

Chapter II

PRESERVATION IN CONTEXT

To fully appreciate the need for a strong historic preservation program, it is necessary to have a basic understanding of what is to be preserved. The diversity that characterizes Los Angeles today reflects a rich and complex history of human habitation extending back thousands of years into prehistoric time, and about four hundred years of recorded history. From a tiny pueblo of forty-four people, Los Angeles, founded in 1781 near the site of a Native American settlement, has evolved into a major metropolis on the Pacific Rim linking the United States to Asia. Critical to this evolution was the acquisition of a rail link to the rest of the continent, the importation of water from a distance of over two hundred miles, and the development of a harbor. These events helped to unite, through annexation and urbanization, what originated as a series of separate communities in the Los Angeles basin to form the City as it is today. Vestiges of most of these communities and their associated building types and architectural styles are still evident. The following overview of Los Angeles's history and its periods of development provides context for its many diverse resources.

A. Brief History of Los Angeles

The Native American Period

For one thousand years, prior to the arrival of the Europeans, much of the Los Angeles basin was home to the Tongva people, Shoshonean-speaking hunters and gatherers who lived in scores of villages scattered throughout the area along the rivers and marshes and near the ocean. The Tongva, whom the Spaniards called the Gabrieleños after their association with the San Gabriel Mission, numbered between 5,000 and 10,000 when the Europeans arrived. Their village, located near the site of City Hall, was called Yangna. Archeological remains have been found at about forty locations in the Los Angeles County including sites within the City of Encino and west Los Angeles. The Tongvas' neighbors to the west, along the Malibu coast, were Chumash people. To the north, in and beyond the San Fernando Valley, lived the Tataviam people.

The Spanish Period

Los Angeles entered recorded history in 1542 when the first European, a Portuguese navigator named Juan Rodriguez Cabrillo, sailing under the flag of Spain, noted in the ship's log a bay he called Bahía de Los Fumos (Bay of the Smokes), referring to the smoke from Tongva campfires. In 1603 another Spanish explorer, Sebastian Vizcaino, dubbed the inlet San Pedro, in honor of St. Peter, the second

century bishop of Alexandria. (San Pedro was annexed to the City of Los Angeles in 1909.) Although the territory was claimed by Spain, it was not explored until 1769, when Gaspar de Portolà, Governor of the Californias, led a Spanish land party to scout sites for Franciscan missions and civilian settlements. The Franciscan missions were established to secure title to the region for Spain through occupation, and to bring Christianity to the Native Americans. Using maps drawn by Portolà and Father Juan Crespi, Mission San Gabriel Archangel was founded in 1771 by the Franciscan order.

Fertile soil, benevolent climate, ample water and a large supply of Native American laborers brought prosperity to the region and led to Spanish government sponsorship of a pueblo on the banks of the Porciúncula River. On September 4, 1781, El Pueblo de la Reina de Los Angeles (the Village of the Queen of the Angels) was founded by a band of forty-four settlers. The group of Mexican Colonials, mostly miners, farmers, laborers, and artisans, were diverse in their composition. Of the twenty-three adults, eight were of Native American heritage and ten were of African descent. The pueblo flourished because the settlers recruited were skilled in trades necessary to operate the pueblo. By the end of the eighteenth century, the pueblo was more productive in grain harvests and the herding of cattle, sheep and horses than any other place in California. Land grants of fertile soil were given to retired soldiers by the governor of the Californias, and soon the colony was divided into mission, pueblo and rancho lands. In 1797, a second mission, the San Fernando Rey de España Mission, was established. It is the only mission structure within the boundaries of the present day City of Los Angeles.

The Mexican Period

The Mexican War of Independence from Spain began in 1810. The Mexicans were victorious in 1821 and declared the Republic of Mexico in 1823. California was made a territory of the Republic in 1825. During Mexican rule, from 1825 to 1847, the rancheros became wealthy from trade in hides, tallow, wine, and brandy. Native Americans provided labor under the direction of Mexican and Californio vaqueros. The property of the missions was redistributed between 1834 and 1836, which vastly enriched the rancheros.

In 1835, the Mexican congress made Los Angeles *aciudad* (city). It was the largest city in California by the late 1840s. Yankee traders made contacts with the Californios during this period, drawn by low prices for cowhides and other raw materials. Some of these adventurous Americans married the daughters of the rancheros, began business enterprises, and soon became increasingly influential in the finance and commerce of the region. During the 1840s, Los Angeles became a prize of war in the Mexican-American War. On August 13, 1846, Captain John Fremont entered the pueblo and declared it an American territory. Although the Californios put up a spirited resistance, they were defeated. The Treaty of Cahuenga ended the conflict in California in 1847, but it was the Treaty of Guadalupe Hidalgo officially ended the war in 1848.

The Early Years of Emigration

The City was incorporated in 1850 with a population of just over 1600. Among that number were Mexicans of Indian, Spanish, and African ancestry; Anglos of English, French, Irish, German, and other

European descent; and two Chinese. The Mexican population moved from the pueblo to areas east of the river. From 1850 to 1870, Los Angeles remained an isolated, rough-and-tumble frontier town. Economic life in those years continued to be shaped by the agriculture of the ranchos. A drought in 1862 destroyed many cattle, undermining the economic base as well as the personal security of the rancheros.

A period of great prosperity began soon afterward when the discovery of gold in Northern California resulted in a flood of treasure seekers. Southland cattle, formerly prized only for their hides and tallow, suddenly were seen as a food source, and fortunes were made shipping meat to the miners. With the gradual introduction of a cash economy replacing the barter economy of the Mexican era, the rancheros were forced to mortgage their land to obtain money. By 1865, four-fifths of the ranchos were in American hands, and Los Angeles grew slowly over the next two decades.

Anglo interest in Southern California and its agriculture was provoked by an exhibit in the East of irrigation-grown Southland fruit. The climate was touted by journalists as therapeutic, and invalids seeking a healthy lifestyle began to journey West. The transcontinental railroad to San Francisco was completed in 1869 by Southern Pacific Railroad, and it entered northern Los Angeles in 1876, triggering a small land boom. The San Fernando Valley became blanketed by huge fields of wheat in the mid-1870s, and for a brief period, the sheep industry flourished only to be eliminated by drought in 1876-1877.

Asian immigrants arrived in Los Angeles during this era. Mostly Chinese, many worked to build the California portions of the transcontinental railroads, others as servants. Although few were landowners, their contributions to commercial Los Angeles were significant. The founder of the African-American community, Biddy Mason, arrived in Los Angeles in 1851, followed by Los Angeles' first black barber, Peter Briggs in 1852.

The Railroad Boom and the Beginnings of Urbanization

In 1886, the Santa Fe Railroad completed its Los Angeles link of the transcontinental railroad, breaking the Southern Pacific monopoly. In the ensuing rate war, the price of a St. Louis to Los Angeles ticket dropped at one point to one dollar. The irresistible fare, huge tracts of available land, outrageous publicity, and hordes of Midwesterners eager to retire from snowy winters, combined to create a huge influx of tourists and new residents. The Santa Fe Company became a major town founder and land developer. By 1889 the boom subsided, but "Los Angeles" had become a household name.

Between 1890 to 1900, major improvements were made in the city's infrastructure. A public transportation system was created, water supplies were enlarged, oil was discovered, the harbor was improved, and the City acquired Griffith Park, the nation's largest urban park. A newly formed Chamber of Commerce promoted Los Angeles and Southern California. Smaller communities outside of the original twenty-eight mile land grant were annexed to the City of Los Angeles, initiating a pattern that would ultimately increase the City's area by 200%. Los Angeles was primarily a tourist town from

1900 to 1920. Thousands came annually as visitors, and many stayed. Water was brought 250 miles from the Owens Valley via aqueduct and was used as a lure for further annexation and development of surrounding communities.

By 1912, many people who were to become a permanent part of movie lore had arrived in Los Angeles. Many eastern companies had either moved to or established branches in Los Angeles. As Europe plunged into World War I, that continent's film production slowed. Audiences in the United States and abroad looked increasingly to Hollywood for entertainment. The movie industry took root in Los Angeles and flourished in the mild climate.

Growth and expansion continued. By 1915, the San Fernando Valley had been annexed to the city, more than doubling its land area. The city was now predominantly Anglo, influenced both economically and socially by migrants from the Midwest. In addition to Anglo immigrants, other populations continued to grow. In 1890, there were one thousand Japanese in the city; more relocated to Southern California after the San Francisco earthquake of 1906. African-Americans began to elect political representation and create distinct neighborhoods. Because of restrictive homeowner's deeds, African-Americans were restricted from buying homes outside of Central Avenue and few other places. By 1930, the largest black community on the West Coast had formed. The Mexican-American population expanded again following the Mexican revolution of 1910, rising to over 350,000 by the 1930s. Significant Jewish immigration began in the 1920s, and they influenced Los Angeles' conversion from a rural to urban community.

Cars affected life in Los Angeles in myriad and revolutionary ways. Owing to the mild climate and scenic attractions of Southern California, car touring met with instant success and by the 1920s was widely promoted. Middle-class families had access to beaches, deserts, and the mountains, often located hundreds of miles away. Domestic architecture changed to accommodate the car such that one- or two-car garages and driveways were soon all but universal. The wave of immigration between 1920 and 1940 has been characterized as the largest internal migration in the history of the United States. The automobile became the wagon of the new pioneer. The Depression did nothing to abate the flow, as unemployed workers flocked to Los Angeles looking for economic and social opportunity.

World War II to the Present

Airplanes, clothing, and tires joined oil, movies, and citriculture as major Los Angeles products. A new spurt of population growth and industrial expansion during World War II continued into the 1950s. During this period the aircraft industry provided the base for the new aerospace industry. The era of freeway construction began in 1940 with the Arroyo Seco Parkway (today the Pasadena Freeway), and by the 1960s had expanded greatly as the automobile replaced the Red Car as the vehicle of mass transit. New industry enriched the economy. With these new industries and the effect of changing technology on people's lives and jobs, Modernist architecture became increasingly popular with industrial and corporate entities wishing to present an optimistic image of their companies' role in the new economy.

The expansion of suburban tracts into land previously used for industrial or agricultural uses was most pronounced in the decade following the close of World War II. The development of communities in the San Fernando Valley and in the airport area were linked to the location of new and growing industrial plants.

Downtown business leaders began to clamor for urban renewal after World War II. Bunker Hill, originally home to the wealthy, located to the west of the economic center of downtown, was selected as the new center for corporate Los Angeles. In the 1950s, the city initiated the Bunker Hill Redevelopment project with work beginning in earnest in 1963. All existing structures, primarily large Victorian residences, were demolished. The hill was leveled and high rise offices, apartments, the Music Center, and museums were constructed. In 1962, the Watts Rebellion lasted for six days and resulted in the looting, burning, and destruction of black and white-owned businesses in an eleven square mile area of that community.

The 1970s and 1980s saw Los Angeles continue to grow and change. The end of the “Cold War” saw a cutback in defense spending, resulting in the decline of the aerospace industry. The movie industry peaked in the 1940s, but declined with the advent of television, only to become stronger than ever as domestic and international audiences continued to look to Hollywood for entertainment. Throughout Los Angeles and surrounding counties, the citrus industry and other types of agriculture gave way to residential subdivisions and new retail centers.

During the 1990s, Los Angeles took steps back and forward. A recession slowed economic growth in the City at the beginning of the decade. Civil disturbances in 1992 destroyed many buildings and structures in urban neighborhoods throughout the City. The 1994 Northridge Earthquake was yet another blow to the economy, causing considerable damage to historic structures and buildings throughout the region. While the rest of the nation recovered economically in the mid-1990s, Los Angeles’ economy took two additional years to recover. However, population growth continued during every year of the 1990s as immigrants from all over the world continued to join resident Anglo, African-American, Asian, Mexican, and Pacific Island populations. In addition, as the century closed, confidence in the economy as a whole and in the urban neighborhoods increased. Because of government involvement, corporate involvement, organizations, and community efforts, areas throughout the city experienced reinvestment. In many areas, buildings which were once derelict were renovated. Lots vacant for a decade, became infill projects, and underutilized commercial areas benefitted from catalyst projects.

The attractions of climate and terrain augmented by the presence of profitable industries and a diverse population, have made Los Angeles a major metropolitan center. It has the second largest population in the United States and spreads out over the largest municipal area in the nation. It is strategically linked to Asia with its location on the Pacific Rim and has vital linkages with Canada, Europe, and Mexico. After 200 years, the vitality that fed the growth from pueblo to metropolis is undiminished

B. Early Preservation Efforts

The historic preservation movement in the United States is often said to have begun with the effort to save Mount Vernon, the home of George Washington, from destruction in the early nineteenth century. Many subsequent efforts around the nation echoed this effort, in that they involved large residences which had belonged to prominent people and were built by noted architects. The history of preservation in Los Angeles, however, began with the recognition of the loss of entire cultural contexts, those which had existed prior to American rule. The early efforts of individuals who recognized these impending losses were followed by those of nonprofit groups, neighborhood organizations, and City government. The concept of what is worthy of preservation and protection has been expanded many times over the years and continues to be expanded. As an example, the role of Los Angeles as a center of Modernism has been recognized, and the contributions of people of color celebrated.

In Los Angeles, the preservation movement began in the 1890s when attention focused on the oldest existing structures in the region, the missions constructed by the Spanish friars and Native American laborers. The missions held no ethnic, national, or cultural ties for new Anglo residents of the booming City of Los Angeles. They had few caretakers and were badly deteriorating. Under the leadership of Charles Fletcher Lummis, who is often thought of as the first preservation activist in Los Angeles, a preservation movement was formed to address this problem. The Landmarks Club was founded in 1894. Lummis was a writer and a collector devoted to the Spanish, Mexican, and Native cultures of the Southwest. He was interested in the missions as architectural and cultural links to an earlier time, the pre-American period of Los Angeles development. The publicizing of the region's Hispanic roots educated newly arrived Angelenos about the rich cultures which preceded them. The missions, adobes, and other structures associated with the eighteenth and early nineteenth centuries reminded everyone that Los Angeles had a much longer history than most people understood.

Another major preservation initiative occurred in the 1920s. By this time, Los Angeles had undergone several major periods of growth, resulting in the disappearance of nineteenth century and Mexican period remnants of the city. The original Plaza of El Pueblo de Los Angeles, the location of the city's oldest remaining buildings, was in considerable disrepair. Under the guidance of an Englishwoman, Christine Sterling, who moved to Los Angeles by way of San Francisco, what remained of the original city center was rehabilitated. Funding and support were provided by Otis Chandler, publisher of the *Los Angeles Times*. The revitalization of the area was targeted both to tourists and locals as a place for shopping and strolling. It was intended to provide an educational experience to those visitors about what life in Los Angeles was like in the city's earlier periods. Sterling's Olvera Street project involved the interpretation of the Mexican period of the pueblo with "improved" facilities. In addition to showcasing Mexican customs and crafts, it led to the retention of what are now rare nineteenth century commercial buildings, and to the El Pueblo de Los Angeles State Historic Park (part of which is a City Historic-Cultural Monument No. 64), which further enhanced the interpretation and long-term preservation of the birthplace of Los Angeles. The area is currently known as the El Pueblo de Los Angeles Historic Monument.

In the 1930s, Sterling extended her efforts at cultural preservation to the creation of New Chinatown. Portions of original Chinatown a decade earlier were demolished for the construction of Union Station, and the population displaced from their homes and businesses. The new buildings constructed in the area designated as New Chinatown, north of the Plaza area, were consciously “Chinese” in style but designed by Anglo architects. Sterling’s China City development on Ord Street, the last remnant of which was recently destroyed, represented her attempts in this early form of heritage tourism. The City’s current Chinatown and Little Tokyo, the center of the Japanese American community, flourish today.

In 1958, the local branch of the American Institute of Architects (AIA) formed a committee to save landmarks threatened by the rapid growth of the city, and three years later met with government leaders to explore ways of achieving that goal. An ordinance was passed in April, 1962 giving the newly established Cultural Heritage Board (later named a commission) the right to identify, survey, and protect landmarks. Architect William Wollett was the board’s first chairman. In 1969, the board was instrumental in the establishment of Heritage Square, a piece of parkland along the Arroyo Seco that became a location for Victorian buildings threatened with destruction.

C. Preservation Movement Today

The preservation movement in Los Angeles continued in the late 1970s in response to several urban renewal projects. The largest of these involved the entire neighborhood of Bunker Hill. Bunker Hill had been threatened since the 1950s, and its razing meant the loss of what had in the late nineteenth century been the residential and social heart of the city. Other significant buildings lost in this period included the Atlantic Richfield Building, one of the most significant Art Deco buildings in the city; the Carthay Circle Theatre; and most of downtown’s major churches.

The Los Angeles Conservancy, a city-wide preservation advocacy group, was founded in 1978. Its founding was a response to threats to demolish and replace the Central Library, which was designed by Bertram Grosvenor Goodhue and completed in 1926. The citizens committee which was formed to protect the library building eventually became the Los Angeles Conservancy, a nonprofit organization dedicated to the preservation of historic and cultural resources in Los Angeles County. In addition to its advocacy efforts, the Conservancy conducts a series of education programs and walking tours of downtown, innovative driving tours of industrial buildings and post-war commercial resources.

During this period, preservation groups having a particular neighborhood or architectural focus were formed, among them: the Art Deco Society, Carroll Avenue/Angelino Heights, Highland Park Heritage Trust, Hollywood Heritage, Lincoln Heights Neighborhood and Preservation Association, and West Adams Heritage Association. Still other neighborhood organizations and historical societies, including the Historical Society of Southern California, the Los Angeles City Historical Society, and the Windsor Square/Hancock Park Historical Society, joined these to form a coalition of groups devoted to

educating the public about Los Angeles' history and architecture.

Increasing threats to landmarks and neighborhoods led many to publicize their efforts through tours, publications, and landmark designations. Docent programs and other volunteer activities involved the citizenry both as educators and participants. These affinity groups highlighted the special architectural characteristics of Victorian neighborhoods, Craftsman bungalows, and 1920s and 1930s commercial districts. Interest in architecture was augmented by studies of suburban development, special industries, and ethnic affiliations. Certain types of buildings were given a context so that physical and historic characteristics could be compared. Many of these nonprofit activities became a part of early educational efforts. Tours of Carroll Avenue in Angelino Heights, West Adams, Hollywood, Westwood, and Highland Park became popular weekend activities.

The efforts of these groups continue today. As a result of their persistence, preservation legislation has been created for landmark and district ordinances, code initiatives, reuse and parking ordinances, design guidelines, and incentives. In 1998, the Conservancy celebrated twenty years of preservation activities, including architectural tours and educational programs in more than twenty neighborhoods, lectures on Los Angeles architecture, and advocacy efforts which resulted in the preservation of such landmarks as the Los Angeles Central Library, the Eastern Columbia Building, the Wiltern, Angels Flight, the Ambassador Hotel, and the May Company Wilshire.

D. Regulatory Framework

Federal:

National Environmental Policy Act of 1969 (NEPA)

The intent of the National Environmental Policy Act (NEPA) is to protect the natural and built environment, including historic properties, from adverse effects resulting from federal actions. Before a federal agency may proceed with a proposed action, it must first perform an environmental assessment to determine whether the action could have any significant effect on the environment. If it is determined that the action may have an effect on the environment, the agency must then prepare an Environmental Impact Statement (EIS) which identifies all environmental impacts resulting from the action and lists mitigation measures and project alternatives which avoid or minimize adverse impacts. Impacts involving historic properties are usually assessed in coordination with the process established under the National Historic Preservation Act of 1966 (see below). Normally, the Section 106 process must be completed before the Environmental Assessment or EIS can be finalized.

National Historic Preservation Act (NHPA)

This act created the framework for preservation activity in the United States; including the Historic Preservation Fund which provides grants to Native American tribes, Offices of Historic

Preservation, maritime resources, and the Certified Local Government program, among others. Section 106 of the National Historic Preservation Act requires consultation between the Federal Advisory Council on Historic Preservation and/or the State Historic Preservation Officer on any federal action (including federally assisted grants and loans) which may adversely affect properties listed on, eligible for, or potentially eligible for the National Register.

Certified Local Government

The 1980 amendments to the National Historic Preservation Act of 1966 provided for the establishment of a Certified Local Government program (CLG). This program allows for direct local government participation and integration in a comprehensive statewide historic preservation planning process. CLGs are eligible, on a competitive basis, for special matching grants.

Although a federal program, the CLG program is administered by the Office of Historic Preservation in California. California's CLG procedures were adopted by the State Historical Resources Commission in May of 1985, and approved by the National Park Service in July of that same year. In 1986 six local governments were certified. As of September 1997, forty-two governmental entities have been certified: six county governments, two town governments, one city/county government, and thirty-three city governments.

Any local government that meets the requirements for eligibility for the CLG program may apply for certification. In order to be a CLG, the city must have a historic preservation ordinance and a preservation commission that meet certain requirements; provide adequate public participation in the enforcement of Federal, state and local preservation laws; and conduct a comprehensive historic and architectural survey.

As a CLG, the local government must enforce appropriate state and local legislation for the designation and protection of historic properties, as well as establish and maintain an adequate and qualified historic preservation review commission/board by local law. The local government must maintain a system for the survey and inventory of historic properties and provide for adequate public participation in the local historic preservation program, including the process of recommending properties for nomination to the National Register of Historic Places. The local government must also satisfactorily perform the responsibilities delegated to it by the State.

State:

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) was enacted in 1970 and most recently modified in 1998. The basic purposes of CEQA are to inform governmental decision makers and the public about the potential significant adverse effects, if any, of proposed activities and projects. In addition, it provides opportunities for the public and for other agencies to review and comment on draft environmental documents. As environmental policy, CEQA requires that

environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a significant adverse effect on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

As part of the 1998 revisions, rules were established for the analysis of historical resources in order to determine whether a project may have a substantial adverse effect on the significance of the resource. The guidelines stated that a resource is not required to be listed on a register or surveyed; it must only be considered a resource by the lead agency as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

For purposes of CEQA and environmental review, an historical resource is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources. Locally designated resources are also presumed to be significant, unless the preponderance of the evidence is to the contrary. Furthermore, according to the statute, the fact that a resource is not listed, or determined eligible for listing, in the California Register or listed in a local register or deemed significant in a survey, shall not preclude a lead agency from determining whether the resource may be an historical resource.

The term “historical resource” includes the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- B. Is associated with the lives of persons important in the past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to 5020.1 (k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

Local:

Cultural and Historical Monuments Plan

In 1969, the City Council adopted, upon the recommendation of the Cultural Heritage Commission and the City Planning Commission, a Cultural and Historical Monuments Plan as an Element of the City’s General Plan. It was one of the first such plan elements in the state. The plan identified historic preservation goals and objectives and recognized the need to designate the City’s Historic-Cultural Monuments.

Los Angeles Historic-Cultural Monuments

The Cultural Heritage Ordinance was adopted by the Los Angeles City Council in 1962 and amended in 1985 (Sections 22.120 et. seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for the designation of Historic-Cultural Monuments. The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited a knowledge of Los Angeles’ history, culture and architecture.

Historic Preservation Overlay Zones

The Historic Preservation Overlay Zone (HPOZ) Ordinance was first adopted in 1979 and revised in 1997. An HPOZ is a planning tool which recognizes the special qualities of areas of historic, cultural or architectural significance. An HPOZ does not change the underlying zoning, rather it extends an added level of protection over a zone through review board oversight. The review board for each area, known as HPOZ Boards, are comprised of members appointed by the Mayor or City Council. The HPOZ Board for the area and the Cultural Heritage Commission advise the Planning Commission in its evaluation of proposals for alterations, demolitions, and new construction in that zone. The creation of an HPOZ can be initiated by the City Council, Planning Commission, Cultural Heritage Commission, property owners or residents of a given area.

Historic-Cultural Monuments: Demolition without Benefit of Permit

Under Section 91.8407 of the Municipal Code (Chap. IX, Art. 1, Did. 84), established by Ordinance No. 165360, the City has the authority to withhold a building permit or a relocation permit if demolition or relocation work has been conducted on a historic structure without the requisite permits. The City can also record an Affidavit which prohibits permits for new development for up to a period of five years. The section also provides that if the historic building becomes a hazard, a nuisance or substandard, the City may cause the building to be barricaded and protected from further deterioration. Costs of securing the structure, plus an administrative fee of 40% of the costs, are assessed against the property.

By Ordinance No. 172112, Section 91.8407 of the Municipal Code (Chap. IX, Art. 1, Did. 84) was amended to authorize the City to issue an order directing the owner of a building to keep the property from being further vandalized or becoming a public nuisance, including such means as having the building secured, cleaned, or fenced. Plans to secure such a building must be reviewed by the Cultural Affairs Department within 10 days of a request for review. The plans shall be disapproved only if it is determined that the plans will significantly damage or alter the historic character of the building. The failure of the Cultural Affairs Department to act on the request shall constitute a waiver of the right to review the plans.

Section 106 Implementation Programmatic Agreement

On September 6, 1995 a Programmatic Agreement (PA) was executed among the City of Los Angeles, the California State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (Advisory Council) regarding historic properties affected by use of Community Development Block Grants; Rental Rehabilitation Block Grants; McKinney Act Homeless Programs including the Emergency Shelter Grants Program, Transitional Housing, Permanent Housing for the Homeless Handicapped, and Supplemental Assistance for Facilities to Assist the Homeless; Home Investment Partnership Funds; and the Shelter Plus Care Program (Programs). The PA provides stipulations which satisfy the City's Section 106 responsibilities for all individual undertakings of the above-referenced programs because the City has determined that implementation of these programs may have an effect upon properties included in or eligible

for inclusion in the National Register of Historic Places.

Under the terms of the PA, the City is required to retain the services of an Historic Preservation Consultant (HPC). The PA requires the City to document in writing all actions taken pursuant to the PA and to report the activities to the SHPO and the Advisory Council in a Programmatic Agreement Compliance Report (PACR) every six months.

The primary objectives of the PACR are to summarize for the SHPO and the Advisory Council the activities carried out under the Programmatic Agreement, to document all decisions made with respect to identification and evaluation of Historic Properties, and to provide copies of all Standard Mitigation Measures Agreements (SMMA). It also promotes efficiency and effectiveness and informs the public of the activities carried out under the terms of the PA by making the PACR available for public inspection and comment.

Interested parties are consulted by the City and the HPC for information regarding potential historic properties in their area of influence and expertise. Among the groups routinely contacted by the City and the HPC are the City of Los Angeles Planning and Cultural Affairs Departments, the Los Angeles Conservancy, representatives of Los Angeles Historic Preservation Overlay Zones, Art Deco Society, Los Angeles Historic Theatre Foundation, Hollywood Heritage, Society of Architectural Historians, and Hollywood Chamber of Commerce.

E. Preservation Incentives

Federal:

Federal Rehabilitation Tax Credits

The Federal Historic Preservation Tax Incentive is a program administered by the National Park Service (NPS) that rewards private investment in rehabilitating income-producing properties, such as offices, rental housing, and retail. The incentive provides a twenty percent tax credit for all qualifying hard and soft cost expenditures during substantial rehabilitation of certified historic structures. A substantial rehabilitation is one in which the cost of eligible work during a specified measuring period exceeds the adjusted basis of the building. To qualify as a Certified Historic Structure, the property must be listed in the National Register of Historic Places, be a contributing structure in a National Register District, or be a contributing structure in a locally designated district. In addition, the rehabilitation must conform to the Secretary of the Interior's Standards for Rehabilitation; thus, character-defining features of the structure, as well as the integrity, must be retained. The credit equals twenty percent of the amount spent on qualifying rehabilitation expenditures and is claimed in the year in which the rehabilitated building is put into service.

Commercial, industrial, agricultural, and rental residential properties are eligible for the

rehabilitation tax credit. Buildings must be depreciable and used in a trade or business to produce income. Owners or long-term lessees of at least 27.5 years for residential property and thirty-nine years for nonresidential property may apply. Properties used exclusively as an owner's private residence are not eligible.

In addition, a ten percent tax credit is available for income-producing properties built before 1936 which are not listed in or eligible for the National Register.

Conservation Easements

The owner of a historic property can earn a significant one-time income tax deduction by donating a conservation easement to a qualifying preservation organization. An easement is a legal agreement between a property owner and a conservation group which restricts the property's future development rights by allowing the preservation group to review in perpetuity changes to the property. The area covered by the conservation easement is typically the building's exterior envelope. Other conservation easements may specify historically significant interior spaces or the landscape on which the building sits. Unlike the rehabilitation tax credits, all Certified Historic Structures including owner-occupied single family houses, are eligible for easement donations. Buildings or structures need not be income-producing or depreciable.

Conservation easements protect a building's significant historic and architectural features by restricting the right to alter its appearance, even after the property changes ownership. Donors are eligible for a charitable gift donation for the value of the easement. The easement's value is determined by establishing the fair market value of the property without the easement and then subtracting the fair market value of the property with the easement restrictions based on limitations of future development, including a building's height, density, and use. The difference between the two amounts is the value of the easement. In the event of a natural disaster, holders of conservation easements are often given priority by relief organizations like FEMA to receive government funding for any necessary repair work.

State:

1998 California Historical Building Code (CHBC) (Part 8, Title 24, C.C.R.)

"The intent of the CHBC is to save California's architectural heritage by recognizing the unique construction problems inherent in historical buildings and by providing a code to deal with these problems." The CHBC is the prevailing code for application to qualified historical buildings in that the Los Angeles Department of Building and Safety must recognize and apply these alternatives if the owner chooses to use them. In some cases the owner may find that the alternatives resolve conflicts between complying with the Los Angeles Building Code and retaining historic fabric as required for Historic-Cultural Monuments, Mills Act contracts, or historic resources under CEQA review. In some circumstances the CHBC serves as an economic incentive to owners by reducing the amount of work required for code compliance.

The definition of a “qualified historical building or property” which can use the code is very broad: “any building, site, structure, object, district, or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state, or federal governmental jurisdiction.” Qualified buildings include City of Los Angeles Historic-Cultural Monuments, buildings listed on or determined eligible for the California Register of Historical Resources and National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest. In addition, other properties listed on officially adopted registers, inventories, and surveys may qualify. Applicants should work with the Department of Building and Safety to assure that the building is recognized as a qualified site early in any project planning process. The staffs of the Cultural Heritage Commission and State Office of Historic Preservation may also help to confirm whether or not a building is qualified.

The Department of Building and Safety may request opinions from the State Historical Building Safety Board (SHBSB) and staff in Sacramento regarding use and interpretation of the CHBC. Both the building department and applicants may appeal adverse decisions regarding the CHBC directly to SHBSB.

The following list of CHBC chapters illustrates the broad range of alternative provisions which may apply to a historic site.

- Chapter 8-3: Use and Occupancy
- Chapter 8-4: Fire Protection
- Chapter 8-5: Means of Egress
- Chapter 8-6: Alternative Accessibility Provisions
- Chapter 8-7: Alternative Structural Regulations
- Chapter 8-8: Archaic Materials and Methods of Construction
- Chapter 8-9 Mechanical, Plumbing, and Electrical Requirements
- Chapter 8-10: Historic Districts, Sites, and Open Spaces

Uniform Code for Building Conservation (UCBC)

The California State Historical Building Safety Board has designated the Uniform Code for Building Conservation (UCBC) as an acceptable alternate to the CHBC for application to qualified historic buildings. Therefore, a building owner may also use the UCBC in dealing with the Department of Building and Safety on code compliance and alteration of existing historic sites.

The UCBC, unlike the CHBC, is a model code, written by a private organization, the International Conference of Building Officials (ICBO). It belongs to the ICBO family of model codes, including the Uniform Building Code (UBC) which are often adopted as statutes by municipalities, thereby becoming the local building code. The UCBC has not been adopted as law by the City of Los Angeles. However, the action of the SHBSB makes it available for

application to qualified properties in the City of Los Angeles.

The UCBC was written “to encourage the continued use or reuse of legally existing buildings and structures.” In cities where the UCBC is adopted as part of the local building code, it applies to all existing structures, not only historic sites. Being a much longer document with many more provisions than the CHBC, the UCBC deserves attention and application to older buildings. While the CHBC provides solutions in many cases, the UCBC provides different approaches and solutions which may work better in other cases.

Marks Bond

The Marks Historical Rehabilitation Act of 1976 allows local governments to issue bonds to finance the acquisition, relocation, reconstruction, restoration, renovation, or repair of historic properties. Costs eligible for funding include, but are not limited to, work that is necessary to meet applicable rehabilitation standards and installation of fixtures to make the property useable. Design costs, financing costs, and other incidental expenses are also eligible.

Properties eligible for assistance under the program include those of any “. . . national, state, or local historical registers or official inventories, such as the National Register of Historic Places and State Historical Landmarks. . .” plus any property “. . . deemed of importance to the history, architecture, or culture of an area. . .” as determined by a local official, historic preservation board, or commission, a local legislative body, or the State Historic Resources Commission.

Prior to issuing bonds under this program, the local government must adopt a historical rehabilitation financing program and designate historical rehabilitation areas, which may consist of the jurisdiction’s entire geographical area. To issue bonds, a jurisdiction must adopt an historical rehabilitation financing program setting forth the architectural and/or historical criteria to be used in selecting historical properties eligible for bond financing. The jurisdiction must also allow affected citizens to participate in the planning and implementation of the program in the designation of historical rehabilitation areas. A maximum of citizen participation must be provided, including the establishment of a citizens advisory board.

Mills Act

The Mills Act of 1972, as amended, (GC Section 50280 et seq.; RTC 439 et seq.) provides a reduction in the property taxes for owners of qualified residential and commercial buildings. The owner must enter into a ten year contract with the local government. In return, the owner agrees to rehabilitate and/or maintain the historical and architectural character of the structure. To implement the program, the local government is required to adopt enabling legislation.

California Heritage Fund of 1993

The California Heritage Fund (PRC Sections 5020.4, 5024.6, 5079 et seq.) authorizes the State Treasury to receive money for deposit in the Fund Account. The act authorizes the Office of

Historic Preservation to make grant awards to public agencies and nonprofit organizations for prescribed historical and archaeological resource preservation projects, for historical resource management projects, and for loan of funds for the temporary acquisition of archaeological resources. However, there have been no recent appropriations to the fund. The State Public Works Board may acquire, on behalf of the Office of Historic Preservation, any interest in real property with historical and archaeological significance to secure the preservation of the heritage resource.

Local:

Mills Act Enabling Legislation

On November 13, 1996 the City Council adopted Ordinance No. 171413 amending Section 19.14 of the Los Angeles Administrative Code to authorize, in compliance with California State law, real property tax reductions for owners of qualified historic properties within the City of Los Angeles. The provisions require that the owner enters into a contract with the City to preserve and, when necessary, restore and rehabilitate the property consistent with the Secretary of the Interior's Standards for Rehabilitation. Owner-occupied single family residences with a property tax assessment of \$500,000 or less and multi-family/commercial properties valued at \$1,500,000 or less are eligible provided that they are Historic-Cultural Monuments, or are contributing structures to an HPOZ. The contract is initially for a period of ten years and is automatically renewed unless the owner or the City does not choose to renew. In addition the City may cancel the contract if it is determined that the owner has failed to comply with the agreement to properly care for and maintain the property.

Transfer of Floor Area Ratio Ordinance (TFAR)

Section 14.5 of the Municipal Code, added by Ordinance No. 163,617 on June 21, 1988, provides for the transfer of floor area ratios in the Central Business District (CBD) to promote the preservation of historic buildings, create affordable housing, enhance economic viability, provide affordable child care, and achieve other goals within the CBD. The City identified sites eligible as donor sites of excess density. Monies paid to the owner of an eligible site for the transferred density shall be used exclusively for preserving, improving, expanding, or enhancing the economic vitality of the historic site, or any other identified public benefit, unless the density sold is less than 20,000 square feet. The obligation to spend the funds is secured by a performance deed of trust. The owner of the building must record a covenant assuring the preservation of the historic structure for the longest feasible time. The City may acquire additional density, subject to Council approval, from historically-designated projects in the Historic Core which are subject to an existing Owner Participation Agreement (OPA), Disposition and Development Agreement (DDA), and/or TFAR Plan. The ultimate use of the excess density is subject to a subsequent Planning Commission review through an application to the Commission under the TFAR Ordinance.

Historic Resource: Parking Exception

Section 12.21 A4(x)(2) of the Los Angeles Municipal Code, as amended on November 12, 1994 under City Ordinance No. 170,056, provides that no additional parking spaces need be provided for a change in use for any structure listed on the National Register of Historic Places or State or City list of historic or cultural monuments. Nevertheless, the City, as part of a discretionary action related to a change of use, may impose conditions requiring additional parking requirements in connection with the change of use. The provisions further state that existing parking must be retained and, if the floor area is increased, parking must be provided for the increased floor area.

Other Related City Actions: Adaptive Reuse, Historic Building Incentives

On May 3, 1999, the City Council adopted an ordinance which permits owners of historically significant buildings to apply to the Zoning Administrator for reduced parking in commercial zones, or for permission to conduct certain limited-impact commercial uses in residential zones. Before approving such an application, the Zoning Administrator must find that the use or reduction in parking will not adversely affect the surrounding area or the HPOZ; the use or reduced parking is reasonably necessary to provide for the continued preservation of the building and is compatible with the building's historic character; and the application is consistent with the Preservation Plan for the HPOZ.

On May 3, 1999, the City Council adopted another ordinance to encourage adaptive reuse projects in the Downtown Project Area. The ordinance allows the change in use to dwelling units, guest rooms, or joint living and work quarters in all or portions of a building that was constructed before July 1, 1974; is designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments; or is a contributing building to an HPOZ or an historic district on the National Register. In such adaptive reuse projects, loft spaces in joint living and work quarters, dwelling units and guests rooms which do not exceed more than 33% of the floor area of the space below are not considered new floor area. In addition, such dwelling units are not subject to the lot area requirements of the zone or height district. The dwelling space is subject to certain minimum floor area requirements, exempt from mini-shopping center and commercial corner development regulations, site plan review and the necessity of providing any more loading space or parking, as might otherwise be required. The Zoning Administrator is also authorized to reduce or eliminate required yards or parking to accommodate such projects. Signage indicating the presence of residential uses is required and applications for permission to use a building as provided in the ordinance must be considered at a public hearing unless the applicant submits written approval of the proposal from owners of all properties abutting, across the street or alley from, or having a common corner with the subject property.

F. Role of Individuals and Organizations –

Who's Who in Historic Preservation

Federal:

National Park Service (NPS) is a division of the Department of the Interior, by which the standards for preservation are issued. NPS administers grants awarded to the state offices of historic preservation for implementation of the National Historic Preservation Act, as amended. The Park Service administers the federal tax credit program, and the National Register of Historic Places, and provides technical assistance to states and interested parties. Contact: National Park Service, Western Region, Division of National Register Programs, 600 Harrison Street, suite 600, San Francisco, CA 94107-1372; (415) 427-1300. <http://www.cr.nps.gov/>

Advisory Council on Historic Preservation (ACHP) is an independent federal agency that provides a forum for influencing federal policy, programs, and activities as they affect historic and archaeological resources in communities and on public lands nationwide. The Council's members are appointed by the President, represent various Federal Agencies, or are the heads of the National Trust for Historic Preservation and the National Council State Historic Preservation Officers. Contact: Advisory Council on Historic Preservation, Western Office of Project Review, 730 Simms Street, Room 490, Golden, CO 80401; (303) 231-5320. <http://www.achp.gov/>

State:

State Office of Historic Preservation (SOHP) is the State agency responsible for regulation of historic preservation in California. The SOHP coordinates and compiles lists of historic resources within the state. Additionally, it administers the National Historic Preservation Act (NHPA) in California. It provides technical assistance and guidelines for many preservation programs, consults with local governments, and reviews federal tax credit applications. Contact: State Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA 94296-0001; (916) 653-6624. <http://ohp.cal-parks.ca.gov>

State Historical Resources Commission (SHRC) reviews and forwards applications for listing of properties in the National Register of Historic Places, the California Register of Historical Resources, and for designation as State Historical Landmarks and State Points of Historical Interest. It consists of seven public and professional members appointed by the Governor. Contact: through the SOHP. <http://ohp.cal-parks.ca.gov/commission.htm>

Information Centers are under contract with SOHP to integrate newly recorded sites and information on known sites into the California Archaeological Inventory; to supply information on known sites and surveys to governments, institutions, and individuals; and to maintain and disseminate information concerning historic properties, and supply a list of consultants. Contact:

South Central Coastal Information Center, Institute of Archaeology, A163 Fowler Bldg., UCLA, Los Angeles, CA 90095 (310) 826-1980. http://ohp.cal-parks.ca-gov/chris/hrmanual_ICMAP.htm

California Main Street Program is an outgrowth of the National Trust Main Street Program. The California Program is active in communities throughout the state. In an effort to reverse the decline of downtown core areas, it offers small towns and urban areas programs to improve economic viability through a coordinated approach of economic development, rehabilitation, technical assistance, and marketing. Contact: Department of Commerce, 801 K St., Suite 1700, Sacramento CA 95814; (916) 322-1502.

State Historical Building Safety Board is composed of representatives of the building design professions and state and local officials, and is located within the Office of the State Architect. It is authorized to advise and consult with local building officials and building owners regarding use of the alternative California Historical Building Code (CHBC) when reviewing the rehabilitation of historic properties. The Board also hears appeals from officials and owners regarding application of the CHBC. Contact: State Historical Building Safety Board, Office of the State Architect, 400 P Street, Fifth Floor, Sacramento, CA 95814; (916) 445-7627.

City Agencies:

Cultural Affairs Department is the “showcase” for the city’s cultural resources. Under the Performing Arts and Community Arts Divisions, the department produces annual festivals, operates eleven community art centers, and manages five theatre complexes. Under the Architectural Design/Historic Preservation Program, it approves the design of new buildings on or over City property and adaptive use and rehabilitation of Historic-Cultural Monuments.

Cultural Heritage Commission is a division of the Cultural Affairs Department that performs functions relating to historic preservation of structures and sites which embody the heritage, history, and culture of the City. It plays an advisory role by making recommendations for Monument status to the City Council.

Historic Preservation Overlay Zone (HPOZ) Boards are established in each HPOZ. Their duties are to evaluate proposed changes to HPOZ boundaries or historic surveys within those boundaries and advise the City Planning Commission on applications for Certificates of Appropriateness. Boards are currently established for Angelino Heights, South Carthay, Melrose Hill, Miracle Mile North, Whitley Heights, Spaulding Square, Highland Park, Carthay Circle, and Van Buren Place.

Planning Department is responsible for planning, administering, and zoning provisions including the updating of Los Angeles’ General Plan and its many Community Plans. In doing so, historic

resources are often surveyed and catalogued. Planning staff is also assigned to provide support to the HPOZ Boards.

Bureau of Engineering Section 106, CEQA review, and project-related surveys of areas from the State public works projects are handled through this office. Many of these surveys identify historic resources.

Community Redevelopment Agency (CRA) is empowered to initiate development or revitalization projects in redevelopment areas. Historic Resource Surveys are conducted for each CRA redevelopment area, as required by State law, but they are often in need of updates. Some Redevelopment plans provide guidelines and incentives for historic rehabilitation including TFARs, rehabilitation loans, and grants.

Community Development Department (LACDD) administers low-interest rehabilitation loans, in certain areas, for owner-occupied or rental property through the Neighborhood Preservation Program. They also administer other related programs for upgrading properties.

Department of Building and Safety is involved with historic properties through the permit process. They have a flagging system which identifies historic resources, including Historic-Cultural Monuments, when building permits are to be issued. All permits which impact historic properties are then channeled through Building and Safety's Preservation Officer. This agency also administers the application of the California Historical Building Code.

Department of Recreation and Parks administers several historic sites.

Affinity Groups:

National Trust for Historic Preservation or the National Trust, is a private, nonprofit membership organization chartered in 1949 by Congress to preserve historically significant properties and to encourage public participation in the preservation of buildings, sites, objects, and maritime property important in American history and culture. Services include provision of advisory and technical assistance, collecting and exchanging information on successful preservation projects, providing guidance to new preservation programs, and carrying out special projects to further preservation. Contact: National Trust for Historic Preservation, Western Regional Office, One Sutter Street, Suite 707, San Francisco, CA 94104; (415) 956-0610 or (800) 944-6847. <http://www.nthp.org/>

Preservation Action is a national citizens' lobbying organization designed to promote historic preservation and neighborhood conservation. The organization works to increase opportunities

for historic preservation in communities by advocating improved governmental programs, increased funding, and creating greater awareness of the built environment. Contact: Preservation Action, Inc., 1350 Connecticut Avenue, NW, Washington, D.C. 20036; (202) 659-0915. <http://www.preservationaction.org>

National Association for African American Heritage Preservation or NAAHP is a national nonprofit service organization that focuses on the identification, protection, and promotion of the contributions of African Americans to the history and heritage of the Americas. It sponsors national conferences, symposia, and special events on black history and heritage, and supports regional and local preservation initiatives in black communities. Contact: NAAHP, 320 Dr. Martin Luther King Jr. St., Indianapolis, IN 46202; (317) 685-2750 or (888) 358-8388. <http://www.naaahp.org>

California Preservation Foundation or CPF, is a statewide, nonprofit, tax-exempt educational organization. CPF is an advocacy organization dedicated to fostering historic preservation and saving historic resources in California. They provide information on grants, preservation law, and references to certain preservation projects. They sponsor a state-wide educational conference on historic preservation issues annually, sponsor other educational programs throughout the state, and accept conservation easements. Contact: California Preservation Foundation, 405 Fourteenth St., Suite 1010, Oakland, CA 94612; (510) 763-0972. <http://www.californiapreservation.org>

Los Angeles Conservancy is a nonprofit organization with several thousand members working together to preserve, revitalize, and enjoy Los Angeles County's historic resources. Its efforts include education and awareness campaigns, accepting and overseeing conservation easements, advocating preservation and revitalization of landmarks, and providing assistance for the preservation of neighborhoods and special places. Contact: 523 W. Sixth Street, Suite 1216, Los Angeles, CA 90014; (213) 623-2489.

Society of Architectural Historians, Southern California Chapter is a nonprofit organization which promotes architectural history and awareness through educational efforts such as tours, lectures, and special events which provide a forum for architects and authors. The parent organization, based in Chicago, is a national and international forum on the history of architecture and related arts. Chapter Contact: P.O. Box 92224, Pasadena, CA 91109; (800) 972-4722. <http://www.ccsf.caltech.edu/~mac/sah/index/htm>.

Neighborhood Groups (Partial List) Art Deco Society, Angelino Heights Community Organization, Carroll Avenue Restoration Foundation, Chamber Music in Historic Sites, Chinese Historical Society of Southern California, Country Club Park Neighborhood Association, Cultural Heritage Foundation of Southern California, Heritage Square Museum, Highland Park

Heritage Trust, Historical Society of Centinela Valley, Historical Society of Southern California, Hollywood Heritage, Jewish Historical Society of Southern California, Lafayette Square Homeowners Association, Lincoln Heights Preservation Association, Los Angeles City Historical Society, Los Angeles Historic Theatre Foundation, Los Feliz Improvement Association, Miracle Mile Residents Association, North University Park Neighborhood Association, and West Adams Heritage Association.

G. Recent Achievements

In recent years, three major historic theatres in the city threatened with abandonment and demolition have been rehabilitated for highly compatible adaptive re-use. The Walt Disney Company acquired and restored the El Capitan Theatre, which is used for movie premieres and current features with specially produced stage shows. The Egyptian Theatre, which suffered years of alterations and was then nearly destroyed in the 1994 Northridge Earthquake, reopened in 1998 as the home of American Cinematheque, a nonprofit film theatre. In addition to these Hollywood Boulevard theatres, the Warner Grand Theatre in downtown San Pedro was purchased and restored by the Community Redevelopment Agency as a theatre and community center.

Angels Flight, one of the most unique historic resources in Los Angeles, re-opened in 1995. The funicular railway was re-assembled one block from where it last stood in 1969 when it was dismantled and put into storage by the Community Redevelopment Agency.

The challenge of re-using historic department stores was recently addressed in a variety of ways. The adaptation of Bullock's Wilshire as a law library for the Southwestern University School of Law returned one of the most beloved and most architecturally significant buildings in Los Angeles to use, though the building is no longer open to the public. The May Company Wilshire store continues to anchor the Miracle Mile at the corner of Wilshire and Fairfax, now operating as expansion space for its new owner, the Los Angeles County Museum of Art. The facility will also provide additional exhibition space for the collection of the Southwest Museum. The original flagship Broadway department store in downtown Los Angeles has been rehabilitated and opened as the Junipero Serra State Office Building. This project is a result of a new Federal government policy to encourage the reuse of buildings within the historic core of American cities for official state and federal buildings.

Bond funds have allowed renovation of many of the city's branch libraries listed in the National Register of Historical Places, and for seismic retrofit and accessibility projects at El Pueblo de Los Angeles Historical Monument. Little Tokyo was declared a National Historic Landmark district in 1995, and the Los Angeles Memorial Coliseum and Watts Towers, two other National Historic Landmarks, were renovated according to the Secretary of the Interior's Standards following the Northridge Earthquake. City Hall is undergoing extensive renovation.

Breed Street Shul, the Ralph Bunche House, and Union Center for the Arts have been or are being rehabilitated and will continue to tell the stories of Jewish, African-American, and Japanese-American Los Angeles.