

HISTORIC RESOURCES TOOLS

Survey LA

What is Survey LA?

LA's first ever comprehensive historic resources Survey. Survey LA identifies potential historic resources all levels of eligibility from whole districts to individual resources.

Survey LA Findings

1. Individual Resources



Are generally resources located within on a single site or property.

2. Planning Districts



Are geographically defined areas that do not meet eligibility standards for designation but that merit consideration in local planning.

These areas generally have consistent planning concepts and features such as height, massing, setbacks, and street trees.

3. Eligible Historic Districts



Are areas that are related geographically and by theme. Districts may include single or multiple parcels depending on the resource.

Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.

For more information on Survey LA, visit:

preservation.lacity.org/survey

Community Planning Tools

Character Frontage

What is a Character Frontage?

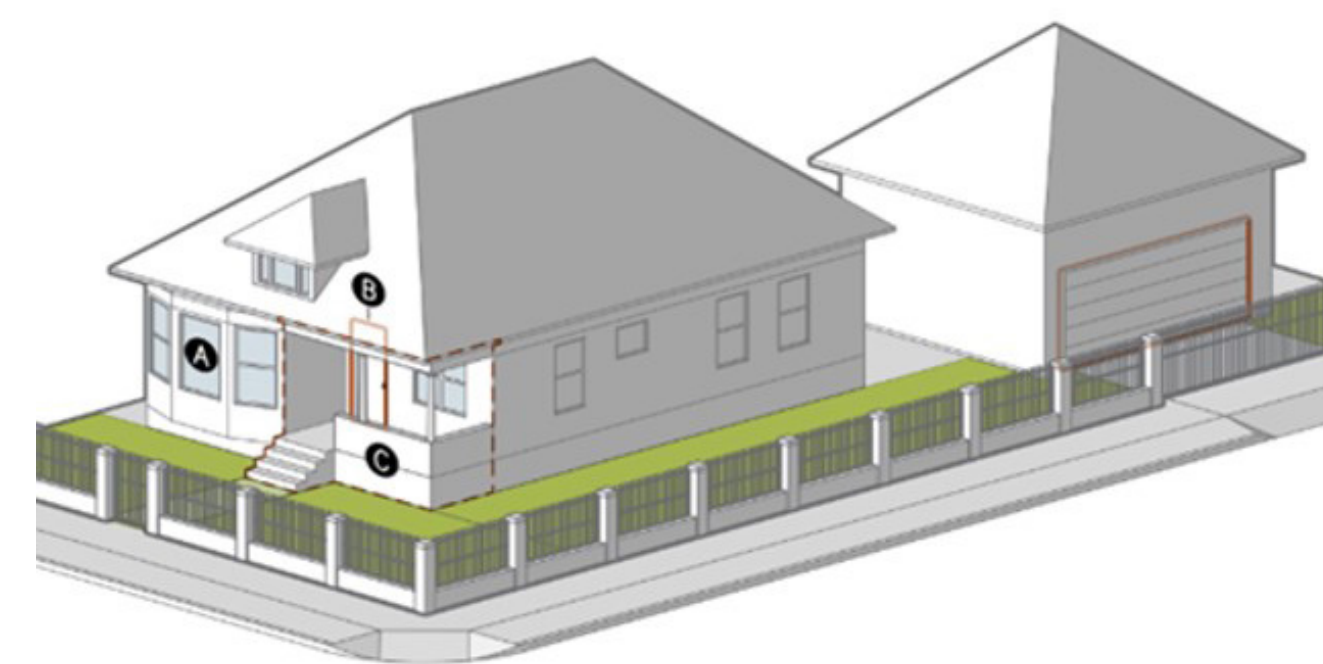
A Character Frontage is a new tool being developed for re:code LA. Character Frontages contain all of the provisions found in standard Frontage packages, plus additional tool to make new buildings more contextual and compatible with surrounding historic structures.

Character Frontages reflect the different eras of construction and building types built historically in Los Angeles, while also being reflective of its present time of construction.

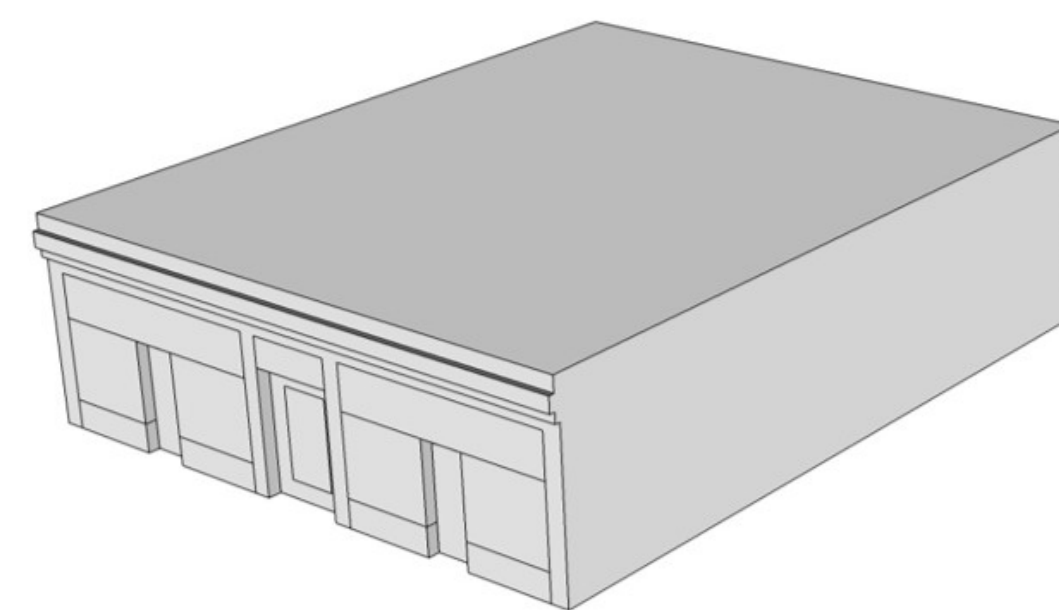
What does it Regulate?

Character Frontages regulate materials, window types, entry features, and building articulation. These regulations apply to the entire facade of structures.

Design Requirements for New Construction + Additions



Design Requirements for New Construction + Additions



Where Can a Character Frontage be Applied?

Character Frontages are intended to be applied in areas that have been identified as Planning Districts or Eligible Historic Districts in a Historic Resources survey, and also in areas that contain a concentration of individual resources.

Conservation District

What is a Conservation District?

A Conservation District is new tool being developed for re:code LA. Conservation Districts regulate alterations to eligible historic resources to maintain character of areas that have been identified through a Historic Resources Survey.

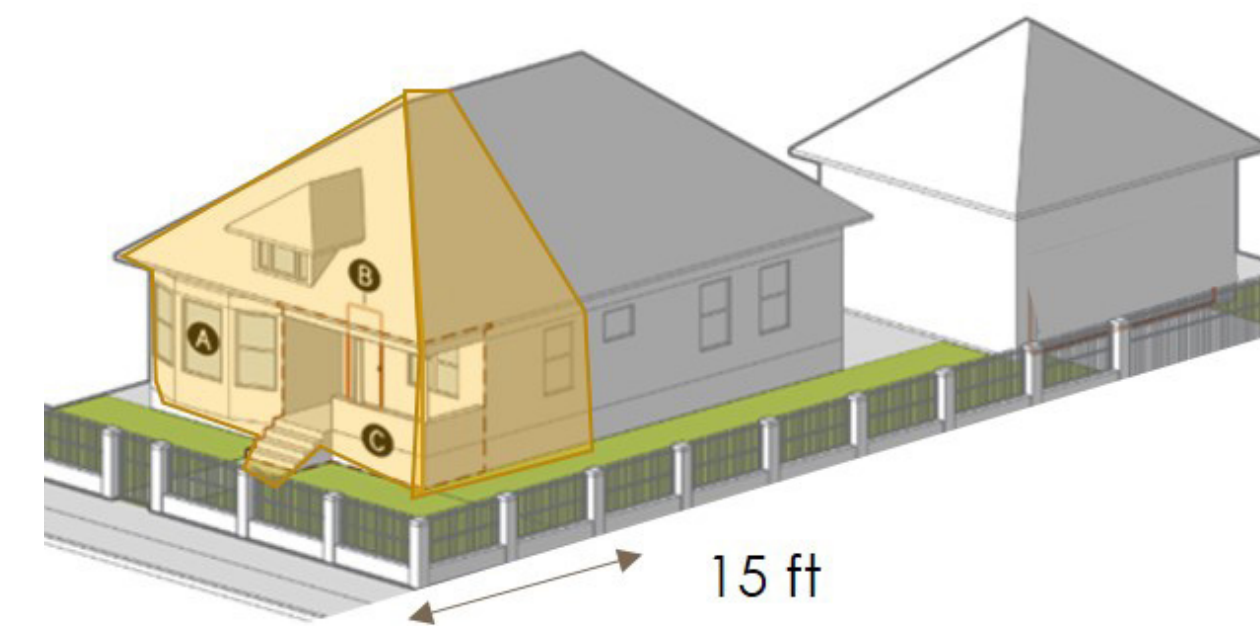
A Conservation District is not a historic designation but rather a planning tool that requires the retention or in-kind replacement of original features within the area of application.

What does it Regulate?

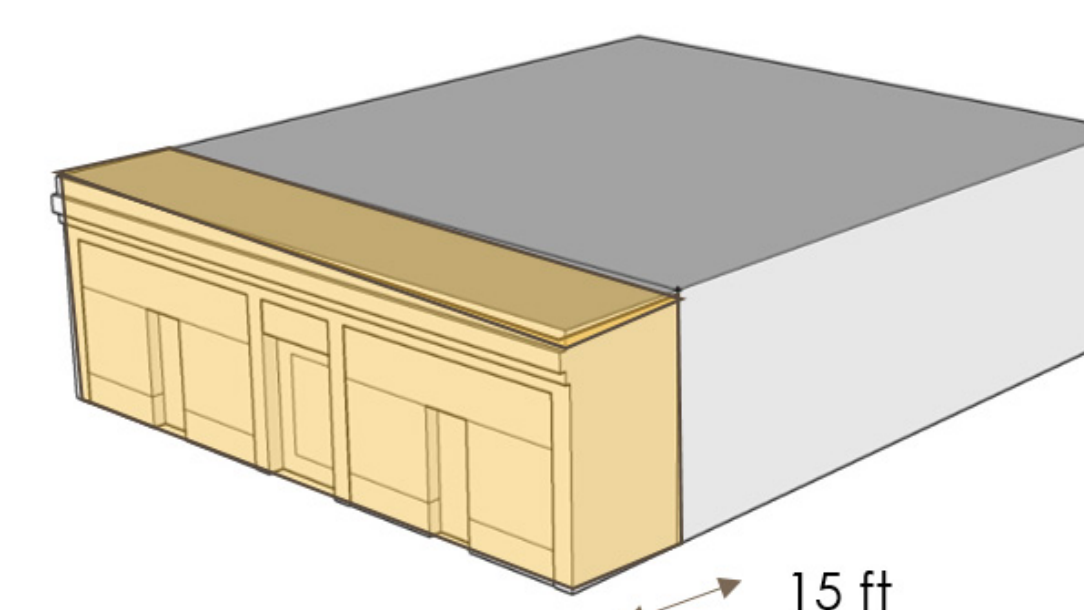
Projects within the first 15 feet of a street facing facade, or the point of the highest roof ridge, whichever is greater, would be reviewed for conformance with historic preservation standards.

Demolition of a structure identified as a Contributor (Eligible Historic Building) to the Eligible Historic District would require CEQA review and a replacement project.

Conservation District Area of Application



Conservation District Area of Application



Where Can a Conservation District be Applied?

Conservation Districts are intended to be applied in areas that have been identified in a Historic Resources Survey as an Eligible Historic District.

Designation Tools

HPOZ

What is an HPOZ?

An HPOZ is a locally designated Historic District. Each HPOZ has review standards and design requirements to ensure the preservation of historic features.

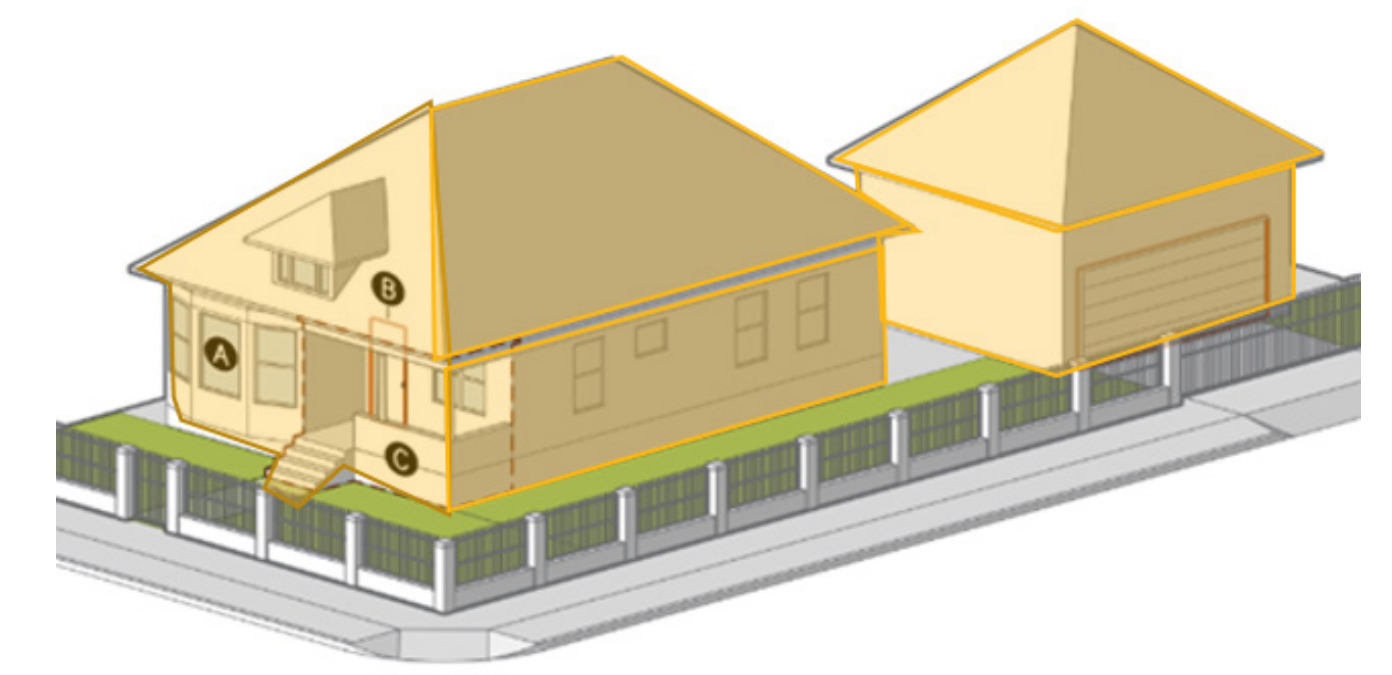
Projects are reviewed by City staff in conjunction with a Board of appointed neighborhood residents and experts in the field.

What does it Regulate?

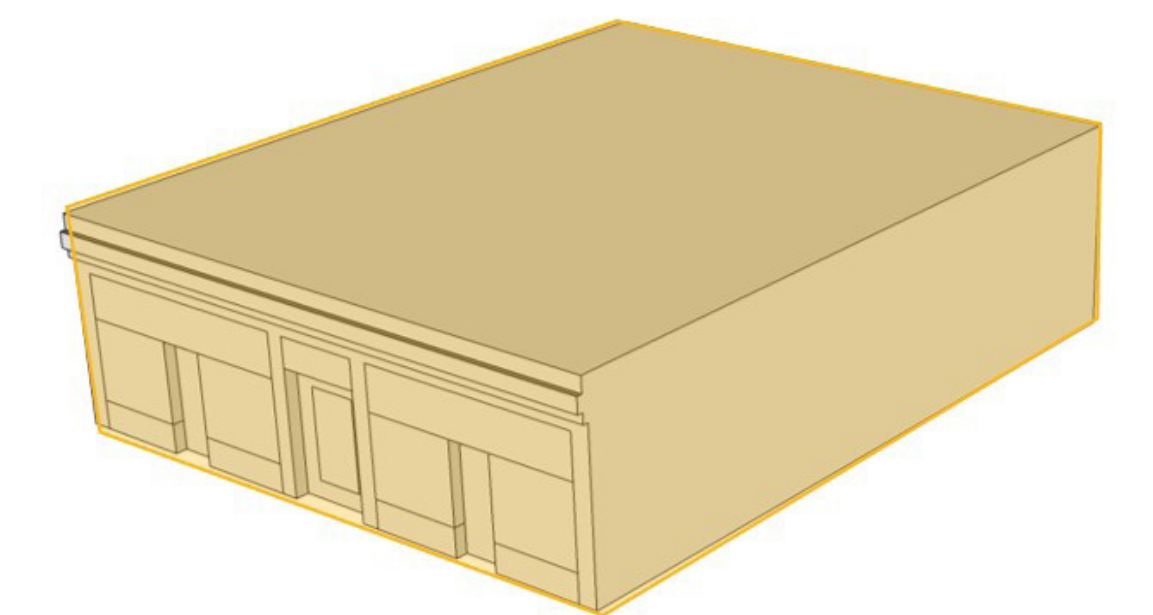
Projects involving alterations to the exterior of a structure or site are reviewed for conformance with historic preservation standards and design guidelines.

Large additions, new construction, and demolition requires a discretionary review process and CEQA review.

HPOZ Area of Application



HPOZ Area of Application



Where can an HPOZ be Applied?

HPOZs are intended to be applied to Eligible Historic Districts.

To learn more about the Designation process, visit:

preservation.lacity.org

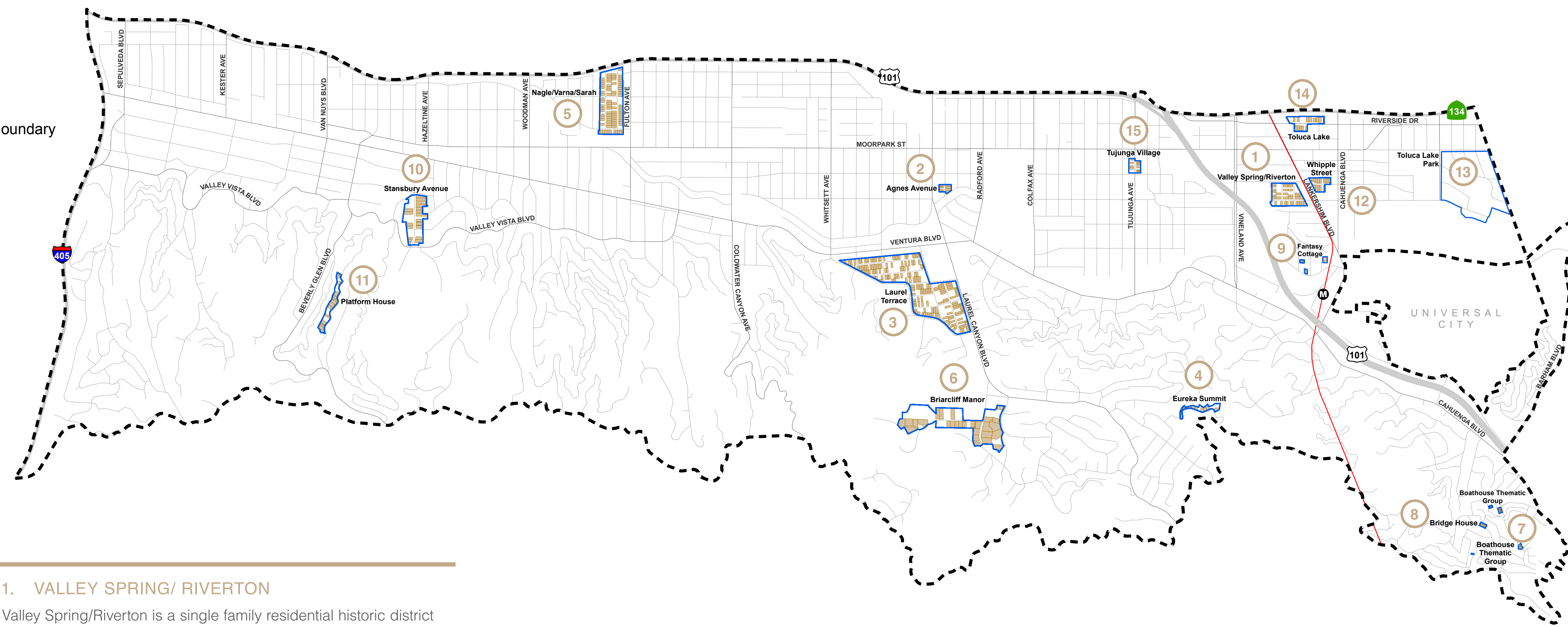
HISTORICAL RESOURCES

Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan



Historic Resources

- Potential District
- Contributors
- Community Plan Area Boundary
- Metro Stations
- Metro Red Line



12 Residential Historic Districts
2 Commercial Historic Districts
1 Residential Planning District

are identified as potentially historically significant according to Survey LA



1. VALLEY SPRING/ RIVERTON

Valley Spring/Riverton is a single family residential historic district in Studio City comprised of residences in the Spanish Colonial Revival, Tudor Revival, French Revival, Minimal Traditional and Ranch styles. The period of significance is 1919-1950, with 62% of the buildings contributing to the district.



2. AGNES AVENUE

Agnes Avenue is a single-family residential historic district in Studio City comprised of American Colonial Revival residences. The period of significance is 1937-1938, with 100% of the buildings contributing to the district.



3. LAUREL TERRACE

Laurel Terrace is a single-family residential historic district in Studio City comprised of residences in the Spanish Colonial, American Colonial, Minimal Traditional, and Ranch styles. The period of significance is 1923-1953, with 56% of the buildings contributing to the district.



4. EUREKA SUMMIT

Eureka Summit is a residential historic along the hillside in Studio City comprised of residences in the Mid-Century Modern style. The period of significance is from 1961-1963, with 64% of the buildings contributing to the district.



5. NAGLE/ VARNA/ SARAH

Nagle/Varna/Sarah is a single-family residential historic district in Sherman Oaks comprised of residences in the Minimal Traditional and Ranch styles. The period of significance is from 1946-1954, with 73% of the buildings contributing to the district.



6. BRIARCLIFF MANOR

Briarcliff Manor is a residential historic district in Studio City comprised of Period Revival and Ranch style residences. The period of significance is from 1933-1962, with 64% of the buildings contributing to the district.



7. BOATHOUSE THEMATIC GROUP

The Boathouse Thematic Group is a single-family residential historic district along hillsides of the Cahuenga Pass comprised of residences known for their technological innovations in engineering. The period of significance is 1959, with 92% of the buildings contributing to the district.



8. BRIDGE HOUSE

Bridge House is a residential historic district along the hillsides of the Cahuenga Pass comprised of residences known for their technological innovations in engineering. The period of significance is 1960, with 100% of the buildings contributing to the district.



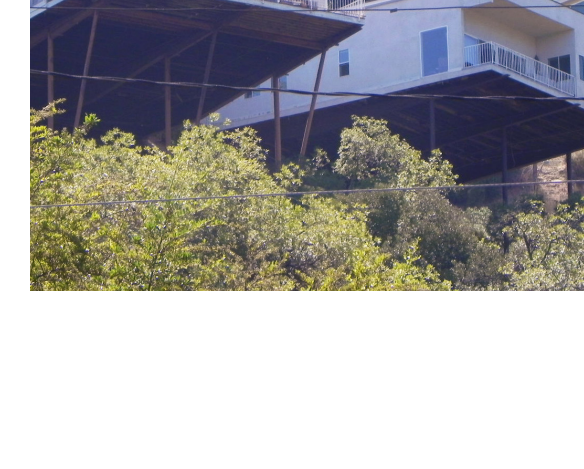
9. FANTASY COTTAGE

The Fantasy Cottage Thematic Group is a single-family residential historic district in Studio City comprised of whimsical cottages. The period of significance is 1950, with 75% of the buildings contributing to the district.



10. STANSBURY AVENUE

Stansbury Avenue is a single-family residential historic district in Sherman Oaks comprised of residences in the Period Revival and Ranch styles. The period of significance is from 1935-1951, with 58% of the buildings contributing to the district.



11. PLATFORM HOUSE

Platform House is a residential historic district in Sherman Oaks comprised of residences known for their technological innovations in engineering. The period of significance is from 1962-1966, with 82% of the buildings contributing to the district.



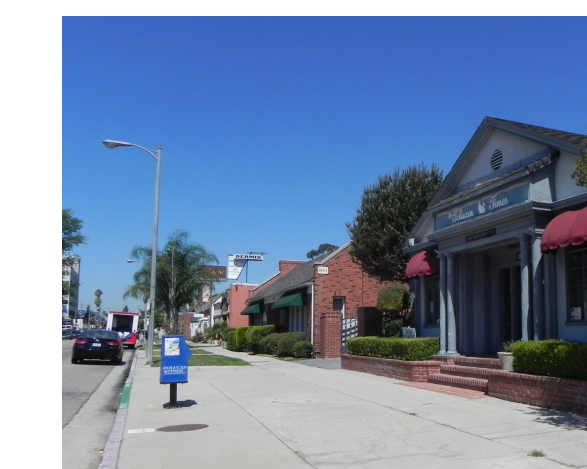
12. WHIPPLE STREET

Whipple Street is a multi-family residential historic district in North Hollywood comprised of buildings in the Minimal Traditional style. The period of significance is from 1941-1954, with 88% of the buildings contributing to the district.



13. TOLUCA LAKE PARK

Toluca Lake Park is a residential planning district in Toluca Lake with residences exhibiting a range of Period Revival styles – including American, Tudor, and Spanish Colonial – as well as Streamline Moderne, Mid-Century Modern, and Ranch styles. The period of significance is ranges from the 1920s-1940s, and includes 220 parcels.



14. TOLUCA LAKE

Toluca Lake is a block-long commercial historic district in Toluca Lake primarily comprised of one-story commercial buildings in the American Colonial Revival, French Revival, Streamline Moderne, Late Moderne, and Mid-Century Modern styles. The period of significance is 1935-1963, with 65% of the buildings contributing to the district.

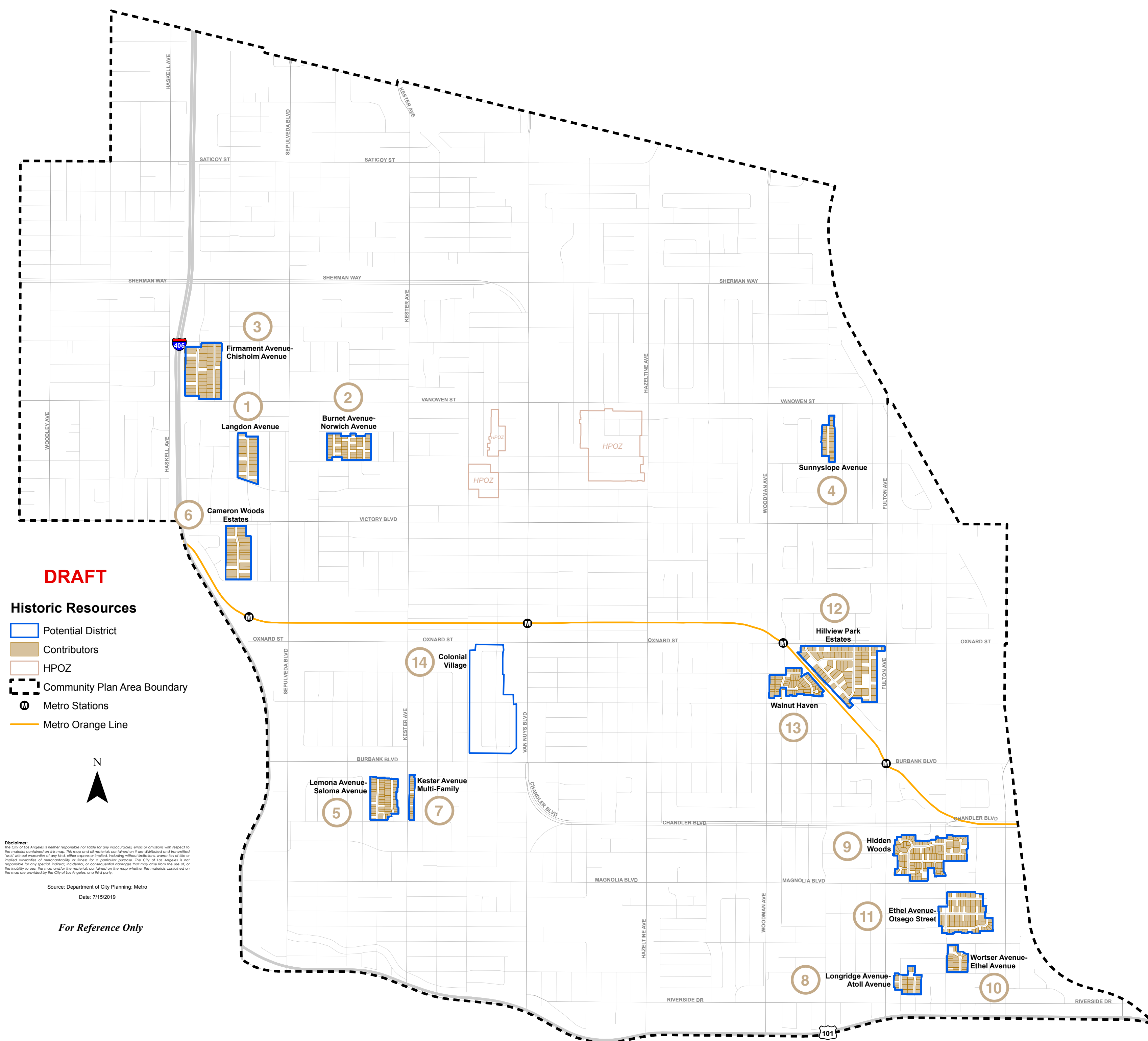


15. TUJUNGA VILLAGE

Tujunga Village is historic commercial district in Studio City primarily comprised of one-story retail storefronts. The period of significance is 1937-1954, with 64% of the buildings contributing to the district.

HISTORICAL RESOURCES

Van Nuys-North Sherman Oaks Community Plan



13 Residential Historic Districts
1 Residential Planning District

are identified as potentially historically significant according to Survey LA



1. LANGDON AVENUE

Langdon Avenue is a block-long single-family residential historic district in Van Nuys primarily comprised of Ranch-style buildings. The period of significance is 1941-1951, with 92% of the buildings contributing to the district.



2. BURNET AVENUE-NORWICH AVENUE

Burnet Avenue-Norwich Avenue is a single-family residential historic district in Van Nuys comprised primarily of Ranch-style residences. The period of significance is 1951-1955, with 84% of the buildings contributing to the district.



3. FIRMAMENT AVENUE-CHISHOLM AVENUE

Firmament Avenue-Chisholm Avenue is a single-family residential historic district in Van Nuys primarily comprised of Ranch-style residences. The period of significance is from 1947-1954, with 97% of the buildings contributing to the district.



4. SUNNYSLOPE AVENUE

Sunnyslope Avenue is a single-family residential historic district in Van Nuys primarily composed of traditional Ranch-style residences. The period of significance is from 1947-1960, with 97% of the buildings contributing to the district.



5. LEMONA AVENUE-SALOMA AVENUE

The Lemona Avenue-Saloma Avenue is a single-family residential historic district bordering Van Nuys and Sherman Oaks primarily composed of residences designed in the Traditional Ranch or Minimal Ranch styles. The period of significance is from 1952-1961, with 92% of the buildings contributing to the district.



6. CAMERON WOODS

Cameron Woods Estates is a single-family residential historic district in Van Nuys primarily composed of residences designed in the Traditional Ranch and American Colonial Ranch styles. The period of significance is from 1947-1951, with 87% of the buildings contributing to the district.



7. KESTER AVENUE

Kester Avenue is a multi-family residential historic district bordering Van Nuys and Sherman Oaks comprised of residences designed in the Traditional Ranch, Minimal Ranch, or Minimal Traditional styles. The period of significance 1949-1951, with 95% of the buildings contributing to the district.



8. LONGRIDGE AVENUE-ATOLL AVENUE

Longridge Avenue-Atoll Avenue is a single-family residential historic district in Sherman Oaks comprised of residences in the Traditional Ranch and Minimal Ranch styles. The period of significance is from 1951, with 94% of the buildings contributing to the district.



9. HIDDEN WOODS

Hidden Woods is a single-family residential historic district in Sherman Oaks comprised of residences designed in the Traditional Ranch, Minimal Ranch, and Contemporary Ranch styles. The period of significance is from 1951-1958, with 88% of the buildings contributing to the district.



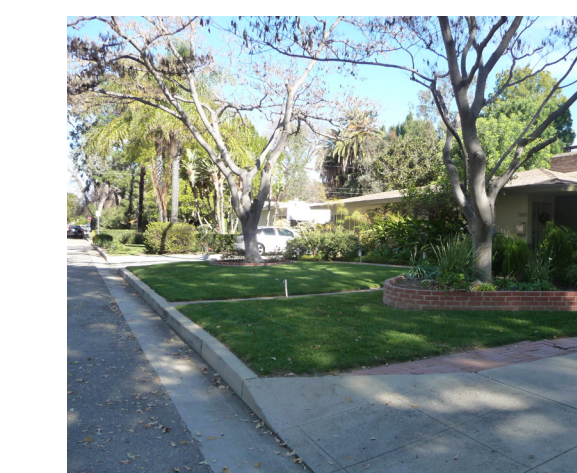
10. WORTSER AVENUE-ETHEL AVENUE

Wortser Avenue-Ethel Avenue is a single-family residential historic district in Sherman Oaks comprised exclusively of Traditional Ranch style and one Minimal Ranch residences. The period of significance is from 1952-1955, with 84% of the buildings contributing to the district.



11. ETHEL AVENUE-OTSEGO STREET

Ethel Avenue-Otsego Street is a single-family residential historic district in Sherman Oaks comprised of residences designed in the Traditional Ranch, Minimal Ranch, and American Colonial Ranch styles. The period of significance is from 1950-1957, with 85% of the buildings contributing to the district.



12. HILLVIEW PARK ESTATES

Hillview Park Estates is a single-family residential historic district in Van Nuys comprised of residences designed in the Minimal Ranch, Traditional Ranch, American Colonial Ranch, Contemporary Ranch, and Hacienda Ranch styles. The period of significance is from 1947-1955, with 77% of the buildings contributing to the district.



13. WALNUT HAVEN

Walnut Haven is a single-family and multi-family residential historic district in Van Nuys comprised of residences in the Traditional Ranch, Minimal Traditional, Mid-Century Modern, or Minimal Ranch styles. The period of historical significance is from 1933-1962, with 97% of the buildings contributing to the district.

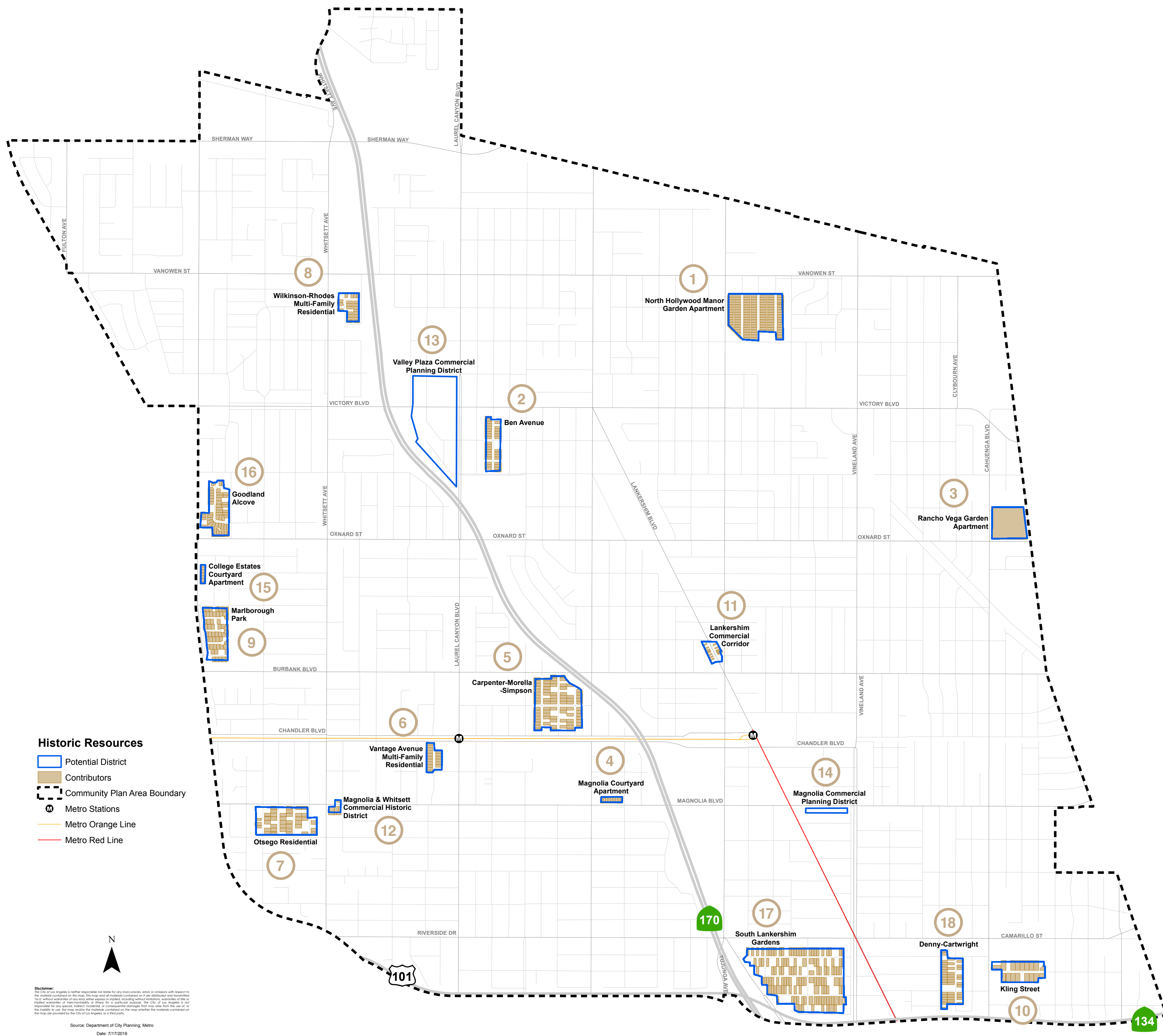


14. COLONIAL VILLAGE

Colonial Village is a single-family residential planning district in Van Nuys comprised of Minimal Traditional and Minimal Ranch style residences. The period of historical significance is from 1941-1945. There are also a few residences built in the 1950s and 1960s.

HISTORICAL RESOURCES

North Hollywood–Valley Village Community Plan



14 Residential Historic Districts
2 Commercial Historic Districts
2 Commercial Planning Districts
 are identified as potentially historically significant according to Survey LA



1. NORTH HOLLYWOOD MANOR GARDEN APARTMENT

North Hollywood Manor Garden Apartment is a multi-family residential historic district in North Hollywood primarily comprised of Minimal Traditional buildings. The period of significance is 1949-1950, with 100% of the buildings contributing to the district.



2. BEN AVENUE

Ben Avenue is a single-family residential historic district in North Hollywood comprised of residences in the Spanish Colonial Revival, French Norman Revival, and Minimal Traditional styles. The period of significance is 1928-1948, with 80% of the buildings contributing to the district.



3. RANCHO VEGA GARDEN APARTMENT

Rancho Vega is a super block-long multi-family residential historic district in North Hollywood comprised of Minimal Traditional buildings. The period of significance is 1945, with 100% of the buildings contributing to the district.



4. MAGNOLIA COURTYARD APARTMENT

Magnolia Courtyard is a multi-family residential historic district in Valley Village comprised of one-story courtyard apartments in the Traditional Ranch style. The period of significance is 1941-1942, with 100% of the buildings contributing to the district.



5. CARPENTER-MORELLA-SIMPSON

Carpenter-Morella-Simpson is a single-family residential historic district in Valley Village primarily comprised of residences in the Minimal Traditional, American Colonial Revival, and Traditional Ranch styles. The period of significance is 1940-1948, with 79% of the buildings contributing to the district.



6. VANTAGE AVENUE

Vantage Avenue is a multi-family residential historic district in Valley Village comprised of buildings in the American Colonial and Traditional Ranch styles. The period of significance is 1953-1957, with 89% of the buildings contributing to the district.



7. OTSEGO

Otsego is a single-family residential historic district in Valley Village comprised of various architectural styles, mostly Traditional Ranch, Minimal Traditional, American Colonial Revival, and Tudor Revival. The period of significance is 1937-1953, with 64% of the buildings contributing to the district.



8. WILKINSON-RHODES

Wilkinson-Rhodes is a multi-family residential historic district in Valley Glen comprised of Traditional Ranch and one Mid-Century Modern residences. The period of significance is 1958-1960, with 96% of the buildings contributing to the district.



9. MARLBOROUGH PARK

Marlborough Park is a single-family residential historic district in Valley Glen made of Traditional Ranch residences. The period of significance is 1952-1953, with 83% of the buildings contributing to the district.



10. KLING STREET

Kling Street is a single-family residential historic district in Toluca Lake comprised of American Colonial Revival and Traditional Ranch residences. The period of significance is 1937-1951, with 85% of the buildings contributing to the district.



11. LANKERSHIM COMMERCIAL CORRIDOR

Lankershim is a commercial historic district in North Hollywood. The district's contributors are one-story Commercial Vernacular buildings constructed between 1936 and 1952, with 70% of the buildings contributing to the district.



12. MAGNOLIA AND WHITSETT

Magnolia and Whitsett is a commercial historic district in Valley Village. The district includes buildings designed in the Tudor Revival style creating a fantasy storybook village feel in the area. The period of significance is from 1953-1957, with 80% of the buildings contributing to the district.



13. VALLEY PLAZA

Valley Plaza is a commercial planning district in North Hollywood. It includes buildings that are mostly Mid-Century Modern in style, and is significant as the prototypical automobile-centered regional shopping center. The period of significance is 1951-1965.



14. MAGNOLIA

Magnolia is a commercial planning district in North Hollywood. It includes low-scale commercial buildings that are mostly Commercial Vernacular in style with elements of Mid-Century Modern and Art Deco design. The period of significance is 1928-1958.



15. COLLEGE ESTATES COURTYARD APARTMENT

College Estates Courtyard Apartment is a multi-family residential historic district in Valley Glen comprised of Traditional Ranch courtyard apartments. The period of significance is 1953, with 100% of the buildings contributing to the district.



16. GOODLAND ALCOVE

Goodland Alcove is a combined single and multi-family residential historic district in Valley Glen comprised of residences in the Traditional Ranch, Cinderella Ranch, and Contemporary Ranch styles. The period of significance is 1953-1967, with 82% of the buildings contributing to the district.



17. SOUTH LANKERSHIM GARDENS

South Lankershim Gardens is a single-family residential historic district in Toluca Lake comprised of residences in the Spanish Colonial Revival, Tudor Revival, Craftsman, American Colonial Revival, French Norman Revival, and Minimal Traditional styles. The period of significance is 1921-1948, with 62% of the buildings contributing to the district.



18. DENNY-CARTWRIGHT

Denny-Cartwright is a single-family residential historic district in Toluca Lake comprised of residences in the Tudor Revival, Spanish Colonial Revival, French Norman Revival, and Minimal Traditional styles. The period of significance is 1925-1945, with 74% of the buildings contributing to the district.