

PLANNING COMMISSION ADOPTS NEW GUIDELINES FOR MAJORITY OF LOS ANGELES' HPOZs

On December 9, 2010, the Los Angeles City Planning Commission, taking final action on perhaps the largest number of plans ever approved at a single Commission meeting, gave its approval to new Preservation Plans for 16 of the City's Historic Preservation Overlay Zones (HPOZs), or historic districts.

Commission President Bill Roschen hailed the new Preservation Plans as an important achievement for the City's historic preservation program and as an excellent example of the Department's public outreach and community engagement work.



A home in the Miracle Mile North HPOZ, one of 16 historic districts with newly adopted Preservation Plans

With this final action—which, under the City's HPOZ Ordinance, does not require further approval by the City Council—all of the City's HPOZs now have approved Preservation Plans for the first time. The City of Los Angeles has seen explosive growth in the number of historic districts in recent years: in 1998, the City had only eight HPOZs, and it now has 27 adopted HPOZs, encompassing more than 22,000 properties.

For the first time, all of the City's historic districts have clear and detailed design guidelines. The Preservation Plans will provide

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SURVEYLA RECOGNIZED WITH NATIONAL PUBLIC OUTREACH AWARD

The American Planning Association (APA) has selected the SurveyLA Public Participation Program to receive the 2011 National Planning Excellence Award for Public Outreach for the nation's largest and most ambitious local historic resources survey.

The Public Outreach award recognizes a program that helps create greater awareness about the benefits of good planning.

for taking this significant step to identify and protect its rich heritage, and for creating a comprehensive community outreach and engagement program. Not only does the project elicit meaningful community input, but it considers the diversity of its citizens so all are included in the process," said Marie L. York, FAICP, APA Board member and 2011 National Planning Awards Jury Chair. "SurveyLA

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"Los Angeles is to be commended

MILLS ACT UPDATE: VILLAGE GREEN AWARDED NEW CONTRACT

The Office of Historic Resources recorded 53 Mills Act Historical Property Contracts with the County of Los Angeles at the end of 2010, including the largest Mills Act contract ever, for the Village Green/Baldwin Hills Village.

The Mills Act Historical Property Contract Program allows qualifying owners to receive a potential property tax reduction and use the savings to help rehabilitate, restore, and maintain their buildings. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of historic buildings by private property owners. Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their properties to receive property tax relief. The City of Los Angeles adopted local Mills Act legislation in 1996.

New commercial/multi-family properties in the program include the Irvine-Byrne Building on Broadway, the Douglas Building on Spring Street, and the 445 S. Detroit Street Apartments. The remainder of the properties include smaller duplexes, four-plexes and single-family dwellings.

The Village Green/Baldwin Hills Village, located at 5300 Rodeo Road, has become the largest complex ever included in the City's Mills Act program, with 629 residential units in 94 residential buildings over 67.7 acres.

The complex is one of the most significant historic residential properties in Los Angeles: it is not only City Historic-Cultural

Monument #174 and listed in the National Register of Historic Places, but it is also one of the city's few National Historic Landmarks. It is an important example of the work of Clarence Stein, the project's consulting architect and a leading proponent

of the Garden City Movement, who designed several communities, including Sunnyside Gardens, NY (1928), Radburn, NJ (1932), and Greenbelt, MD (1925). Its design is noteworthy for its ample landscaping and open space, including a central 800-foot semi-oval green, its "superblock" design, and separation of pedestrians and the automobile.

Village Green/Baldwin Hills Village was converted to a condominium complex in the 1970s, and, at times, the Homeowners Association's

(HOA) Board of Directors deferred major maintenance investments, resulting in deterioration of some building foundations, roofing, walls, landscaping, and building systems. The HOA has detailed a significant \$19.3 million re-investment in the property over the next 10 years. The Mills Act contract will allow many condominium owners to reduce their individual property taxes, making possible special assessments to finance the proposed rehabilitation work over the life of the Mills Act contract.

The latest new contracts increase the total number of properties in the program to 564. The City's share of lost revenue under the program is now \$835,000 out of the City Council-imposed limit of \$1 million. The 2011 application will be available in mid-February and this year's submission deadline is May 27, 2011.



Photo: Architectural Resources Group

The mature landscaping at Village Green today exemplifies the Garden City Movement of planning and design

SURVEYLA RECEIVES PUBLIC OUTREACH AWARD

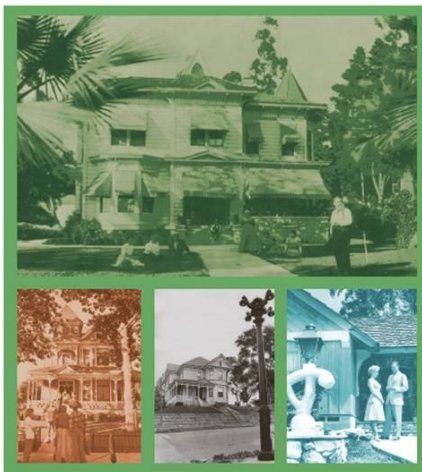
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serves as a model for other cities embarking on similar historic resource survey efforts.”

The APA jury cited SurveyLA’s distinct but integrated components of its public participation program:

- An engaging project website;
- Quarterly e-newsletters;
- An Emmy award winning educational video, which airs on local television and has been distributed on DVD to neighborhoods in both English and Spanish;
- Multilingual information brochures;
- A guidebook that gives step-by-step instructions on how to organize community activities to contribute to survey efforts; and
- A volunteer program, which has already mobilized more than 200 volunteers.

In addition, APA stated that “the program’s use of technology to promote historic preservation is noteworthy, with YouTube and Twitter serving alongside more traditional methods of media and communication.”



MyHistoricLA

Guide to Public Participation in SurveyLA

The cover of SurveyLA’s “MyHistoricLA Guide to Public Participation,” one of the public outreach tools cited in APA’s national award

The award recognizing SurveyLA will be presented at a luncheon at APA’s National Planning Conference in Boston on April 11, 2011. The outreach activities also will be featured in an upcoming issue of *Planning* magazine, APA’s flagship publication.

In addition to support from the J. Paul Getty Trust (see below), the project’s public participation program has been supported through multiple Certified Local Government grants from the California Office of Historic Preservation.

For a list of the APA 2011 National Planning Excellence, Achievement, and Leadership Award recipients, visit www.planning.org/awards/2011. APA’s national awards program, the profession’s highest honor, is a proud tradition established more than 50

years ago to recognize outstanding community plans, planning programs and initiatives, public education efforts, and individuals for their leadership on planning issues.

The OHR is tremendously honored that SurveyLA has been selected for this national award as this year’s most noteworthy planning outreach program in the United States. This award is one of only 12 presented by APA in all categories, selected from among several hundred projects nationwide.



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.

SURVEYLA YEAR 1 FIELD SURVEYS PROGRESSING TO SOUTH AND SOUTHEAST LOS ANGELES

Since July 2010 survey teams have been working hard to complete historic resources surveys in three Community Plan Areas: Hollywood; West Adams-Baldwin Hills-Leimert; and Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon. The areas were the first phase of the Year 1 field surveys and have helped further refine SurveyLA tools and methods, which include a custom-designed survey database and extensive community outreach program.

Headed by Historic Resources Group, the survey teams have surveyed over 100,000 parcels since July and identified numerous potential historic districts and individual resources representing themes relating to the Entertainment Industry, Residential Development and Suburbanization, Architecture, Commercial Development, and many others. Data analysis is

now in progress, and the results will be vetted by a professional review committee before they are presented to the public later this year.

In the meantime, the second phase of the first year of surveys will begin in February. This phase includes South Los Angeles and Southeast Los Angeles Community Plan Areas, which cover approximately 98,000 parcels. Surveyors expect to identify residential neighborhoods representing popular architectural styles of the early to mid-20th century as well as resources relating to Los Angeles' rich African-American history.

Toward the end of this year, the last phase of Year 1 surveys will begin in West Los Angeles, Palms-Mar Vista-Del Rey, San Pedro, Wilmington-Harbor City, Harbor Gateway, and Central

City. In addition, planning is already underway for the Year 2 surveys. As part of SurveyLA's public participation and outreach program, we are scheduling meetings in Year 2 Community Plan Areas, mostly in the San Fernando Valley and the Westside. These meetings will inform residents and business owner about the survey and solicit input regarding important resources that should be included in the field surveys.

For the schedule of upcoming meetings, see the SurveyLA website at www.preservation.lacity.org/node/475. For detailed information on the project's multi-year Phasing Plan and the specific neighborhoods covered each year see www.preservation.lacity.org/node/448.

If you have information about historic resources to contribute to any phase of SurveyLA, please contact Janet Hansen at 213-978-1191 or janet.hansen@lacity.org or see the website at www.preservation.lacity.org/survey/historic-identification.



On January 15, Councilmember Jose Huizar (shown above) sponsored a community meeting, attracting over 100 attendees, to spotlight the preliminary results of SurveyLA's pilot survey in Boyle Heights. The event included a walking tour of significant historic sites in Boyle Heights, in partnership with the Boyle Heights Historical Society and the Los Angeles Conservancy.

NEW HPOZs ADOPTED

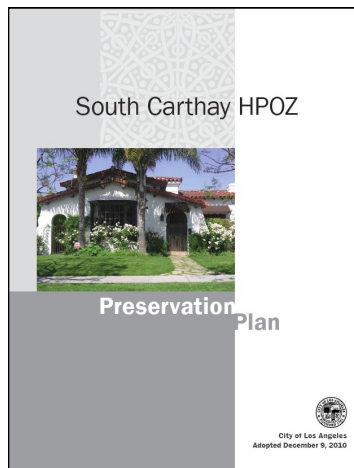
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much greater certainty to applicants, offer clarity about the HPOZ process to all neighborhood residents, and provide stronger, more focused protection to each neighborhood's unique historic resources.

Beginning in early 2010, the Department of City Planning sought input from the HPOZ Boards, the citywide HPOZ Alliance, Certified Neighborhood Councils, and other key community stakeholders on a new Preservation Plan template for each HPOZ to use as a starting point. The Plans were then created with input from the local HPOZs; each local HPOZ Board was given a three-month period during the summer to help craft the Plans' design guidelines, tailoring these guidelines to local architectural styles and neighborhood priorities. Planning staff held six public workshops and hearings on the plans throughout the city during September and October 2010.

The Preservation Plans 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 growing HPOZ program can continue to function successfully during the current budget crisis. Projects that constitute simple restoration or minor alterations will be approved more expeditiously using the new

design guidelines. All larger requests that have the potential to affect historic features would still require a fuller review process, including review by the local HPOZ Board in each neighborhood.



Cover of the new South Carthay HPOZ Preservation Plan

The new Plans span the geography of the city in the following HPOZ communities:

- Adams-Normandie, Harvard Heights, West Adams Terrace, and Western Heights, all in the greater West Adams area
- Carthay Circle, South Carthay, Miracle Mile North, Spaulding Square, and Whitley Heights, in the Hollywood and Wilshire communities
- Balboa Highlands (in Granada Hills), Stonehurst (in Sun Valley), and Van Nuys in the San Fernando Valley
- Banning Park (in Wilmington) and Vinegar Hill (in San Pedro) in the Harbor area
- The Gregory Ain Mar Vista Tract on the Westside
- Highland Park-Garvanza in Northeast Los Angeles

For more information on the HPOZ program, visit the Office of Historic Resources' web site, www.preservation.lacity.org/, where you may also review the final versions of each Preservation Plan, in the HPOZ section of the site.

CONTRIBUTE TO THE HPOZ BLOG

The Office of Historic Resources is looking for writers, photographers, and preservation experts who are interested in being regular volunteer contributors to the HPOZ blog: HPOZLosAngeles.wordpress.com.

Although the OHR started the HPOZLosAngeles blog during the summer of 2010 as a means to disseminate information about our Preservation Plan program (see p. 1), it has become clear that the blog can remain a useful resource to knit together the HPOZ community across our 27 historic districts, as well as for anyone who loves historic buildings and neighborhoods. Moving forward, the blog will showcase excellent rehabilitation and restoration projects; educate the public about Los Angeles' unique neighborhoods and architectural styles; and provide useful tips on topics such as painting, window repair, or landscaping. If you feel that you have something to teach your fellow Angelenos about taking care of our historic neighborhoods, please contact Craig Weber, at craig.weber@lacity.org, to learn more about how you might contribute.

NEW HISTORIC-CULTURAL MONUMENTS

The Los Angeles City Council gave final approval to two new City Historic-Cultural Monuments between October and December of 2010.



HCM #990: Hauerwaas-Kusayanagi Residence. Built in 1914 and located in West Adams/Jefferson Park, this two-story single family residence is an example of Mission Revival-Craftsman style architecture.

Its features include an arched portico and an overhang with green glazed Mission tile. Craftsman-style interior elements include Batchelder and Grueby-type tile fireplaces, wood paneling, and cabinetry. The residence was built for Lucy Hauerwaas, widow of John A. Hauerwaas, a German immigrant who made his fortune investing in local real estate and the Wieland Brewery. The second owner was Dr. Masako Kusayanagi, a Japanese-American doctor who resided there from 1937 until World War II, when she and her family were forced to relocate to the Manzanar Relocation Camp, although the home remained in her family until 1954.



HCM #991: Lucy E. Wheeler/Martin E. Weil Residence. Constructed in 1905–1906 in Harvard Heights for businesswoman Lucy Wheeler, this two-story single-family residence is an excellent

example of the Craftsman style. Its features include a front gabled roof with exposed beams and rafters, two brick chimneys, the original 12-light wooden front door, and original red-wood shingles. The interior retains many of its original features, including fireplaces, woodwork, and cabinetry. The

Craftsman-style residence was designed by architects Charles and Henry Greene and is the only Greene and Greene residence extant in the City of Los Angeles. The home was also the long-time residence of the late preservation architect Martin E. Weil, a pioneering figure in Los Angeles historic preservation.

NOMINATIONS SOUGHT FOR HPOZ AWARDS

The Office of Historic Resources is now accepting nominations for the second citywide HPOZ Awards. The HPOZ Awards program offers an excellent opportunity to recognize projects that have reinforced the unique identity of one of our many historic neighborhoods.

Has a house in your neighborhood been transformed from a drab all-white bungalow to a four-color painted masterpiece? Did the neighbor across the street strip off 20 years of stucco to reveal a house's combed-wood shingles? Is there a new in-fill duplex around the corner that blends beautifully with the streetscape? Has your neighborhood completed an interesting outreach or education initiative to raise residents' awareness of its HPOZ? Let's make sure that these great projects are recognized for their excellence.

Please visit the Office of Historic Resources website, www.preservation.lacity.org, to learn more about the eligible award categories and how to nominate a project. Nominations are due by Monday, March 14, 2011, and awards will be presented at the 2011 HPOZ Conference this spring.

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