

NEW HPOZ PRESERVATION PLANS FOR 17 COMMUNITIES MOVE TOWARD ADOPTION

The Department of City Planning is holding public workshops and hearings this fall on proposed Preservation Plans for 17 Historic Preservation Overlay Zones (HPOZs).

The Preservation Plans are crucial to the HPOZ program because they provide for tailored design guidelines that serve as the basis for reviewing proposed projects within each historic district. They will also assist the City in streamlining the review process so that the HPOZ program can continue to function successfully during the current budget crisis.



A home in the Balboa Highlands HPOZ, one of 17 Preservation Plans currently under consideration.

tify opportunities to streamline HPOZ review.

Adoption of the new Preservation Plans allows the Department to specify that various types of projects which do not constitute a discernable change to a property will be exempt from HPOZ review. Other types of projects that constitute simple restoration or minor alterations will be delegated to Planning staff for review, without an HPOZ Board meeting. The HPOZ Boards will continue to review all larger requests (all cases requiring a "Certificate of Appropriateness" under the HPOZ Ordinance), as well as many other categories of cases that have the potential to affect historic features.

Background

Because the current City budget crisis is resulting in more than a 40% decrease in the Department of City Planning's staff capacity, the continued success and growth of the HPOZ program requires that City staff work closely with the HPOZ neighborhoods to iden-

Homeowners can receive approval for restoration and minor work almost immediately, while projects that may change a home's historic appearance would require a lengthier review process. Planning staff will be able to provide expeditious review for those proposals that are

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OHR's "How-To" GUIDE TO CONDUCTING HISTORICAL RESEARCH

by Edgar Garcia, Preservation Planner

While "historical research" may sound like a dry and daunting task better left to professionals and academics, this type of research is, in fact, possible for anyone with an interest in history and some time and patience.

Historical research is one of the most enjoyable and rewarding aspects of my work in historic preservation. Much like the old family photos and newspaper clippings we look through to experience our own histories, historical research in preservation is like opening up a photo album and diary of the city,

from entire neighborhoods and communities to individual buildings and properties. Good historical research is fundamental for completing Historic-Cultural Monument applications, submissions to SurveyLA, or for pursuing proper rehabilitation and restoration work on buildings. A few basic tips can open an entire world of historical information to anybody with an interest in our built heritage.

Photodocumentation

My advice for starting research on a building or property is to first photograph it. With good digital photos, you

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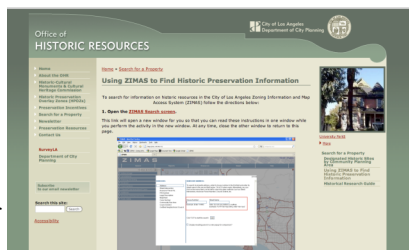
HISTORICAL RESEARCH (CONTINUED)

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will not only have recorded your building, you will have handy images to show anyone else interested in the building and to individuals who can offer further insight (“That house looks like a Craftsman from the 1910s.” “I think the windows were changed out...”). You will also have documented the building in case alterations occur during your research or if, in the worst-case scenario, it is demolished. When searching for historical images of a building or site, you can use two major sources of historic photographs of Los Angeles: the Photo Collection of the Los Angeles Public Library at www.lapl.org and the USC Digital library at <http://digitallibrary.usc.edu/search/controller/index.htm>

ZIMAS

The next important step is to use the Department of City Planning’s ZIMAS (Zone Information & Map Access System). ZIMAS offers an unprecedented amount of information on individual parcels. I use it every



A screenshot of the ZIMAS section at the OHR's website

day to pull information about specific historic buildings as well as for buildings not registered as historic resources. While it takes some time to learn to use the system, a section of our website at www.preservation.lacity.org/status/zimas offers a step by step guide on how to use ZIMAS for confirming if a building is registered as a historic resource. Exploring the other menus in ZIMAS will provide to you the range of addresses, the Assessor Parcel Number (APN), the Tract name, Council District area, the building’s construction date, the number of buildings, and a host of other information.

Permit Research

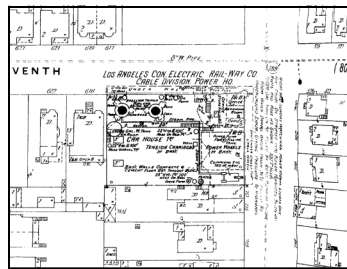
Once you have the construction date, it’s time to move on and actually take a look at the oldest building permits on record with the Department of Building & Safety. This requires you to go physically to their Records Department at 201 N. Figueroa in Downtown Los Angeles or 6262 Van Nuys Blvd in Van Nuys. Simply provide the address to a staff person who will then provide you copies of any building permits for a fee. If you are lucky, you will find the original building permit which should have the construction date, owner, architect, builder, and a small description of the building.

Keep in mind that many of the entries were handwritten so you may have to unravel someone’s sloppy penmanship from the 1920s! As a rule, the City of Los Angeles does not have buildings permits from the late 19th century so that many Victorian-era buildings do not have their original building permit on record. Also remember that not all buildings were designed by

certified architects and may have only had a builder.

Sanborn Maps

Once you are an expert at locating historic building permits and have mastered ZIMAS, move on to learning how to research the amazing Sanborn Maps. Beginning in 1867, the Sanborn Company surveyed and mapped major American cities for assessing fire insurance liability, leaving us with a stunning amount of detailed information about the built environment. You can embark on researching Sanborn Maps in relation to your particular building by using the Los Angeles Public Library’s online Databases services at <http://databases.lapl.org/> and clicking “Sanborn Maps 1867-1970” (you will need a library card). Like ZIMAS, using these online services takes some time to learn and use. You may also opt to see an original set of Sanborn Maps by visiting the Central Library in Downtown Los Angeles.



A Sanborn map found via [lapl.org](http://www.lapl.org)

Another great service available on the Databases section of the Los Angeles Public Library website is the ProQuest Newsstand. Imagine being able to search the entire contents of the Los Angeles Times from 1881-1985 at your fingertips. This is literally what you are able to do through the ProQuest service through their search engine, where you can find entire articles and newspaper pages from the Los Angeles Times (you will need a library card as well). In the search engine, type in the address of your building, as well as the names of the original owner, architect, or builder. You may find articles related to the construction of the building, discussion of the owner, and maybe even a profile of the architect. You may sometimes even find a drawing of the building as proposed or a picture of the building when completed. Obituaries are good sources of finding information about a person’s life if you are researching the people associated with the building. Learning to use just some of these amazing resources will make you a pro at historical research! You will soon find that every building in the city has its own history to share.

Proquest – LA Times Archive

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STAFF CONTACT INFORMATION NOW AVAILABLE ON-LINE

The Office of Historic Resources’ web site now has updated contact information for all staff planners associated with each HPOZ, clarifying your first point of contact. See www.preservation.lacity.org/hpoz/la and click on the relevant HPOZ for each planner’s phone number and email address.

SURVEYLA UPDATE: YEAR 1 SURVEYS LAUNCHED

Phase 1 of the first full year of field survey work for SurveyLA, the Los Angeles Historic Resources Survey, is now well underway in three Community Plan Areas: Hollywood; West Adams-

Baldwin Hills-Leimert; and Sunland-Tujunga.



A 1941 Art Deco American Legion Hall at 10039 Pinewood Ave. in the Tujunga survey area.

over 75% of these areas or approximately 75,000 parcels. The field survey work for these communities is scheduled to be completed in November and data analysis will begin, after which survey results will be available to the public.

How is it possible for surveyors to cover such large areas of the city in a short amount of time? The answer lies largely in the methodology developed for SurveyLA which includes a custom mobile Field Guide Survey System, known as FiGSS.

This GIS-based database uses aerial maps and various data layers to provide as much information as possible to surveyors in the field. The FiGSS is preloaded with Assessor data, tract maps, zoning information, designation information and previous historic resources surveys. Even information relating to properties of historic, social and cultural significance is being

pre-loaded in the FiGSS based on research provided by interns and volunteers, as well as community input from SurveyLA's public participation program.

Surveyors are making preliminary evaluations of properties and potential districts using SurveyLA's Citywide Historic Context Statement (HCS). Its nine major contexts include:

- Spanish and Mexican Colonial-Era Settlement, 1781-1849
- Pre-Annexation Communities of Los Angeles, 1870-1927
- Residential Development and Suburbanization, 1880-1980
- Commercial Development, 1850-1980
- Public and Private Institutional Development, 1850-1980
- Architecture and Engineering, 1850-1980
- The Entertainment Industry, 1913-1980
- Cultural Landscapes, 1850-1980
- Industrial Development, 1850-1980

Each of these contexts include a variety of themes and sub-themes which reflect development patterns (e.g., Post WWII Suburbanization), building types (e.g., Courtyard Apartments) and architectural period (e.g., Arts and Crafts Movement) as well as contributions and impacts of significant individuals, cultural groups, movements, and events.

The OHR plans to start surveys in the South Los Angeles and Southeast Los Angeles Community Plan areas in January. In the spring of 2011, survey teams will be in West Los Angeles, Palms-Mar Vista-Del Rey, San Pedro, Wilmington-Harbor City, Harbor Gateway, and Central City.

If you have information to contribute to SurveyLA about historic resources in Los Angeles, please contact Janet Hansen at 213-978-1191. For detailed information on the progress of the survey, see the "Follow SurveyLA" page of the SurveyLA website at www.surveyla.org.

What is SurveyLA?

SurveyLA: The Los Angeles Historic Resources Survey Project is the first-ever comprehensive inventory of our city's historic resources.

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 SurveyLA under which the Getty has committed to providing up to \$2.5 million to the project, subject to matching requirements by the City. Field surveys and evaluations will occur from 2010 through 2012. The Getty Conservation Institute (GCI) is also providing technical and advisory support for SurveyLA. For more information visit the SurveyLA website, www.SurveyLA.org.

COUNCIL ADOPTS NEW HPOZs FOR GARVANZA, WINDSOR VILLAGE, AND COUNTRY CLUB PARK

The City Council has given final approval to the expansion of the Highland Park Historic Preservation Overlay Zone (HPOZ) to include the adjacent Garvanza neighborhood, as well as to new HPOZs in the Windsor Village and Country Club Park neighborhoods.

Garvanza

Given the current City budget crisis, these HPOZs have been adopted with creative mechanisms to minimize the need for intensive staff time by the Department of City Planning. For the Garvanza neighborhood, this meant merging its proposed HPOZ with the existing and immediately adjacent Highland Park HPOZ. This consolidates administration and eliminates the need to create and staff a second HPOZ Board.

The Garvanza expansion of the Highland Park HPOZ, approved by the City Council on September 22, is comprised of 640 parcels, with 391 (61%) found to be “Contributing” Structures (historic properties retaining sufficient integrity). The area is roughly bounded by the City of Pasadena to the north, the eastern side of Avenue 66 to the east, York Boulevard to the south and Avenue 63 to the west.

The Garvanza expansion area contains a mixture of single-family homes and some multi-family structures. It is significant for its relationship to the early phases of residential development in Los Angeles, its association with the Arts and Crafts movement of the lower Arroyo Seco, the abundant use of Arroyo stone as a building material, and its concentration of buildings dating to the late 19th and early 20th centuries, with Victorian, Arts and Crafts and Period Revival building styles.

Country Club Park and Windsor Village

The Country Club Park and Windsor Village HPOZs were adopted separately as new HPOZs on October 20, but will both share an HPOZ Board with the adjacent HPOZ neighborhood of Wilshire Park.

The Country Club Park HPOZ is generally bounded by Olympic Boulevard to the north, Pico Boulevard to the south, Manhattan Place to the east and Crenshaw Boulevard to the west. Many Contributing buildings in Country Club Park retain their historic design features from the Colonial Revival, Craftsman, Mediterranean Revival, Prairie, Spanish Colonial Revival,

Streamline Moderne, and Hollywood Regency styles. The Survey area comprises 660 parcels, of which 504 were identified as Contributing (approximately 76%).

Country Club Park is an intact residential district with distinct visual character. Constructed adjacent to the streetcar line that stretched along Pico Street (now Boulevard), the area was originally located at the western edge of the City and housed some of



*A Country Club Park HPOZ
Colonial Revival home*

Los Angeles's most prominent citizens. Mature street trees line the avenues, and broad lawns and landscaped parking strips front the residences in parts of the neighborhood. Surrounded by bustling thoroughfares on all sides, Country Club Park remains an elegant residential enclave spanning a century of Los Angeles' history.

The Windsor Village HPOZ is generally bounded by Wilshire Boulevard on the north, Olympic Boulevard on the south, Crenshaw Boulevard on the east and both sides of Lucerne Boulevard to the west, excluding most commercially zoned properties.

Originally subdivided for residential development adjacent to the streetcar lines, Windsor Village remained largely undeveloped compared to neighboring streets until the 1920s and '30s, when the neighborhood's adjacency to Wilshire Boulevard made it a fashionable location for single- and multiple-family residential development. The neighborhood contains a significant concentration of Period Revival residences, with post-



A home in the Windsor Village HPOZ

World War II construction in the northern part of the district, nearest to Wilshire, largely executed in Modern styles such as Hollywood Regency and Streamline Moderne. The HPOZ comprises 309 lots, of which 220 are identified as contributing (approximately 71%).

The Office of Historic Resources congratulates the communities of Garvanza, Country Club Park, and Windsor Village for their many years of grass-roots advocacy and volunteer work that has resulted in newly-won HPOZ status.

HPOZ PLAN

(Continued from Page 1)

clearly in conformance with the HPOZ's design guidelines as developed by the Boards. The Boards will continue to provide their neighborhood-based perspective and preservation expertise in the review process. The Preservation Plans provide other important benefits to the administration of the City's HPOZ program. The Plans are crucial to providing greater certainty for applicants, offering clarity about the HPOZ process to neighborhood residents, and providing stronger, more focused protection to each neighborhood's unique historic resources.

The Approval Process

The 17 new Draft Preservation Plans have been created with input from the local HPOZs; each HPOZ Board was given a three-month period during this summer to help craft the Plans' design guidelines. The Plans are tentatively scheduled to be heard by the Cultural Heritage Commission during November and the City Planning Commission in December. All of the new draft Plans are now posted for public review on a dedicated web site, <http://hpozlosangeles.wordpress.com/>, which will be updated frequently with revised documents and public hearing schedules.

The Department and Office of Historic Resources has organized six regional public workshops and hearings around the city on the new Preservation Plans. Hearings have already been held for the Banning Park, Vinegar Hill, Gregory Ain Mar Vista Tract, Adams-Normandie, Harvard Heights, West Adams Terrace, Western Heights, Carthay Circle, South Carthay, Miracle Mile North, Spaulding Square and Whitley Heights HPOZs. The two remaining public hearings have been scheduled for the Van Nuys, Balboa Highlands, and Stonehurst HPOZs for October 27, and for the Highland Park HPOZ on November 3rd. On both evenings, the open house will be held at 6:00 p.m. and the public hearing at 7:00 p.m.

The OHR welcomes your feedback on any of the draft Preservation Plans prior to the Cultural Heritage Commission and City Planning Commission hearings in the coming weeks.

SURVEY LA IN BRIEF

SurveyLA Awarded National Trust Grant

The OHR was awarded a \$5,000 grant by the National Trust for Historic Preservation from its Los Angeles County Preservation Fund. The seed grant will assist with SurveyLA's Public Participation and Outreach Implementation program, which will focus on Year 2 survey areas of the citywide survey. Historic Resources Group of Hollywood has been selected to assist the OHR with program implementation which includes working with neighborhood groups and individuals to collect specific information about potential historic resources that should be included in the field surveys.

SurveyLA Technology Award to Fae Tsukamoto

Fae Tsukamoto, GIS Database Maintenance Supervisor for the Department of City's Planning Systems and GIS Division, received an Outstanding IT Manager Award from the Los Angeles Technology Forum and Government Technology Magazine. The award was presented in recognition of her central role in supervising the pioneering information management program for SurveyLA. Congratulations, Fae!

SIQUEIROS MURAL INTERPRETIVE CENTER GROUNDBREAKING



In September, OHR staff and Cultural Heritage Commissioners joined Councilmember Jose Huizar, the Office of Mayor Villaraigosa, and the Getty Conservation Institute for a ground-breaking celebration of the Siqueiros America Tropical Mural and Interpretive Center at Olvera Street. From left, Robert Andrade, General Manager of the El Pueblo Authority; Deborah Marrow, Interim President and CEO of the J. Paul Getty Trust; Timothy P. Whalen, Director of the Getty Conservation Institute; Cynthia Ruiz, President of the Board of Public Works; Councilmember Jose Huizar, and City Engineer Gary Lee Moore.

LOS ANGELES' NEWEST HISTORIC-CULTURAL MONUMENTS

During the past quarter (July 1 through September 30), three Los Angeles buildings received final City Council approval as new Historic-Cultural Monuments:

St. Philip the Evangelist Church, HCM #987 and St. Philip the Evangelist Parish Hall, HCM # 988

Designed in a Spanish Colonial Revival/Romanesque style and located in South Los Angeles, this church's historic features include brightly colored stained glass windows and an original 1928 Skinner Opus 737 organ. Founded in 1907, the parish of St. Philip the Evangelist Church is the first historically African-American congregation in the Episcopal Diocese of Los Angeles and was the spiritual home of many prominent members of the African-American community.



The church's one-story parish hall building, constructed in 1962, exhibits character-defining features of Modern architecture. The subject building was designed by famed African-American architect Paul R. Williams. The hall is associated with the main church building that was designated separately as a Monument.

Coons Residence, HCM #989

Built in 1928 and located in Eagle Rock, this two-story single family residence is an excellent example of Spanish Colonial Revival style architecture, with some influences of the Monterey style. Significant interior elements include a vaulted, beamed ceiling, wrought-iron banister, fireplace, arched doorways and doors, and built-in cabinetry. The home was constructed for Arthur Coons, who served as President of nearby Occidental College from 1946 to 1965.



TARA JONES HAMACHER JOINS CULTURAL HERITAGE COMMISSION



Mayor Antonio Villaraigosa has appointed Tara Jones Hamacher to the City's Cultural Heritage Commission. Ms. Jones Hamacher is President of Historic Consultants, a firm founded in 1994 to provide predevelopment counseling, project financing, and tax credit brokerage services to large commercial rehabilitation projects.

In 2000, she also founded National Preservation Partners, a 501 (c)(3) non-profit organization focused on the revitalization of the Broadway Theater and Entertainment National Register Historic District. She has served on the Board of Trustees for the Bringing Back Broadway Initiative spearheaded by Councilmember Jose Huizar, Vice-President of the Entertainment Committee for the Historic Downtown Business Improvement District, and Board Member of the Downtown Los Angeles Neighborhood Council.

Ms. Jones-Hamacher fills the Commission position vacated by landscape architect Glen Dake, ASLA, whose term had expired. The OHR thanks Mr. Dake for his able and diligent service on the Commission over the past three years.

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