign to evaluate the site for potential Historic-Cultural Monument status. From left to right: Mary Klaus-Martin, Alma Carlisle, Richard Barron, and Carlos Singer.

PROFILE: LOS ANGELES’ CULTURAL HERITAGE COMMISSION

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The CHC meets on the 1st and 3rd Thursday of each month, starting at 10:00 a.m., usually in Room 1010 of City Hall. Serving on the Cultural Heritage Commission represents a significant commitment for these volunteer citizens. After the conclusion of its regular agenda, the CHC typically sets out on an afternoon inspection tour to evaluate sites that will be undergoing final consideration for Historic-Cultural Monument status at a future meeting, taking the Commission to every corner of the city.

Below is a profile of each of the CHC Commissioners:

Mary Klaus-Martin is President of the Cultural Heritage Commission, and is the longest-serving Commissioner, having been originally appointed in 2000 by Mayor Richard Riordan. She has served as the Commission’s President for the past three years. She has been active in Los Angeles civic and arts organizations, including serving as Board Member and Program Chair of the Los Angeles County Museum of Art’s Costume Council. She was previously a two-time All-American tri-athlete, and achieved third place while representing Team USA in the first World Triathlon Championship. She is married to David C. Martin, FAIA, of AC Martin Partners, a third generation Los Angeles architect.

Richard Barron is a registered architect and has practiced architecture in Los Angeles for 30 years. Since 1987, he has been Principal, Richard Barron/Architects Inc., where he has specialized in the rehabilitation of historic structures for affordable housing. He has won Preservation Awards from the Los Angeles Conservancy and California Preservation Foundation for the rehabilitation of St. Andrew’s Bungalow Court in Hollywood, for the adaptive reuse of downtown Los Angeles’ St. George Hotel as affordable housing, and for the adaptive reuse of Hol-

lywood’s Palomar Hotel, site of a tragic, deadly fire in 2001, as senior apartments. As a founding member of the Highland Park Neighborhood Association, he helped spearhead the passage of a Historic Preservation Overlay Zone (HPOZ) for Highland Park, and has served on the Highland Park HPOZ Board since its inception.

Alma Carlisle is a professional architectural historian with more than 22 years of cultural resources, historic preservation, historic survey, and architectural experience. During her professional career with the City of Los Angeles, she worked for the Department of Public Works’ Bureau of Engineering, for which she conducted historic resources surveys in 27 neighborhoods of the city, resulting in the designation of four Historic Preservation Overlay Zones and more than 50 Historic-Cultural Monuments. She has also worked as an architectural historian for the consulting firm of Jones and Stokes (previously Myra L. Frank and Associates). She has been active within her community in the historic West Adams area, and has been a multi-term Board member of the West Adams Heritage Association.

Carlos Singer is an attorney with the downtown Los Angeles law firm Quinn Emanuel Urquhart Oliver and Hedges, LLP. He previously served as a judicial clerk for the Honorable Harry Pregerson of the U.S. Ninth Circuit Court of Appeals, and a law clerk for the Mexican-American Legal Defense and Educational Fund (MALDEF), and worked as Education and Community Programs Coordinator for the Los Angeles Philharmonic Association. He serves as a member of the Board of Directors of the Mexican-American Bar Association. He has a B.A. in music theory and composition from Columbia College and a J.D. from Yale Law School.

To fill a vacancy in the fifth Commission slot, Mayor Antonio

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CULTURAL HERITAGE COMMISSION

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Villaraigosa has appointed Los Angeles landscape architect **Glen C. Dake**, ASLA (his final City Council confirmation was pending as of this writing). He has a Bachelor of Science in landscape architecture from Cornell University. His professional work includes prominent campus improvements at UCLA and at UCSD's Scripps Institute of Oceanography, as well as the innovative outdoor learning environment for Los Angeles' High Tech High School. He worked for four years as Councilmember Eric Garcetti's Green Deputy, and serves on the Board of Directors for numerous Los Angeles civic organizations, including the Committee to Save Silver Lake's Reser-

voirs, the Los Angeles Community Garden Council, the Los Angeles Neighborhood Land Trust, and the Silver Lake Neighborhood Council.

To review upcoming agendas of the Cultural Heritage Commission, visit the Department of City Planning's web site, <http://cityplanning.lacity.org/>, and click on "Meetings/Hearings/Workshops" and then "Agendas." The Office of Historic Resources is now providing hyperlinks to on-line staff reports for each Commission agenda item, to give the public additional information on current historic preservation issues. We hope that you will join us at a future meeting.

INTRODUCING...LOS ANGELES' NEWEST HISTORIC-CULTURAL MONUMENTS

Since the start of 2007, the Cultural Heritage Commission and City Council have completed the approval of seven new properties to the City's list of Historic-Cultural Monuments. All seven of this year's new Monuments are residential properties, representing both the city's early development as well as pioneering Modernist designs.



"Los Tiempos" - Chandler Estate (455 S. Lorraine St.): Built in 1913, this Beaux-Arts style residence in Windsor Square was designed by pioneering architect Julia Morgan for Dr. Peter Janss, developer of Westwood. The home was later purchased by Norman and Dorothy Chandler, original owners of the *Los Angeles Times* and major figures in the social and cultural development of Los Angeles. The house served as Dorothy Chandler's command post for the fundraising campaign to build the Music Center.



Orchard Gables Cottage (1277 Wilcox Ave.): Constructed in 1904 in the Hollywood area, this home features elements of the Arts and Crafts style and the English Country Cottage Revival style. Designed by architect Norman F. Marsh, the home was built during the development of the township of Colegrove by U.S. Senator Cornelius Cole (1822-1924) and predates the 1909 annexation of Hollywood.



Kallis House (3580 Multiview Rd.): Built in 1946, this modern style home was designed by internationally acclaimed architect R.M. Schindler (1887-1953) and is one of his most significant designs from his later period of work. It was built for Misha Kallis, an artist and art director for

Universal Studios.



Monsignor O'Brien House (130 N. Catalina St.): Built in 1925 in the Ambassador Hill area of Los Angeles, north of Wilshire Center, this Mediterranean-Spanish Colonial Revival residence was designed by Clarence J. Smale. The home was owned for many decades by Monsignor Kenneth R. O'Brien, a prominent member of the Roman Catholic Archdiocese of Los Angeles.



Life Magazine House (3892 Olmsted Ave.): Constructed in 1938, this early example of a California Ranch style home was designed by noted architect H. Roy Kelley. The house was built in Leimert Park as part of a national competition by *Life Magazine* in 1938 to design affordable

homes for families in either the "modern" or "traditional" style. This home was the winning entry as an affordable "traditional" house.



Glen Lukens Home (3425 W. 27th St.): Built in 1940 in the West Adams area, this International Style home was designed by famed modernist architect Raphael Soriano (1907-1988). The house was built for ceramic artist Glen Lukens (presently vacant) (1887-1967), a major contributor to the "California School" of fine art ceramics.



Joseph L. Starr Farmhouse (2801 S. Arlington Ave.): Built in 1888 in the Jefferson Park neighborhood, this Victorian era farmhouse was designed by architect Jasper Newton Preston, responsible for several late 19th-century public buildings in downtown Los Angeles. The home was

built on what was once several acres of farmland.

LOS ANGELES HISTORIC RESOURCES SURVEY GETS UNDERWAY – CONSULTANT TEAM SELECTED FOR PROJECT’S FIRST PHASE

The Office of Historic Resources and the Getty Conservation Institute have selected a team of historic preservation consultants and historians, led by the firm of Jones and Stokes, to spearhead the most significant work product in the first phase of the Los Angeles Historic Resources Survey Project: a city-wide Historic Context Statement and a Field Guide to Survey Evaluation.

The Context Statement and Field Guide

The Historic Context Statement and Field Guide will be what make it possible to conduct a survey in a city with the size and complexity of Los Angeles. State and Federal guidelines on historic resource surveys now strongly recommend preparation of a context statement to structure large-scale survey projects. A survey of the entire City of Los Angeles cannot merely proceed neighborhood by neighborhood and look at each property in a vacuum; the use of a context statement enables a more methodical, thematic approach that will streamline the survey process.

These products will provide survey teams with a consistent framework within which to identify, evaluate and document historic resources during the survey’s fieldwork phase. The Historic Context Statement will include a narrative that distills the entire historic evolution and architectural development of Los Angeles into specific themes and historic contexts.

The consultant team will develop detailed descriptions of 150 to 200 “property types” found in Los Angeles’ residential, commercial, industrial, and institutional development. For example, the Historic Context Statement section on residential development will include separate analyses of early 1900s Craftsman architecture, Period Revival styles, Spanish Colonial Revival architecture, and early public housing, as well as potential resources of the more “recent past” such as planned subdivisions, Modern homes, and Ranch houses.



The Office of Historic Resources has created a 25-member Survey Project Advisory Committee, shown here at its first meeting, to provide ongoing input from Los Angeles’ business community, neighborhood leadership, and top preservation professionals.

Each property type will then include a summary of key, character-defining features and specific “eligibility standards” – those qualities that would

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Background

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

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

The J. Paul Getty Trust and the City of Los Angeles have entered into a grant agreement for the Survey Project under which the Getty has committed to providing up to \$2.5 million to the project, subject to certain matching requirements by the City. The survey is organized in two phases, to be completed over a five-year period. The first two years of the project are an “Initiation Phase” that will structure the field-work phase of the survey. Property-by-property survey evaluations will not occur until years three through five of the project (Fall 2008 to Fall 2011). The Getty Conservation Institute (GCI) is also providing technical and advisory support for the Survey Project separate and apart from the grant funding.

CONSULTANT TEAM SELECTED FOR SURVEY PROJECT'S FIRST PHASE

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or would not make a particular example of that property type eligible to meet local, State, and Federal criteria for historic designation.

The Field Guide, which will be both a written manual and a computerized database, will translate the Historic Context Statement information into usable guidance for field survey professionals.

For example, when survey teams are in the field evaluating a 1920s bungalow court, they will have in front of them a handheld computer database containing detailed information on bungalow courts throughout the city, assisting them in determining whether the particular example before them meets specific eligibility standards. The Field Guide will therefore be critical to ensuring that large survey teams apply consistent, objective evaluation criteria across the entire city.

The Team

Because the Context Statement and Field Guide are critical to the success of the entire survey, a rigorous Request for Proposals process was developed to select a consultant team to work on this phase of the project.

Following a nationwide search, the OHR and GCI selected a team led by the firm of Jones and Stokes, under the direction of Richard Starzak, who offers 27 years of experience in conducting Los Angeles historic resources surveys. The written narrative portion of the Historic Context Statement will be overseen by Christy McAvoy of Historic Resources Group, who brings

three decades of experience in the field.

The Jones and Stokes team also includes a remarkable collection of more than two dozen professional and academic experts on architectural history and on the study of Los Angeles, including Robert Winter (a leading expert on Craftsman architecture and co-author of *Los Angeles: An Architectural Guide*), longtime UCLA Architectural History professor Thomas Hines, USC historians George Sanchez and Greg Hise, Kevin Roderick (author of books on the San Fernando Valley and Wilshire Boulevard and editor of the LA Observed web site), author and architectural critic Alan Hess, Richard Longstreth (professor of American Civilization at George Washington University and a noted expert on the commercial development of Los Angeles), and architecture and urban design critic Sam Hall Kaplan.

The Historic Context Statement and Field Guide will be proceeding on an aggressive schedule, with early drafts available to the OHR during

2007 in order to shape pilot survey work that will test the methodology of the future field survey. The final Context Statement and Field Guide will be completed by mid-2008.

While the finished product will be written primarily as a useful tool for survey teams, it will also be of considerable interest to the general public: it is likely to be the most concise yet comprehensive overview ever prepared on Los Angeles' patterns of development and its architectural and cultural history.



The Historic Context Statement will ground the survey's assessments within a comprehensive framework detailing Los Angeles' key property types, such as the post-World War II Modernist housing found in the Gregory Ain Mar Vista Tract HPOZ.

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

Office of Historic Resources Staff:
 Ken Bernstein, Manager
 Janet Hansen, Deputy Manager
 Lambert Giessinger, Preservation Architect
 Dganit Shtorch, Assistant Preservation Architect
 Edgar Garcia, Preservation Planner
 Heather Tarumoto, Management Assistant