

Chapter III

CULTURAL RESOURCES IN LOS ANGELES: IDENTIFICATION, EVALUATION, AND DESIGNATION

Identifying which historic resources are appropriate for designation and preservation is a critical and often controversial part of preservation. The recognized standards, methods, and contexts are continuously changing and evolving, necessitating periodic updates of surveys and continued education. By incorporating many different perspectives into the process, we recognize the fact that different types of resources have meaning to different people.

Basic criteria and methodologies have been developed by the National Park Service and the State Office of Historic Preservation to guide planners, architectural historians, and citizens in identifying types of resources important to a community. The National Register guidelines form the basis of criteria used in many other designation programs. Below is an enumeration of the different programs under which resources are designated in Los Angeles, a discussion of the criteria generally used to evaluate resources, and a broad outline of the types of resources one encounters within the City of Los Angeles.

A. Existing Historic Preservation Designation Programs

Currently, landmark designations available in Los Angeles include: National Historic Landmarks, National Register of Historic Places, California Register of Historical Resources, California Registered Historical Landmarks, California Points of Historical Interest, Los Angeles Historic-Cultural Monuments, and Historic Preservation Overlay Zones. While some programs place emphasis on architectural interest or quality, all use basic criteria relating to a property's place in important events or patterns of development, association with important personages, and architectural significance.

TABLE II DESIGNATED LANDMARKS

7	National Historic Landmarks
114	National Register Properties
17	National Register Districts
12	State Points of Historical Interest
673	Historic-Cultural Monuments
9	Historic Preservation Overlay Zones

There are 673 individually designated landmarks and 9 historic districts or Historic Preservation Overlay Zones (HPOZ) encompassing nearly 4,500 properties in the City of Los Angeles (see Table II). A report prepared by the Planning Department in March of 1988 documented 317,284 structures built prior to 1950. Although significant demolition and alteration of this population has taken place, if only five percent of those structures are historically significant, that would mean there are 15,864 potential landmarks in Los Angeles. That number is comparable to other major cities in the United States. For example, the City of New York has approximately 1,000 individual landmarks and 50 historic districts encompassing 15,000 properties. The City of Chicago estimates that approximately 8,000 to 9,000 structures are individually designated or part of historic districts.

National Historic Landmarks

The National Park Service conducts the National Historic Landmarks program to identify, designate, and protect cultural resources of national significance which commemorate and illustrate United States history and culture. National Historic Landmarks are identified by special theme studies prepared in conjunction with National Park Service professionals. Information is compiled on the history, significance, and integrity of the property, and a statement on its relationship to the criteria for determining significance is prepared. Nominations are then reviewed by the National Park Service Advisory Board which forwards recommendations for designation to the Secretary of the Interior for a final decision. National Historic Landmarks are afforded the same limited protections and benefits as properties listed in the National Register of Historic Places.

National Historic Landmarks Criteria

Such consideration for listing as a National Historic Landmark is dependent upon the stringent application of the following distinct set of criteria (found in the Code of Federal Regulations, Title 36, Part 65) to properties:

- C That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad patterns of the United States history; or
- C That are associated importantly with the lives of persons nationally significant in the history of the United States; or
- C That represent some great idea or ideal of the American people; or
- C That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for the study of a period, style, or method of construction, or that represent a significant, distinctive, and exceptional entity whose components may lack individual distinction; or

There are seven National Historic Landmarks in the City of Los Angeles.

National Historic Landmark	Date Listed	Location
Angelus Temple	04/27/92	1100 Glendale Boulevard
Bradbury Building	05/05/77	300-310 South Broadway Avenue
Lane Victory (Victory Ship)	12/14/90	Pier 94, San Pedro Harbor
Little Tokyo Historic District	06/12/95	200 block on East Main Street
Los Angeles Memorial Coliseum	07/27/84	3911 South Figueroa Street
Ralph J. Scott (Fireboat)	06/30/89	Berth 86, end of 5th Street, San Pedro Harbor
Watts Towers	12/14/90	1727 East 107th Street

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by federal, state, and municipal governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.

Buildings, districts, objects, structures, and sites may be placed in the National Register. To be eligible for listing in the National Register, a property must generally be over fifty years old and must be significant in American history, architecture, archeology, engineering, or culture.

In addition to possessing significance, a property must retain its integrity of location, design, feeling, association, setting, workmanship, and materials. Properties that no longer reflect their historic significance due to damage or alterations are not eligible for listing in the National Register. The National Register is administered by the National Park Service. Nominations are made to SOHP and reviewed by the State Historic Resources Commission, and accepted by the Keeper of the National Register.

Owner consent is required for individual listing in the National Register of privately owned buildings. If the owner objects to having the building listed in the National Register, the building may be given a formal "determination of eligibility" if it meets the criteria. A majority of owners within a district must approve for a district to be listed.

Listing in the National Register is primarily honorary and does not in and of itself protect designated

properties from demolition or inappropriate alterations. State and municipal laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register properties may be subject to the California Environmental Quality Act (CEQA). National Register properties are eligible to use certain financial incentives including the federal rehabilitation tax credit and conservation easements.

There are 114 properties in the City of Los Angeles individually listed in the National Register. In addition, there are seventeen National Register Historic Districts in the City, which include several thousand structures.

NATIONAL REGISTER CRITERIA

To be eligible for listing in the National Register, a property must meet one or more of the following criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

TABLE III	
NATIONAL REGISTER HISTORIC DISTRICTS	
Name, Address, Listed Date, Reference Number	
Alvarado Terrace Historic District, Alvarado Terrace, Bonnie Brae and 14th Streets, 05/17/1984, #84000783	
Carroll Avenue, 1300 Block, Carroll Avenue between Edgeware and Douglas Streets, 04/22/1976, #76000488	
Broadway Theatre and Commercial District, 300-849 S. Broadway, 05/09/1979, #79000484	
500 Varas Square/Government Reserve, Address Restricted, 03/12/1986, #86000326	
Hollywood Boulevard Commercial and Entertainment District, 6200-7000 Hollywood Boulevard, N. Vine Street, N. Highland Avenue and N. Ivar Street, 04/04/1985, #85000704	
Little Tokyo Historic District, 301-369 First and 106-120 San Pedro Streets, 08/22/1986, #86001479	
Los Angeles Plaza Historic District, roughly bounded by Spring, Macy, Alameda and Arcadia Streets, and Old Sunset Boulevard, 11/03/1972, #72000231	
Menlo Avenue/West Twenty-ninth Street Historic District, bounded by Adams Boulevard, Ellendale, Thirtieth Avenue, and Vermont, 02/12/1987, #87000139	
South Bonnie Brae Tract Historic District, 1026-1053 S. Bonnie Brae Street and 1830-1851 W. Eleventh Street, 01/14/1988, #87002401	
South Serrano Avenue Historic District, 400 block of S. Serrano Avenue, 01/28/1988, #87002407	
Spring Street Financial District, 354-704 S. Spring Street, 08/10/1979, #79000489	
St. James Park Historic District, roughly bounded by 21st and 23d Streets, Mount St. Mary's College, W. Adams Boulevard and Union Avenue, 09/27/1991, #91001387	
Twentieth Street Historic District, 912-950 20th St. (even numbers), 07/22/1991, #91000915	
Van Buren Place Historic District, 2620-2657 Van Buren Place, 08/10/1989, #89001103	
Whitley Heights Historic District, roughly bounded by Franklin, Highland, Cahuenga and Fairfield Avenues, 08/19/1982, #82002189	
Venice Canal Historic District, roughly bounded by Grand, Carroll, Eastern and Sherman canals, 08/30/1982, #82002193	
Wilton Historic District, South Wilton Place, South Wilton Drive, and Ridgewood Place, 07/24/1979, #79000490	

CALIFORNIA REGISTER

Resources may be nominated directly to the California Register. In addition, the following are automatically included in the California Register:

- C California properties listed on the National Register and those formally determined eligible for the National Register.
- C California Registered Historical Landmarks from No. 0770 onward.
- C Those California Points of Historical Interest that have been evaluated by

CALIFORNIA REGISTER CRITERIA

To be eligible for listing in the California Register, a property must meet one or more of the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- B. Is associated with the lives of persons important in the past; or
- 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

California Register of Historical Resources

The California Register is an authoritative guide in California used by State and municipal agencies, private groups, and citizens to identify, evaluate, register, and protect the state's significant historical and archeological resources.

The criteria for listing in the California Register are patterned upon National Register criteria. The California Register consists of resources that are listed automatically through other designations and those that must be nominated through an application and public hearing process. Nominations to the California Register are first submitted to the local government for comment. The local government has 90 days to submit comments to the State Office of Historic Preservation (SOHP). SOHP will notify the property owner and place the item on the next available agenda for the State Historic Resources Commission (SHRC). Listing in the California Register requires the consent of the property owner. If the property owner objects to such listing, they must do so in writing. The SHRC reviews the nomination and makes a decision. If it is determined that the property meets the criteria

for listing, but the owner has objected, the property will be formally determined eligible for listing in the California Register but not actually listed therein.

If a resource is not automatically listed in the California Register, it may be nominated for such listing. Resources which may be nominated include: individual historical resources; historical resources contributing to the significance of an historic district under criteria adopted by the Commission; historic resources identified as significant in historic resources surveys, if the survey meets the criteria listed in Code 5024.1(g); and locally designated resources if the criteria for local designation have been determined by the Commission to be consistent with California Register criteria adopted by the Commission.

Surveyed resources may be nominated to the California Register if the survey is conducted and the documentation prepared in accordance with SOHP procedures and the resource is evaluated and determined by the SOHP to have a significance rating of Category 1 to 5 on DPR Form 523. However, if the survey is five or more years old at the time of its nomination, the survey must be updated.

California Points of Historical Interest

Points of Historical Interest are properties of countywide and regional importance which are not eligible as State Historical Landmarks. They do not have direct regulatory protection, but are eligible for official landmark plaques and highway directional signs. In order to be eligible, a property must, among other things, be of statewide historical importance and be the first, last, only, or most significant of a type in a region.

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 designating 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. Section 22.130 of the Ordinance states that a Historical or Cultural Monument

is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites in which broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified or which are identified with historic personages or with important events in the main currents of national, state, or local history, or which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

The process for designation as a Monument requires that each nomination be reviewed by the Commission. Following review by the Commission, the nomination is reviewed by the Arts, Health, and Humanities Committee of the City Council; following this review, the City Council as a whole approves, rejects, or defers the nomination.

Once a property has been designated a Monument, the Cultural Heritage Commission and its staff review permits for alteration, relocation, or demolition. The Commission has the authority to delay demolition of a Monument for up to 180 days with an additional 180 day delay by the City Council. Locally designated cultural resources are presumed to be historically significant under the California Environmental Quality Act. Therefore, the demolition of Monuments requires environmental review. The State Historic Building Code may be implemented for listed Monuments, and the properties are eligible for property tax abatement under the Mills Act (see Chapter 4).

Historic Preservation Overlay Zones

The Historic Preservation Overlay Zone (HPOZ) Ordinance was 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 lays an added level of protection over a zone through local board oversight. The board evaluates proposals for alteration, demolition, 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. The application process involves a comprehensive cultural resources survey of the given area and review by the Cultural Heritage Commission, the Planning Commission, and the City Council. As with individually listed Cultural-Historic Monuments, the California Historical Building Code may be applied for contributing structures within HPOZs, and owners are eligible for property tax abatement under the Mills Act (see Chapter 4).

HPOZ CRITERIA

Evaluation criteria for Historic Preservation Overlay Zones state that structures, natural features, or sites within the involved area, or the area as a whole, shall meet one or more of the following:

- A. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
- B. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community, or City
- C. Retaining the structure would help preserve and protect an historic place or area of historic interest in the City.

**TABLE IV
 HISTORIC PRESERVATION OVERLAY ZONES**

Name	Date Designated	No. of Properties
Angelino Heights	September 28, 1983	300
South Carthay	May 9, 1984	690
Melrose Hill	March 3, 1988	50
Miracle Mile North	April 10, 1990	550
Whitley Heights	May 9, 1992	140
Spaulding Square	May 21, 1993	160
Highland Park	June 7, 1994	2400
Van Buren Place	July 20, 1996	14
Carthay Circle	July 24, 1998	450

Source: LA City Planning Department

B. Resource Identification and Evaluation

Cultural resources surveys are the most common method of identifying, quantifying, and evaluating the relative significance of cultural resources. A methodology for conducting cultural resources surveys has been developed by the State Office of Historic Preservation (SOHP) and is used throughout the state. This methodology consists of the evaluation of cultural resources according to National Register criteria and the completion of State Historic Resources Inventory forms.

SOHP Survey Methodology

The classification system outlined by SOHP in its *Instructions for Recording Historical Resources* provides for the use of a three unit code of eligibility. The first digit indicates the general category of evaluation in terms of eligibility for listing in the National Register of Historic Places. The second unit is a letter which indicates whether the resource is separately eligible (S), eligible as part of a district (D) or both (B). The third digit is a number which describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register.
2. Determined eligible for listing in the National Register in a formal process involving federal agencies.
3. Appears eligible for listing in the National Register in the judgement of the persons completing or reviewing the form.
4. May become eligible for listing in the National Register.
5. Not eligible for listing in the National Register, but of local interest.
6. None of the above.
7. Undetermined.

Resources are recorded on State Historic Resources Inventory Forms, also referred to as DPR 523 (Department of Parks and Recreation). Until 1995, a single two-sided form was used to record all types of historic resources. Since 1995, a series of forms has replaced the old recordation system. These include: Primary Record (DPR523A), Building, Structure, and Object Record (DPR523B), Archaeological Site Record (DPR523C), District Record (DPR523D), Linear Feature Record (DPR523E), Milling Station Record (DPR523F), Rock Art Record (DPR523G), Artifact Record (DPR523H), Photograph Record (DPR523I), Location Map (DPR523J), Sketch Map (DPR523K),

and Continuation Sheet (DPR523L). Which records are completed depends upon the type and significance of the resource.

Inventory of Surveys in Los Angeles

To date, there has been no comprehensive city-wide cultural resources survey of Los Angeles. However, more limited surveys have been conducted by the City Planning Department, the Community Redevelopment Agency, the Bureau of Engineering, and the Rapid Transit District, as well as various nonprofit and neighborhood organizations, for a variety of purposes and needs. Unfortunately, many of these surveys date back to the early 1980s and are in need of updating.

In 1980, a plan was launched to survey all of the buildings in the city for their potential historic value. With grants from SOHP and the Community Development Department, the Bureau of Engineering began surveying the city for cultural resources. This survey was meant to serve as a basis for evaluating buildings involved in various city actions, from demolition for redevelopment to potential landmark designation. The City staff organized a volunteer training program to assist in the survey project. Approximately 5,000 buildings were documented on State Historical Resources Inventory forms before the project was halted by a lack of funding. Those areas of the city surveyed as part of this project included North University Park (1983) and Melrose Hill (1984).

Comprehensive surveys have been conducted of most of the Community Redevelopment Project Areas. Comprehensive surveys using SOHP methodology were prepared and submitted to SOHP for the following project areas: Boyle Heights (1980), Hoover (1980), Lincoln Heights (1982), Normandie 5, North Hollywood (1980), Boyle Heights (1980), Pico-Union I & II (1981), Chinatown (1981), Hollywood (1984), Adams-Normandie 4321 (1981), and Central Business District (1983). State Historical Resources Inventory forms were prepared for those resources which were evaluated in categories 1-5.

As a part of the City Planning Department's Community Plan Revision Program, lists of designated cultural resources were compiled for five of the ten subregional plan areas in 1989. Those areas were Northeast Los Angeles, Northeast Valley, Southeast Valley, Southwest Los Angeles, and South Los Angeles. Preliminary surveys were conducted of five of the thirty-five community plan areas between 1989 and 1993. Those areas were Sylmar (1989), Northeast Los Angeles (1990), West Adams-Baldwin Hills-Leimert (1990), Southeast Los Angeles (1991), and South Central Los Angeles (1993). The survey of those areas resulted in the creation of a database of information including address, parcel number, number of stories, use, architectural style and preliminary evaluation code. Black and white photographs were also taken of every building surveyed. Additional research and digital photography was subsequently completed for a special study area in Northeast Los Angeles which was eventually designated an Historic Preservation Overlay Zone.

The City Planning Department has commissioned other cultural resources surveys as well, usually for the purposes of identifying and documenting Historic Preservation Overlay Zones. Western Heights, Harvard Heights, Adams-Normandie, and West Adams are currently being surveyed by the City

Planning Department to identify and document areas which are eligible as Historic Preservation Overlay Zones.

In conjunction with the Community Plan Revision Program, historic context statements were prepared for nine of the subregional plan areas. An historic context statement is a history of the development of an area, organized by themes, such as economic, residential, and institutional development, transportation, and water rights, in relationship to place and time. The context statement provides a framework for evaluating significance. Historic context is linked with tangible cultural resources through the concept of property type and their characteristics relevant to the themes. The context highlights historic development patterns critical to the understanding of the built environment and acts as a guide in the continuing process of identifying historic, architectural and cultural resources in Los Angeles. The context statement also serves as a framework to enable citizens, planners, and decision makers to evaluate the importance and relative integrity of individual properties within the area. A property type is a grouping of individual properties based on shared physical or associative characteristics. Accordingly, the National Park Service and State Office of Historic Preservation have placed increasing importance on the development of historic context statements to improve their ability to make informed decisions about the designation and management of cultural resources.

The City continues to survey resources on a project by project basis for projects using federal funds. These surveys evaluate resources for their potential eligibility for listing in the National Register under Section 106 of the National Historic Preservation Act. The Community Development Department, which maintains a Programmatic Agreement with the SOHP on behalf of the City, administers this program, through which it has reviewed and prepared inventory forms for over 600 properties. While the majority have been determined ineligible for the National Register, several buildings and districts have been identified through this process.

The City's previous efforts at surveying have not been conducted in a comprehensive manner or with a consistent methodology. While areas which have been surveyed are generally the older sections which contain the highest concentration of resources, many of the surveys noted above are now nearly twenty years old. These surveys do not take into account recent changes in survey methodology which includes the identification of vernacular and cultural resources or alterations to the resources previously identified. In addition, surveys have been prepared in a variety of formats. Other concerns include the City lack of a single repository for its cultural resources surveys; survey reports generally remain with the City agency which commissioned them, and only some have been submitted to OHP for inclusion in the California Inventory.

C. Resources Likely to be Encountered

To assist in the identification and evaluation of significant cultural resources in Los Angeles, the synopsis of development history in Section 3A must be complemented by a discussion of property types related

to significant periods in the city's history, major architectural styles, or other institutional contexts. In developing a list of property types associated with Los Angeles, contexts important to each era must be identified. Types of resources, discussed below, include buildings, cultural landscapes, archaeological sites, and streetscapes.

First and foremost, Los Angeles has been a land of migration, continually replenished by groups of adventurous people seeking economic opportunity and a better life. Second, from the early days, Los Angeles has been a land of diversity, a characteristic first seen among the original 44 pobladores and still inherent in the city today. Third, an entrepreneurial spirit has been inherent to the culture of Los Angeles. This began with the Spanish explorers and pueblo settlers who braved hardship to establish their culture and religion in what was then a remote outpost, and continued by entrepreneurs who brought major transportation links. These connected the city to the rest of the continent by rail, provided a harbor for international shipping, and continued with airports for the global movement of freight and passengers. Water was brought by aqueduct over distant mountains and deserts in order to support the immense and rapid growth in population. New industries included movie production, aviation, and telecommunications. Through their culture, industries, and buildings, each successive wave of settlers imposed their own image on the land.

The residential development of Los Angeles from the rancho period through the present was a powerful and persistent factor in the organization and development of the entire region's built environment. The routes of railroads, streetcars, and suburban railways determined in most cases the concentrations and patterns of development. In some neighborhoods, development took place over a short period of time. As a result, these demonstrate a consistency of architectural style, size, and scale. In other areas, development was paced by economic booms and recessions; these neighborhoods evolved a variety of characteristics, documenting their changes in population and income level as well as in architectural conventions of each era.

Home ownership had strong cultural value for almost every generation and ethnic group of settlers who came to California, and many local real estate entrepreneurs tried to capitalize on the desire to own land. As a result, the single family home is the predominant type of development in Los Angeles though the size, site characteristics, and architectural style varied greatly over time and from community to community. Many houses were designed by contractor-builders, but others were the designs of architects and designers whose work was significant to the physical and aesthetic growth of Los Angeles.

Buildings, Sites, and Districts

Native American Period

Little physical evidence remains of the built environment from this period. Tongva people lived throughout the area in scores of villages scattered along the rivers and marshes and near the ocean. Archeological remains have been found at about 40 locations in the county including sites within the city

in Encino and West Los Angeles.

Spanish-Mexican Period (1800 to 1870)

In the rancho period, buildings were constructed of adobe with clay tile roofs and wood clapboard sheathing. Building types associated with the ranchos include residential structures and a variety of outbuildings used for ranching activities, including the sheltering of livestock. The other major building types associated with this period are the Missions and a small number of other commercial and government buildings.

Few buildings from this period remain. The use of adobe, their association with the area's early period of development, and the relatively few structures built during the period make such properties extremely rare and precious within the built environment. Therefore, all remaining structures from this period are significant. Two buildings of particular note are Mission San Fernando and the Church of Our Lady Queen of the Angels (Plaza Church). Mission San Fernando, located in the Los Angeles community of San Fernando, was established in 1797. This Mission suffered damage in the 1812 earthquake and further deteriorated after the secularization of the Missions in the 1830s. After Mission San Fernando was partially restored in 1879 and again in the 1930s, the Sylmar earthquake resulted in the building being demolished and a duplicate being rebuilt on the site. The Church of Our Lady Queen of the Angels, or Plaza Church, was built between 1818 and 1822. Originally designed by Jose Antonio Ramirez, and never part of the Mission system, it has been modified on both the interior and exterior but has special significance as the oldest church in Los Angeles.

Associated Styles and Examples

C	Adobe	(1800-1870)	Andres Pico Adobe, HCM #7
C	Monterey Style	(1840-1870)	Leonis Adobe, HCM #1
C	Greek Revival	(1825-1860)	Phineas Banning Residence, HCM #25

Early American Period (1870 to 1905)

The area surrounding the Plaza was the site of most residential development prior to the 1870s. Adjacent to today's downtown, large single family homes for wealthy families were developed. After a series of floods in the late 1860s, residential development moved to higher ground. These houses formed the first residential "suburban" neighborhoods, ringing downtown by the end of the 1880s.

As the city expanded, private residences were built south of First Street and on Bunker Hill. Elaborate wood frame structures housed the city's elite, while smaller cottages and boarding houses to the north, west, and east of the plaza housed the working classes.

Common characteristics of the single family homes constructed in Los Angeles from 1860 to 1890 included the use of various Victorian-era architectural styles and wood construction. Few examples of this type of construction remain in their original setting, but some structures from this period are located within the downtown area. Commercial structures from this period are located in the vicinity

of Olvera Street in El Pueblo de Los Angeles State Historical Park. Bunker Hill was redeveloped in the late 1960s and the residential buildings there were demolished or transported to Heritage Square. Structures from the late 1880s and 1890s can still be found in the communities of Boyle Heights, Lincoln Heights, Angelino Heights and West Adams.

Associated Styles and Examples

C	Italianate	(1870-1900)	Mount Pleasant House, HCM #98
C	Eastlake	(1870-1900)	1321 Carrol Ave., HCM # 176
C	Queen Anne	(1880-1905)	Hale House, Heritage Square, HCM #40
C	Colonial Revival	(1890-1915)	Jefferies House, Cypress Park

The City Expands (1880 to 1930)

During this fifty-year period, a succession of residential land and industrial booms took place, and, with the growth in population, the social and institutional infrastructure of the city became more sophisticated. By the end of the period, downtown Los Angeles had reached the height of its importance and density.

The second major wave of development was prompted largely by the migration of middle class businessmen and their families who wished to move out of the central city but remain within easy commuting distance of downtown. These families constructed large residences from 1890 to 1930. It was the advent of the streetcar which made this type of suburban settlement possible. As the city grew, the need for other types of residential buildings developed. As a result, mixed use and multiple family buildings including duplexes, four-plexes, bungalow courts, and apartments were constructed, often in the same styles and materials as single family homes.

In addition to residential development, the city's commercial areas began to flourish during this period. As the wealthy relocated to the "suburbs," the large mansions south of the Plaza were replaced by commercial development reflecting the new economic status of the area. Large hotels served visitors and residential hotels provided lodging for the working classes moving in from other regions and from rural areas. Downtown Los Angeles closely resembled the downtown areas of cities throughout the rest of the country, served by a public transportation system that linked the mostly low-density surrounding neighborhoods with the economic, social and cultural heart of the city. For seismic safety reasons, a 150-foot height limit was imposed. Streets such as Broadway and Spring Street downtown are largely intact examples of the commercial development that took place during this period.

The urban reflection of California's strong agricultural economy was found in the industrial area on the northern edge of downtown, where large urban wholesale markets, freight rail termini, and related industrial buildings were constructed for goods and produce being imported to and exported from the city by rail. Other industrial centers included the garment district on the southern edge of downtown, housed in multistory light manufacturing loft buildings. All of these industries were major employers of the city's many ethnic groups and immigrant populations, whose homes were mostly located in adjacent

working-class neighborhoods connected to the center of the city by street cars.

By the 1920s, the city's character had become definitively more urbanized, and speculative housing, both single family and multifamily, covered large tracts of land which were developed further and further west. Wilshire Boulevard became the city's first linear, automobile-oriented commercial strip, also leading commercial and residential development westward. Commercial areas far from the traditional center of the city were built as the centers of new developments, such as Westwood Village. The popularity of various eclectic European Revival architectural styles is still evident in the large remaining tracts of residential buildings seen in areas of the city developed during the 1920s. Many major institutional and educational buildings also date to this period, including club buildings and private and public universities.

Associated Styles and Examples

C	Transitional Craftsman	(1900-1915)	Putman House, HCM #375
C	Turn of the Century Residential Vernacular	(1895-1905)	Residences in Boyle Heights, Lincoln Park
C	Beaux Arts	(1895-1930)	Farmers & Merchants Bank Bldg., HCM #271
C	Chateausque	(1890-1925)	Mary Andrews Clark Residence, HCM #158
C	Mission Revival	(1890-1915)	Ivy Substation, HCM #182
C	Craftsman (Arts & Crafts)	(1895-1925)	Judson Studios, HCM #62
C	Commercial Vernacular	(1895-1925)	Broadway Historic District, National Register
C	Spanish Colonial Revival	(1915-1930)	Eastern Star Home, HCM #440
C	Gothic Revival	(1920-1930)	First Congregational Church

Maturation of the City to its Current Form (1930 to the Present)

In the years leading up to World War II, the city's national prominence continued to grow. Strong periods of development in the aerospace industry took place in the years before the United States became formally engaged in the war, and servicemen from across the nation were stationed in or around Los Angeles. They saw first-hand what life in Los Angeles could offer: economic security tied to modern industries, plentiful new housing stock, and a year-round mild climate which subjected them to none of the hardships they had experienced annually in other parts of the country. Hollywood attracted thousands who wanted to participate in all aspects of the entertainment industry. The studio plants, major landholders in both Hollywood and the West Side, increased their facilities.

The expansion of the aerospace and film industries led to a post-war wave of migration and the biggest real estate and construction boom Los Angeles had yet experienced. The City responded by zoning all of the older neighborhoods for multiple density development. The formerly agricultural areas at the northern edge of the city, in the San Fernando Valley, became the new location of suburban

development. Vast neighborhoods of post-war housing covered the Valley and also the southern reaches of the city close to the major industrial plants and the Port of Los Angeles. These suburbs, in contrast to their Period Revival predecessors, were built by community builders and mass-produced, resulting in a certain architectural uniformity. These subdivisions, in areas like the San Fernando Valley, are testament to the greatest migration in Los Angeles history.

Major changes took place downtown, as the building height limit was lifted in 1957 and new office towers were built to the west of the historic downtown. The Community Redevelopment Agency, with the support of downtown business leaders, began extensive urban renewal which commenced with the Bunker Hill redevelopment project in 1963. Bunker Hill became the new center for corporate Los Angeles, and performing arts activities were concentrated in the new Music Center.

In the last three decades of the twentieth century, Los Angeles continued to grow and change. With the end of the “Cold War” came cutbacks in defense spending and the decline of the aerospace industry. Throughout Los Angeles, Orange, and Riverside Counties, former agricultural lands continued to be subdivided for residential development.

Associated Styles and Examples

C	Monterey Revival	(1925-1940)	Hamilton & Kerr Houses, Brentwood
C	Colonial Revival	(1930-1945)	Sunset Plaza Apartments, HCM #233
C	Tudor Revival	(1920-1945)	Charlie Chaplin Studios, HCM #58
C	Art Deco	(1920-1940)	Bullock’s Wilshire, HCM #56
C	International Style	(1925-1940)	Lovell Health House, HCM #123
C	PWA Moderne	(1930-1940)	Hollywood High School
C	Streamline Moderne	(1930-1945)	May Company Wilshire, HCM #566
C	Regency Moderne	(1930-1955)	Max Factor Building, Hollywood
C	Programmatic Vernacular	(1930-1950)	Randy’s Donuts, Tail o’the Pup
C	Thematic Vernacular	(1950-1970)	Airport Theme Building, LAX, HCM #570
C	California Ranch House	(1935-1980)	Houses by Cliff May, Pacific Palisades
C	Corporate International Style	(1945-1970)	Dept. of Water & Power Headquarters
C	Vernacular Tract House	(1935-1960)	Areas of Westchester, Panorama City
C	Post Modern	(1970-1995)	Home Savings of America Tower

Archeological Resources

Archeology is the systematic, scientific attempt to reconstruct activities and social groups that have occurred or existed in the past, and to see how these have changed through time. The perspective of archeology is essentially that of history: if we can account for the past, we can better understand the present and the future. Archeologists are concerned not only with prehistory but also with the recent past. The National Historic Preservation Act treats prehistory as a part of history for the purposes of national policy. Therefore, a comprehensive historic preservation program should be concerned with properties created during the prehistoric time periods as well as with those created since literate

observers arrived on the scene and history began in a technical sense.

The preservation of archaeological sites, rather than the removal of material through excavation, is the preferred manner of avoiding damage to archeological resources. Preservation on site is more valuable in preserving artifacts because the relationship of the artifacts at the site provides important information that can be lost when the artifacts are removed. Furthermore, preserving the site maintains its availability for more sophisticated future research methods.

Archaeological resources are found within the city from both prehistoric and historic periods. Location of sites is not made public. Significant materials have been found by the Metropolitan Transit Authority during construction of the subway. Many of these are on display at Union Station and at El Pueblo.

The State Historic Resources Commission is responsible for State policy concerning archaeological resources. Additionally, under the California Environmental Quality Act (CEQA), archeological sites are included in the definition of historical resources and are thereby included in CEQA's provisions regarding environmental protection.

CEQA also protects archaeological sites accidentally discovered during construction activities. These provisions include immediate evaluation of the find. If the find is determined to be a unique archaeological resource, contingency funding and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in this section. Construction may continue on other parts of the building site while archaeological mitigation takes place.

The City of Los Angeles guidelines for the implementation of CEQA follow the State guidelines and require the protection of known and unknown archaeological resources.

Historic Landscapes, Vistas, and Open Spaces

Historic landscapes, vistas, and open spaces include residential gardens and community parks, scenic highways, rural communities, institutional grounds, cemeteries, battlefields, and zoological gardens, all of which exist in the diverse landscape that encompasses the City of Los Angeles. These landscapes can range from thousands of acres, like Griffith Park, to the front yard of a small home, to the rose gardens of Exposition Park. Like historic buildings and districts, these special places reveal aspects of the city's origin and development through their form and features and the way they are used. For research purposes, they are looked at in the context of "cultural landscapes." A cultural landscape is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with an historic event, activity, or person, or exhibiting other cultural or aesthetic values." There are four general types of cultural landscapes: historic sites, historic designated landscapes, historic vernacular landscapes and ethnographic landscapes.

Definitions of Cultural Landscapes

Historic Designed Landscape

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or by an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture, or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic Vernacular Landscape

A landscape that evolved through the use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family, or a community, the landscape reflects the physical, biological, and cultural character or those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property, such as a farm, or a collection of properties, such as a

Historic landscapes are composed of a number of character-defining features which, individually or collectively, contribute to the landscape's physical appearance as it evolved over time and consists of all its cultural resources including buildings, archeological sites and collections. In addition, such resources may include vegetation, topography, water features (both natural and manmade), circulation

features such as roads, paths, steps, and walls, and furnishings, including fences, benches, lights, and sculptural objects.

The planning, treatment, and maintenance of cultural landscapes requires a multi-disciplinary approach. Stewardship must protect the character of the place by recognizing history as change over time and may involve incorporating respectful changes through management of the site. Landscapes provide scenic, economic, ecological, social, recreational, and educational opportunities that help us understand ourselves as individuals, communities, and as a nation.

Streetscapes

Streets are a primary ingredient of urban existence. They provide the structure on which to weave the complex interactions of the architectural fabric with human organization. Streets are both the product of urban and architectural design and the locus of social practice. Streetscapes propose rich questions to historians. The conception of streets and streetscape ranges from the most incremental and spontaneous interventions, such as leftover space between buildings, such as community gardens, to superbly contrived public works, detailed in plan and section, involving sophisticated engineering and landscaping, such as the Avenue of the Stars in Century City. The unique characteristics of any streetscape evolve through social, thematic, political, technical, and artistic forces that generates a city's form.

Streets are subject to constant alterations through design or use that foil the historian's desire to give them categorical finitude. Any given street may consist simultaneously of elements from many periods. The building stock may have structures dating from 1900 through 2000 all on the same block. Public infrastructure, such as sewers, lightpoles, street paving, and sidewalks might have been provided in the 1930s; however, ADA improvements for handicapped access on sidewalks may have been added in recent years. Street trees might have been part of the original plan or added incrementally by individual property owners. Bus stops and benches may have been added recently or abandoned years ago. Signs for businesses and residences may be a collage of channel lettered signs for current businesses, old advertisements on the facade of buildings, and neon signs for businesses closed since the 1940s.

Since the streetscape elements often do not change with uniformity, and since the streetscape is complex in its composition, it is difficult for the urban historian to survey, record, and protect important historic elements and aspects of the streetscape. Because streetscape elements are important elements of historic districts, and are sometimes landmarks in their own right, they should be recognized, recorded, and protected.

As with historic landscapes, streetscapes are composed of a number of character-defining elements which, individually or collectively, contribute to the streetscape's appearance as it evolves over time. Resources associated with historic streets may include: streetlights, trees, landscaping, benches, bus stops/shelters, fire hydrants, sidewalks, trails, advertisements, building facades, graffiti, public utilities and amenities, and other elements. Historic streetscapes are often an underaddressed and understudied aspect of historic preservation in the City because evolution of the streetscape is never static and is complex.

Signs as Icons

Signs often become so important to a community that they are valued long after their role as commercial markers has ceased. They become landmarks, loved because they have been visible at certain street corners -- or from many vantage points across the city -- for a long time. Such signs are valued for their familiarity, their beauty, their humor, their size, or even their grotesqueness. In these cases, signs transcend their conventional role as vehicles of information, as identifiers or something else.

Signs are the most noticeable visual element along a streetscape. Signs communicate something about the goods or services which are being offered, the quality of the businesses, and the general image and attractiveness of the area. Well designed signs contribute to the character of a building's facade, enliven the streetscape, and add to the visual and economic vitality of an area. The Cultural Affairs Department, through a long-term initiative acknowledging the cultural and historic significance of neon roof signs lining Wilshire Boulevard and several other streets, has initiated a program to repair and relight many of these signs as remnants of days gone by and to preserve historic streetscape elements. Author F. Scott Fitzgerald described being in the City below the landscape of neon lights as a vast and meretricious beauty--a city in the borderlands of fact and fantasy, dream and desire, corruption and innocence. Since 1986, well over fifty signs have been repaired and relighted. This "Neon at Night" initiative is only an example of one element of the historic streetscape in the Wilshire Corridor. Such historic elements exist, and are a part of, every streetscape whether they are located on the Wilshire Boulevard, Broadway Avenue, Washington Boulevard, Westwood Boulevard, or others.

D. Discussion of Historic Significance

Significant historic resources are not limited to those properties designated by the City of Los Angeles as Monuments or as contributing structures to HPOZs, they encompass all resources listed or eligible for listing at the local, state, and national level. A comprehensive understanding of what constitutes an historic resource can be derived from the California Public Resources Code and CEQA. In enacting the California Register of Historical Resources in 1998, the State Legislature clarified which resources would be considered significant. By definition, an "historical resource includes, but is not limited to, any

object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

As part of the revision to CEQA guidelines in 1998, rules were established for the analysis of historical resources and whether a projects would have significant effects on these resources. CEQA defines an historical resource as 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 there is a preponderance of evidence 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. Thus, the definition of historic resources per CEQAs definition is broad.

Additionally, criteria and methodologies for evaluation have been developed by the National Park Service and the State Office of Historic Preservation to guide planners, architectural historians, and citizens in identifying types of resources important to a community. The National Register guidelines form the basis of criteria used in many other designation programs. Generally, these guidelines focus on: age of the resource and time elapsed; historic context; and character-defining features and integrity.

As a general rule, buildings must be fifty years old to be considered historically significant. The fifty year time period was chosen under the National Register as a reasonable span of time to make a professional evaluation of historical value feasible. For example, events that relate to the Cold War can best be evaluated in relation to other events or properties from the same period. This means that our ability to evaluate properties moves forward in uneven leaps of years. Similar leaps have been involved with the “Roaring Twenties” and the Depression and the Federal government’s response to it. During the past twenty years, we have been able to evaluate and list properties, in many categories, constructed or achieving significance during those years, including: Federal projects during the Depression and World War II, the development of air transportation, Art Deco and International Style architecture, scientific advances, and the sites related to numerous political and social events and individuals. There is now sufficient perspective to enable an evaluation of a number of properties related to the post-World War II era, including: Modern, post-World War II development projects, the growth of suburban subdivisions, shopping malls, and commercial strip development, the expansion of transportation facilities, the Civil Rights movement, the Vietnam War, and others.

Another consideration regarding time and age is that the appropriate date from which to evaluate a property for exceptional significance is not always the date of construction, but rather, the point at which the property achieved significance. The significance of an architecturally important property can be charted from the time of its construction, but the significance of properties important for historical associations with important events or persons should be dated from the time of the event or the period of association with a historically important individual.

During evaluation, a resource must also be placed in a context (a part of the history of Los Angeles). That context may be its association with a group of individuals significant to the city's history, a period or event which shaped or contributed to some facet of the city's history, or as a particular type of building associated with historic development patterns.

In addition to an established or identifiable context, an historic resource must possess certain physical characteristics which link it to its context and historic period. Bungalows have different character-defining features than Art Deco skyscrapers, yet each can tell a part of the Los Angeles experience that is incomplete without the other. Integrity can be used to determine the extent to which character-defining features are intact. Integrity is the authenticity of a property's physical identity, evidenced by the survival of the character-defining features from its historic period. Properties should retain historic character or appearance to be recognized as historic resources. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. While integrity is an explicit requirement under the National Register, other registers, such as City of Historic-Cultural Monuments, have an implicit requirement of integrity, meaning that during evaluation, the Cultural Heritage Commission must determine the structure appropriate for historical preservation.

Identifying resources appropriate for designation and preservation is a critical and often controversial part of preservation. The recognized standards, methods, and contexts are continuously changing and evolving, necessitating periodic updates of surveys and continued public education. Historic resources, by definition and practice, have become even broader. It is important for future surveys to not only look at structures and districts, but to look also archaeological resources, historic landscapes, vistas, and open spaces. In the review of individual resources, post-war resources through Vietnam period resources and their contexts should be reevaluated.

In recent decades, two major conceptual changes in how cultural resources are viewed have affected preservation in Los Angeles. One is the increasing recognition of Modern buildings as worthy of education and preservation efforts, and another is the concept of what a landmark is, and what kinds of buildings and activities associated with them are meaningful to the community. Los Angeles experienced tremendous population growth during the post-World War II period resulting in tremendous building and development expansion. The recognition of Modern architecture and resources associated with underrepresented ethnic, religious, and cultural groups will be among the challenges for preservation efforts in the twenty-first century. While some of Los Angeles' historic contexts are known, many other contexts and their associated resources have yet to be identified and studied.

Many of these resources are now fifty years old and would not have been conceived as historic ten years ago, including many Modern resources. Los Angeles will need to review the historic contexts of its suburban development. Most importantly, it must survey to identify and evaluate its resources. Identifying historic significance in a city of such complexity is difficult, yet examples of history in the City for over two hundred years are still present. The story continues to be told.