LOS ANGELES CITY PLANNING

# Informational Handout

# Historic Resources in the Southeast Valley

## Overview

SurveyLA[1], the citywide historic resources survey, has identified historic resources in the North Hollywood - Valley Village, Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass, and Van Nuys - North Sherman Oaks Community Plan Areas. These include single-unit and multi-unit residential buildings, residential neighborhoods, commercial and office buildings, places of worship, signs, street trees, and more. Through special zoning regulations, the Southeast Valley Community Plans Update (SEV CPU) aims to preserve historically, culturally, and architecturally significant resources in the Valley and/or encourage design continuity with these resources wherever possible.

Under the new Zoning Code (LAMC Chapter 1A), historic preservation zoning regulations will be part of an applicable property's zone string as an Overlay district. These regulations differentiate between two new tools, **Individual Historic Resources** (IHRs) and **Conservation Districts** (CDs), as well as existing Historic Preservation Overlay Zones (HPOZs) and Historic Cultural Monuments (HCMs). For properties with a Conservation District designation, **Character Frontages** are a new tool contained in the Frontage District of the zone string, that can be applied in eligible historic districts.

[1] SurveyLA: https://planning.lacity.gov/preservation-design/historic-resources-survey

## Individual Historic Resources

Individual Historic Resources (IHRs) apply to a single surveyed historic resource, such as a significant building, building feature, landscape, or object. An IHR can also be an individual contributing property within a surveyed historic district. IHRs are used with the goal of maintaining the specific property's character-defining features and integrity. Throughout the Southeast Valley, the Community Plans have identified and will recognize over 100 Individual Historic Resources. The specific resources can be found in the Existing and Proposed Overlays tab of the interactive draft General Plan Land Use (GPLU) and Zoning Map found on our website.[2]








***Examples**: Van Nuys Post Office, Paty's Restaurant (sign), Poster Neutra Apartments*

## Conservation Districts

Conservation Districts (CDs) are for areas that have been identified as eligible historic districts. CDs are a collection of properties with similar characteristics built within a period of significance and with a high level of integrity. CDs include properties that have been identified as contributing elements or non-contributing elements. The intent of a CD is to maintain character-defining features (e.g., specific building materials, historic windows, roofing, etc.) of the historic contributors, while giving flexibility to the redevelopment of non-contributing properties if the Project is designed to comply with the assigned Character Frontage, as described herein. The Southeast Valley Community Plans Update has identified and aims to recognize 15 Conservation Districts. For more information, please reference the "Existing and Proposed Overlays" tab of the interactive draft GPLU and Zoning Map found on our website.[3]

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[2] The Interactive Map is available on the project website at: https://planning.lacity.gov/community-plan-update/southeast-valley

[3] See Footnote #2







***Examples**: Worster Avenue-Ethel Avenue Residential Historic District, Tujunga Village Commercial Historic District, North Hollywood Manor Garden Apartment Historic District*

## Character Frontages

As part of the new Zoning Code, Character Frontage standards are applied to properties in CDs to regulate how the building appears from the street level. Character Frontages are an additional tool to help new buildings be more contextual with surrounding historic buildings. These can regulate building materials, roof lines, window types, entry features, and building articulation, and apply to the entire facade. Character Frontages apply to non-contributing properties within CDs to regulate facades in the event of redevelopment or remodeling.







***Example**: Magnolia & Whitsett Commercial Historic District. **Right**: Rendering showing what Character Frontage districts regulate: windows, doors, roof, cladding, etc.*

## Review Process

Individual Historic Resources and properties identified as potential contributors to the Conservation Districts both have an additional level of development review in consultation with the Department of City Planning's Office of Historic Resources (OHR). Any permit application that involves an addition, new construction, exterior alteration, or change of use of an IHR or contributing property within a CD will be processed as an Administrative Review if the Project meets the Secretary of Interior's Standards. If demolition of an IHR or contributing property is proposed, there must be substantial evidence found that the contributing property is not a historic resource before the review can proceed. For non-contributing properties in a CD, the Project will be reviewed administratively if it complies with the requirements of the applied zoning district standards, including its Frontage District.