



LOS ANGELES
CONSERVANCY

2014 LOS ANGELES COUNTY PRESERVATION REPORT CARD



TABLE OF CONTENTS



| | |
|----|--|
| 3 | The Countywide Report Card: Fostering Preservation at the Local Level |
| 5 | Digital Report Card: A New, Dynamic Resource for Communities |
| 6 | Methodology: New Focus on Clarity, Support |
| 8 | Summary of Findings |
| 11 | Summary of Grades |
| 12 | Notable Improvements |
| 13 | How to Improve Your Score |
| 15 | Elements of a Strong Preservation Program |
| 23 | 2014 Preservation Report Card (chart) |

COVER PHOTOS

Top row:

(lt) Beverly Hills Hotel (1912), the first designated landmark in the City of Beverly Hills

(cropped; Tony Hoffarth on Flickr)

(rt) YWCA Building (1921), designed by Julia Morgan, Pasadena (Big Orange Landmarks)

Middle row:

(lt) Harvard Heights historic district (Historic Preservation Overlay Zone), Los Angeles (Larry Underhill)

(rt) Engine Co. No. 8 (1929), Long Beach (Mike Edwards Photography, mikeedwardsphotography.com)

Bottom row:

(lt) The Rock House (1921-1923), the first residential landmark designated by the City of Burbank
(City of Burbank, Planning & Transportation Division)

(rt) Johnie's Coffee Shop (1956), designated as a Los Angeles Historic-Cultural Monument in November 2013
(Stephen Russo)

On this page: Chez Jay (1959), designated as a Santa Monica landmark in 2012 (Mark Mitchell on Flickr)

THE COUNTYWIDE REPORT CARD: FOSTERING PRESERVATION AT THE LOCAL LEVEL

The Los Angeles area has a rich architectural heritage that is surprisingly vulnerable, with important historic places facing ongoing threats of demolition and insensitive alteration. In Southern California, the most effective protections against these threats often lie in the hands of local government, which can create and enforce substantive laws and incentives to foster historic preservation.



Los Angeles County spans more than 4,000 square miles and contains eighty-nine local governments: eighty-eight cities, plus the County government with jurisdiction over the unincorporated areas of the County. Each of these jurisdictions operates independently and has its own protections—or lack thereof—for preserving its historic resources.

The nonprofit Los Angeles Conservancy works through advocacy and education to recognize, preserve, and revitalize historic resources throughout L.A. County. As part of this effort, it is important to understand how preservation works in each of the county's different jurisdictions, help

governments create or improve preservation programs, and recognize those with strong protections in place.

In 2003, the Conservancy launched a broad initiative to assess the state of local preservation policy. The Conservancy's Countywide Preservation Report Card "grades" each of the county's eighty-nine jurisdictions on the elements they have in place at the local level, such as ordinances and incentive programs, to help preserve historic places.

The Report Card has been very well received, spurring some communities to take long overdue action to protect their historic resources and offering models from other cities. The ultimate goal of the Report Card is to help improve preservation at the local level, and the Conservancy serves as a resource for any community seeking to create or enhance a preservation program.

We issued the first edition of the Report Card in 2003 and the second in 2008, both of which provided snapshots of preservation in L.A. County at a specific point in time. The new 2014 edition reflects some exciting changes and a more proactive approach to helping communities succeed in their preservation efforts.



Top: The County of Los Angeles is working on a historic preservation ordinance to protect gems such as the 1927 Self Help Graphics & Art Building in unincorporated East L.A. Photo by Edgar Garcia.

Bottom: The City of West Hollywood has a number of designated landmarks, including the 1927 former home and studio of architect Lloyd Wright (son of Frank Lloyd Wright). Photo by a75 on Flickr.



What the Report Card Is NOT

The Preservation Report Card is not intended as a comprehensive assessment of all preservation efforts in L.A. County. It does not assess the general state of preservation of the cultural resources of Los Angeles County; the stewardship of publicly held cultural or historic resources; or the commitment, drive, and influence of local advocacy organizations.

All these factors are of great importance to preservation in Los Angeles County. We applaud the heroic efforts of the many groups and individuals across the county who tirelessly advocate for, and carry out, the preservation of our architectural and cultural heritage.

The Report Card does assess local governments' current efforts to ensure the preservation of historic and cultural resources. It simply seeks to recognize those jurisdictions that actively foster preservation and encourage them to keep up the good work, as well as to offer practical models, best practices, and motivation to those jurisdictions that have fewer protections in place.



A Note on Vocabulary

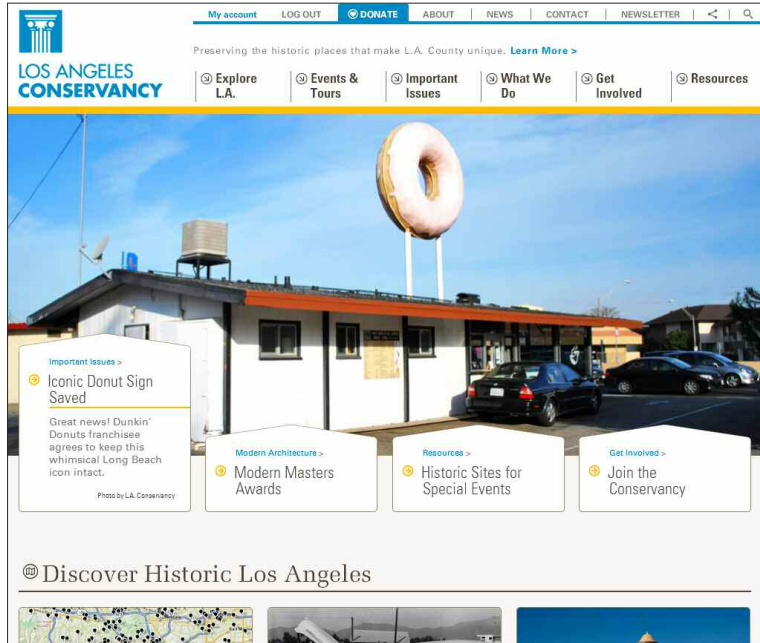
Since the County government is not a city, we do not use the term “city” when referring to the eighty-nine jurisdictions in L.A. County. For the purposes of the Report Card, we use the terms “jurisdiction” and “community” instead of “city” to refer to these entities.

*Top: Though Inglewood has no ordinance, local advocates are working to preserve important places including the 1949 Fox Theatre.
Photo by Dean Cheng.*

*Bottom: Culver Hotel (1924) in Culver City, designated as a local landmark and listed in the National Register of Historic Places.
Photo by Justin Officer.*

DIGITAL REPORT CARD: A NEW, DYNAMIC RESOURCE FOR COMMUNITIES laconservancy.org/report-card

With this new edition in 2014, the Conservancy has built a digital version of the Report Card on our website at laconservancy.org/report-card. The Digital Report Card offers exciting new features including:



The Conservancy's website (laconservancy.org) has a new Digital Report Card to serve as an ongoing resource.

- The ability to update scores and grades in real time, as communities make improvements, rather than issuing static “snapshots” every five years
- Links to more in-depth information about communities’ preservation programs
- A searchable database with easy access to information about nearby communities, to provide context about preservation in the region
- Access to a growing library of Conservancy resources, such as a model ordinance, to help communities create or improve preservation programs

In concert with the Digital Report Card, we have created community pages on our website for each of L.A. County’s eighty-nine jurisdictions, featuring:

- Details of the community’s current Report Card results and preservation program, including success factors and/or areas of improvement
- Information about historic places and any active preservation issues in the community
- Information about local agencies and/or advocacy groups, to help residents get involved in preserving their local heritage
- A way for residents and local officials to share information about their community

The Digital Report Card and new community pages offer a robust, dynamic resource for preservation at the local level. We welcome feedback on any aspect of these new features to help us refine and improve them over time.

METHODOLOGY: NEW FOCUS ON CLARITY, SUPPORT

This new version of the Preservation Report Card also reflects changes in our methodology. While our basic process remained the same, we created a more quantifiable scoring system to clarify how grades were determined and identify areas of improvement. With the Digital Report Card, we will also be able to provide more resources to help communities, as well as update scores and grades as communities make progress.

As with previous editions of the Report Card, Los Angeles Conservancy staff conducted phone interviews with representatives from each of the local governments in Los Angeles County. These interviews took place in the fall of 2013. For each jurisdiction, we spoke with representatives who participate directly in the specific community's planning review process, as well as staff members responsible for overseeing historic preservation programs in communities that have them.



*Top: County of Los Angeles Hospital, Old Administration Building (1909), Lincoln Heights.
Photo courtesy Fields Devereaux.*

*Bottom: Historic resources are not limited to buildings. La Laguna de San Gabriel Park (1965, San Gabriel) is significant for its association with sculpture artist Benjamin Dominguez, whose whimsical concrete forms were designed as children's play spaces. The City of San Gabriel designated the playground as a local landmark in 2009.
Photo by Dean Cheng.*

We asked each interviewee about various elements of their preservation program, including:

- How preservation fits into the structure and functioning of local government (e.g., staffing, decision making)
- Incentives offered for preservation, such as the Mills Act Historical Property Contract Program
- The existence and strength of a local preservation ordinance
- The existence and number of designated landmarks and historic districts
- The existence and scope of surveys of historic places
- Community involvement (e.g., local groups, current preservation issues)

For more information about the elements of a strong preservation program, see page 15.

In addition to conducting interviews, Conservancy staff reviewed the existing preservation ordinances of communities that have them. In most cases, the historic preservation ordinance is accessible through the official website of the jurisdiction, within the municipal code. When possible, we also obtained and reviewed community surveys of historic resources.



Top: The modernist Barry Building (1951) in Brentwood was designated as a Los Angeles Historic-Cultural Monument in 2007. Photo by Robert Cleveland.

Bottom: This residential street is part of the Jefferson Park historic district (Historic Preservation Overlay Zone, or HPOZ), designated by the City of Los Angeles in 2011. Photo from Conservancy archives.

We checked with the National Park Service to identify which jurisdictions participate in the Certified Local Government Program, which indicates a strong commitment to preservation. We also began to track communities' use of the California Environmental Quality Act (CEQA), though we did not grade specifically on this category.

Conservancy staff evaluated the results using a new scoring system that assigned specific values for various programs and activities. In a new addition for 2014, we also assigned Extra Credit for specific preservation efforts that fall outside the parameters of the Report Card scoring. The total scores then translated into a "grade" for each community. This report includes a summary of the results, followed by a chart with supporting data.

SCORING SYSTEM

| Policy/Program/Activity | Points |
|---|---------------------------|
| Historic preservation ordinance | 150 (10 if only honorary) |
| Dedicated Historic Preservation Commission | 5 |
| Dedicated preservation staff | 15 |
| Ability to designate historic districts | 15 |
| Owner consent not required for landmark designation | 10 |
| Active landmark designation (at least annually) | 5 |
| Survey of historic resources | 15 citywide/10 partial |
| Survey updated within the past five years | 5 |
| Mills Act incentive program | 10 |
| Additional incentives | 5 |
| Status as a Certified Local Government | 5 |
| Historic Preservation Element or Plan | 5 |
| Maximum Total Score | 245 |
| Extra Credit: Other specific accomplishment(s) | 1-25 |

Grading System

| | |
|---|-----------|
| A | 90 – 100% |
| B | 80 – 89% |
| C | 70 – 79% |
| D | 60 – 69% |
| F | 0 – 59% |

SUMMARY OF FINDINGS

In addition to specific grades, our in-depth research unearthed some interesting trends in local preservation throughout L.A. County:



One size does not fit all.

Communities pursue preservation in different ways. While good preservation programs require certain basic elements, they can be used and combined in various forms to suit the specific needs of the community.

Through the new scoring system, the Conservancy has more clearly articulated what we consider the most important benchmarks for communities. Yet we also want to recognize communities that may not have reached these specific benchmarks but are making progress in other ways. These communities are taking somewhat of a “hybrid” approach to preservation, combining some if not all the key elements of a strong preservation program.



One example is La Cañada Flintridge, which adopted the popular Mills Act property tax abatement program in 2012 but has yet to adopt a historic preservation ordinance. Without a historic preservation ordinance, the city lacks the ability to protect historic resources through local landmark designation. However, the Mills Act program is a strong preservation incentive. The city’s implementation of the program has led several owners of historically significant residences to apply for Mills Act contracts, which offer local design review and limited protection.

Top: La Cañada Flintridge is home to several architecturally significant resources, including the Katherine B. Flint Residence (1929), designed by renowned architect Paul Revere Williams. Photo by Conservancy staff.

Bottom: Carson Car Wash (1956). Photo by Mike Hume.

Another example is Carson. Despite lacking any historic preservation policies, Carson has demonstrated a willingness to recognize architecturally significant structures and ensure that they continue to reflect the community’s character. The city provided Community Development Block Grant (CDBG) funds to aid in façade and signage repainting of the privately owned and operated Carson Car Wash, a highly intact 1956 Space Age/Google car wash.

An ordinance alone is not enough.

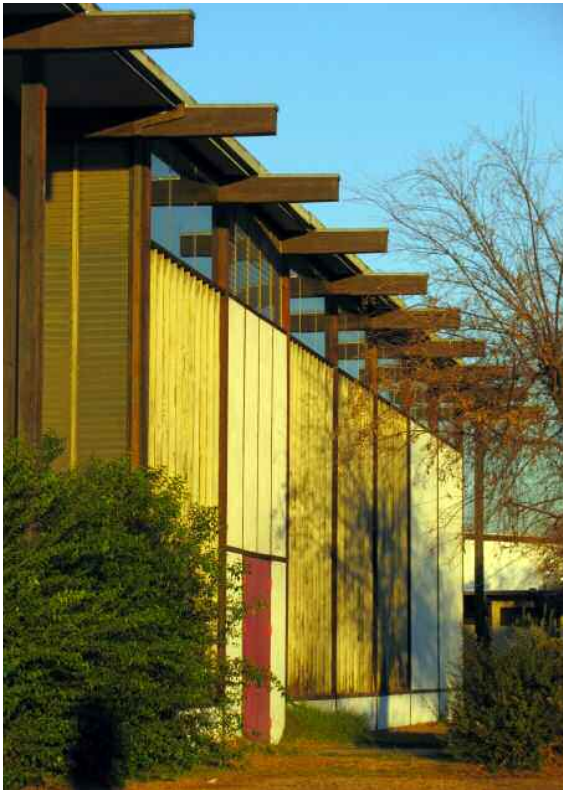
Even an iron-clad ordinance is not as effective as a cohesive approach to preservation using a range of tools. In California, one of the strongest tools for preservation is the California Environmental Quality Act (CEQA). Communities need to understand their responsibilities in using CEQA to protect threatened resources. For more information about the importance of CEQA, see page 21.



*Despite being identified as significant, this 1930 building in Glendale was approved for demolition in the environmental review process for a replacement project.
Photo by Adrian Scott Fine/L.A. Conservancy.*

CEQA sometimes is not fully embraced by a community, in terms of identifying historic resources and considering preservation alternatives. Two examples from 2013 include a 1930 Mediterranean Revival building at 3901 San Fernando Road in Glendale and the 1959 Mid-Century Modern St. Martha's Episcopal Church in West Covina.

Though the Conservancy submitted comments and/or testified that both structures were architecturally significant, they were approved for demolition as part of certified development projects for their respective sites.



*The City of West Covina relied on flawed cultural resource evaluations in approving the demolition of the 1959 St. Martha's Episcopal Church.
Photo by Alan Hess.*

In each case, the cities relied on and accepted flawed cultural resource evaluations that were part of the environmental review for the development projects. Neither structure was identified as a historic resource in its respective environmental review. Yet the Glendale building had been previously surveyed and identified as eligible for listing in both the California and National Registers, and the historical record for the West Covina church included substantial and compelling evidence of its significance.

Comparing previous grades is not "apples to apples."

The new scoring system has changed the distribution of grades among communities. While the number of "A" grades has more than doubled since 2008, the number of "F" grades has also increased. We discourage making direct comparisons of the 2014 scores to those from 2003 and 2008, which would be misleading.

We have designed a scoring system to be more helpful by clarifying the elements and priorities of a strong preservation program. Rather than making an inaccurate comparison to previous grades, we encourage communities to focus on the specific elements of their grades for 2014 and how they can improve, using specific resources and assistance (see page 13).

The recession greatly hindered progress in preservation.

Historic preservation programs were far from immune to the recession of the late 2000s. Local budget reductions led to changes such as reducing the number of planning staff, eliminating the position of a dedicated preservation planner, eliminating a dedicated Historic Preservation Commission and transferring its duties to the existing Planning Commission, and indefinitely postponing specific preservation efforts such as creating historic districts. Despite the recent upturn in the economy, many of these negative impacts remain today, significantly hindering communities' preservation efforts.

Some postwar communities think they have no historic resources.

We spoke with a number of local representatives who simply maintain that their community has no historic resources because it is relatively young. Yet each jurisdiction should view its built heritage through the lens of its own historical development, not in comparison to older communities.



Top: John Byers Adobe (1924), a designated Santa Monica Landmark. Photo courtesy Santa Monica Conservancy.

Bottom: Some communities or neighborhoods may not think they have any significant buildings, because they developed primarily after World War II. Yet more resources from the recent past are gaining recognition, such as the remaining Los Encinos Homes in Woodland Hills. These 1976 homes were identified as a potential Historic Preservation Overlay Zone (historic district) in the City of Los Angeles' SurveyLA. Photo by Adrian Scott Fine/L.A. Conservancy.

All jurisdictions within Los Angeles County have places that are at least fifty years old, which is the typical threshold for assessing historical significance. Postwar development is a critical part of the county's rich heritage. We encourage younger communities to conduct historic resources surveys to identify potential historic and cultural resources before they are lost.

We have a long way to go.

While the Conservancy saw some improvement between 2003 and 2008, in the past five years, progress in preservation programs has slowed throughout the county, largely for reasons noted above. The Conservancy recognizes the need for proactive work in communities, and we will be reaching out with more resources, tools, and technical assistance. Our new Digital Report Card will help in this effort, but we will also pursue other proactive outreach. For more information on how communities can improve their grades, see page 13.



SUMMARY OF GRADES

A+, A, or A-

Beverly Hills, Burbank, Calabasas, Claremont, Culver City, Glendale, Huntington Park, Long Beach, Los Angeles, Monrovia, Pasadena, Pomona, Redondo Beach, Santa Monica, South Pasadena, West Hollywood, Whittier

B+, B, or B-

Glendora, San Dimas, San Fernando, San Gabriel

C+, C, or C-

Azusa, Baldwin Park, Bradbury, Commerce, La Verne, Rolling Hills Estates, Santa Clarita, Sierra Madre, West Covina

D+, D, or D-

Bell Gardens, Covina, El Segundo, Hermosa Beach, Irwindale, Maywood, South El Monte, South Gate

F

Agoura Hills, Alhambra, Arcadia, Artesia, Avalon, Bell, Bellflower, Carson, Cerritos, City of Industry, Compton, Cudahy, Diamond Bar, Downey, Duarte, El Monte, Gardena, Hawaiian Gardens, Hawthorne, Hidden Hills, Inglewood, La Cañada Flintridge, La Habra Heights, La Mirada, La Puente, Lakewood, Lancaster, Lawndale, Lomita, Los Angeles County, Lynwood, Malibu, Manhattan Beach, Montebello, Monterey Park, Norwalk, Palmdale, Palos Verdes Estates, Paramount, Pico Rivera, Rancho Palos Verdes, Rolling Hills, Rosemead, San Marino, Santa Fe Springs, Signal Hill, Temple City, Torrance, Vernon, Walnut, Westlake Village

For detailed scoring information, please see the Report Card chart starting on page 23.

Note: The Conservancy has made every effort to ensure the accuracy of our evaluation and scoring. If you believe that we have made an error, please contact us at info@laconservancy.org or (213) 623-2489.

Also note that with our Digital Report Card, we will update scores as communities make progress in their preservation efforts. For the latest information, please visit laconservancy.org/report-card.



Top: Lane-Wells Company Building (1937), Huntington Park.
Photo by Dean Cheng.

Bottom: Tour of Hollywood Grove Historic
Preservation Overlay Zone (HPOZ).
Photo by Adrian Scott Fine/L.A. Conservancy.

NOTABLE IMPROVEMENTS

Congratulations to the following cities, which have made significant strides in their preservation programs since the release of our last Preservation Report Card in 2008.



*The Witch's House (1920), a designated local landmark in Beverly Hills.
Photo by Lori Branham on Flickr.*

Beverly Hills

In 2008, Beverly Hills had a very weak historic preservation ordinance that offered honorary landmark status and no true protections (and had never even been used to landmark any structures). The city had updated a 2006 survey of its commercial area, but the existing citywide survey from 1986 was over twenty years old and sorely out of date.

Sometimes, the threats to a specific historic building—and the efforts to save it—galvanize support that leads to something much bigger. Beverly Hills is a good example; in the wake of some high-profile demolitions, the city catapulted ahead with a strong and active historic preservation program. The city adopted an innovative and strong historic preservation ordinance in 2012 and has implemented the Mills Act program, a powerful preservation incentive. The city has also hired a dedicated historic preservation planner and created a Cultural Heritage Commission. Now celebrating its centenary, Beverly Hills is conducting a comprehensive update to its citywide survey and has already designated more than a dozen local landmarks.

Burbank

In 2008, Burbank had yet to designate any local landmarks, despite having had a historic preservation ordinance since 1994. The ordinance did not allow for the designation of historic districts, and it contained landmark designation criteria that were not based on state or national models.

Since 2009, Burbank has transformed its approach to historic preservation by making significant improvements to its program. The city completed a citywide survey and historic context statement in 2009, adopted the popular Mills Act program in 2010, and has begun to designate local landmarks.

The city updated its historic resource management ordinance in 2011, with notable amendments including the ability to designate local historic districts. The city has



*Bob's Big Boy (1949) in Burbank, a beloved community gathering place that was once threatened with demolition.
Photo by Holly Hayes on Flickr.*

further demonstrated its commitment to historic preservation through public education and outreach via the web. Like a growing number of communities, Burbank has a dedicated webpage for its historic preservation program that includes links to its historic context report and preservation plan. To engage the next generation, Burbank has also developed a kid's section on its website.



Calabasas has designated buildings from the recent past, including the 1984 Benson House designed by Frank Gehry. Photo by Larry Underhill.

Calabasas

In 2008, Calabasas had recently adopted its historic preservation ordinance, implemented the Mills Act, and was conducting its first citywide survey of historic resources. The city has continued to make great strides in developing its preservation program. Calabasas became a Certified Local Government in 2009, indicating its strong commitment to a professionalized preservation program. The city has also been actively designating local landmarks, which include structures from the recent past of the 1970s and '80s, and is adding cultural landscapes to the city's historic context statement.

HOW TO IMPROVE YOUR SCORE

The underlying goal of the Preservation Report Card is to help communities improve their preservation programs by proactively pointing out specific areas that might need attention. The Conservancy is eager to help any community in this effort. We have a thorough knowledge of best practices and can offer direct technical assistance.

If you would like to improve your community's Report Card score, consider these tips:

- Note which areas of your community's Report Card have a score of 0, and pick one of these areas as a starting point for your efforts. You can refer to the chart at the end of this document or find your results on our website, on the Report Card tab of your community's page (under Explore L.A.).
- Check the Resources in the Report Card section of our website (laconservancy.org/report-card) for any tools that might be relevant, such as:
 - Model Ordinance for Historic Preservation – one of the newer offerings in our growing range of resources, the model preservation ordinance can be used as a starting point for a community just beginning its preservation program, as well as by communities that want to strengthen their existing programs.



The City of San Dimas led the effort to restore and rehabilitate the Walker House (c. 1887), earning a Los Angeles Conservancy Preservation Award in 2010. Photo by Pete Bleyer.



*Top: The City of Lancaster's 1940 post office, an increasingly threatened building type across L.A. County and the U.S.
Photo by Thomas Hart on Flickr.*

*Bottom: Despite the significance of the Bowler Residence (1965), Rancho Palos Verdes offers no preservation ordinance.
Photo by Conservancy staff.*

- Guide to Using the California Environmental Quality Act (CEQA) – available in English and Spanish, this introductory guide outlines the basics of CEQA and how you can use it to protect historic places in your community.
- Incentives for Preserving Historic Buildings – an overview of incentives available for residential and commercial structures.
- Glossary of Preservation Terms – quick definitions of commonly used terms in historic preservation.
- Review the overall chart on the Report Card microsite on our website, and find other communities that have higher scores in your area of interest. Visit their community pages on our website (under Explore L.A.), as well as their own websites, and review any relevant materials they offer, such as historic resources surveys.
- Attend workshops and/or conferences on topics such as CEQA, local landmarks, historic districts, and more. Workshops are offered periodically by a number of groups, including the Conservancy and the California Preservation Foundation. For more information, visit the Upcoming Events page of our website at laconservancy.org.

At any point in the process, please feel free to contact the Conservancy for personalized technical assistance. You can reach us at (213) 623-2489 or info@laconservancy.org.

ELEMENTS OF A STRONG PRESERVATION PROGRAM

Historic Preservation Ordinance

A local historic preservation ordinance is one of the most important tools a community can use to protect historic resources. The effectiveness of a preservation ordinance depends on its scope and language, and ordinances vary greatly among jurisdictions. Their basic provisions enable a community to designate significant local sites as historic, list them on a

local listing of historic resources, and provide a level of protection through a design review process.

These designated sites are referred to by a variety of names, such as “historic landmark” or “historic-cultural monument,” depending on the jurisdiction. A preservation ordinance outlines the criteria the community has established for designating such landmarks.

These criteria are often based on those used by both the National Register of Historic Places and the California Register of Historical Places, which in turn are based on generally accepted preservation standards. Each community can tailor its designation criteria to reflect the specific significance of the community’s unique local resources.

Strong local historic preservation ordinances require that requests for building permits for designated structures be reviewed by city staff or a special local commission to ensure that proposed alterations conform to preservation standards. They also give the city the power to deny permits for inappropriate alterations or demolitions. In order to protect a significant structure from demolition or severe alteration by its owner, a strong preservation ordinance does not require owner consent for a historic resource to be designated.

Ordinances that require owner consent, or that allow the owner to have a designation removed, are far less effective in using landmark designation as a method for protecting threatened resources. Weaker preservation ordinances do not prevent demolition of a designated resource, but merely delay demolition for a set number of days. The weakest ordinances contain no language regarding the protection of the designated resource: such designated sites enjoy only honorary status and no protections at all.

A few communities have a “scorched-earth” provision in their ordinances. This provision prohibits new construction on a site for a set period of time after an illegal demolition has occurred.



Top: The lack of a preservation ordinance in Palos Verdes Estates led to the 2012 demolition of the highly intact Moore House (Lloyd Wright, 1959). Photo by Adrian Scott Fine/L.A. Conservancy.

Bottom: The Moore House after demolition. Photo by Flora Chow/L.A. Conservancy.



The final aspect we reviewed when analyzing communities with historic preservation ordinances was the effectiveness of their programs. We reviewed the number of designated local landmarks in each community and how often designations were made, considering the relative size of the community. A few jurisdictions have had landmark ordinances for several years, but have yet to designate any resources. Others have active programs and a growing list of designated landmarks, often fueled by the strong promotion of the benefits of owning a historic property, such as property tax relief under the Mills Act.



Top: Thirty communities in L.A. County have the ability to designate historic districts, which protect the unique character of historic neighborhoods.

Pictured: Glendale designated its first historic district, Royal Boulevard, in 2008.

Photo courtesy City of Glendale Planning Department.

Bottom: A housing tract in Mar Vista designed by architect Gregory Ain is one of Los Angeles' twenty-nine historic districts (known as Historic Preservation Overlay Zones, or HPOZs), and the city's first postwar HPOZ.
Photo by Larry Underhill.

Dedicated Historic Preservation Staff and/or Commission

Communities that value their historic resources typically have dedicated staff to pursue preservation efforts, as well as a Historic Preservation Commission to designate landmarks and review proposed changes to historic properties.

Preservation staff or local commissions typically review permits for demolition or alteration of historic resources, administer Mills Act programs, and designate new landmarks. They are often responsible for commenting during the CEQA process regarding historic properties. In many communities, they are also important advocates for historic preservation and a great resource for property owners on preservation techniques and practices.

In the new Preservation Report Card scoring system, communities with a staff member dedicated to historic preservation received more points than those that assigned preservation-related duties to the general staff pool.

Similarly, communities with a Historic Preservation Commission devoted to identifying and designating their historic resources received more points than those that delegated these duties to an entity whose primary purpose is not preservation.

Ability to Designate Historic Districts

A community's ability to designate historic districts is an important tool in protecting large numbers of historic resources and preserving historically significant neighborhoods. In many cases, a local historic preservation ordinance includes language allowing for the designation of historic districts. In other cases, a community establishes a separate ordinance for this express purpose.



Right: Conservancy Student Advocates helping with the survey for the Balboa Highlands Eichler Tract HPOZ, Granada Hills. Photo by John Eng.

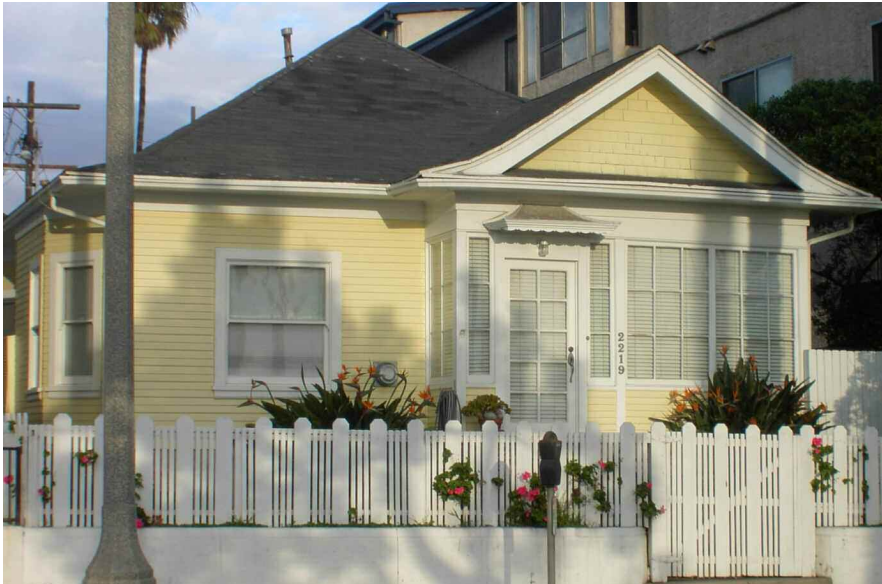
Historic districts may be referred to by a variety of names, depending on the jurisdiction, including Historic Preservation Overlay Zones (HPOZs) and Historic District Overlay Zones. They are generally defined as physically contiguous groups of buildings, developed within a single period or in a similar style, that continue to express the design and patterns of the time in which they were developed. Though historic districts are primarily contiguous, non-contiguous resources may also be eligible for designation as a thematic grouping.

Each historic district has geographic boundaries. Within those boundaries, most of the buildings must be considered “contributing,” meaning that they are historically significant to the neighborhood and have maintained the physical integrity of their original design. A historic district will inevitably include some percentage of “non-contributing” structures as well—those built outside the district’s established “period of significance,” as well as those that have been greatly altered.

The strongest historic district ordinances enable a local Historic Preservation Commission to deny inappropriate alteration or demolition of historic structures within district boundaries. They also allow for design review of new construction within the district, to help ensure that new development is compatible with the neighborhood’s unique historic character and context.

Owner Consent Not Required for Designation

If a community can designate a local landmark without the consent of the property’s owner, it can protect a significant yet threatened building or site. Concerned advocates can submit landmark nominations in an effort to protect significant structures in their communities. Many important places remain standing today because local advocates nominated them for local designation when they were threatened with demolition.



Santa Monica’s Landmarks Commission can designate a landmark without owner consent, which allowed the city to prevent the demolition of its last ocean-facing cottage (ca. 1905), now a designated Santa Monica Landmark. Photo courtesy Santa Monica Conservancy.

Some jurisdictions have historic preservation ordinances that do require owner consent for landmark designation. This requirement has a profound effect on the effectiveness of an ordinance as a preservation advocacy tool, hindering the community’s ability to protect significant structures when they become threatened. In jurisdictions with such an ordinance, preservation



More than fifty communities in L.A. County have completed, or are now conducting, partial or citywide surveys of historic resources. The City of Burbank completed its citywide survey in 2009. Pictured: Burbank City Hall (1943). Photo by Conservancy staff.

advocates cannot use landmark designation as a way to protect a threatened building. A property owner seeking to redevelop a site will certainly not consent to the designation of a building that they want to demolish.

Active Designation of Landmarks

Establishing a historic preservation ordinance is an important milestone for any jurisdiction, but merely having an ordinance in place isn't enough to protect buildings. To truly benefit the community, a jurisdiction should promote its ordinance by encouraging residents to nominate significant properties for landmark designation. A few jurisdictions in Los Angeles County have historic preservation ordinances yet have designated few or no landmarks. In some instances, a community's most recently designated buildings were landmarked years ago.

In these cases, a community may have created an ordinance at the height of a prominent preservation issue as a way to protect a significant structure, and then abandoned it as a preservation tool once the initial advocacy threat was resolved.

Survey of Historic Resources

A comprehensive survey documenting the historic resources within an area is another powerful preservation tool. Historic resources surveys are often done as part of the preparation of a community's General or Specific Plan.

Surveys that meet state standards may identify properties as "historical resources" for the purposes of the California Environmental Quality Act (CEQA), which may then provide for a public review process and consideration of preservation alternatives, especially in cases involving egregious alterations or demolition. Surveys also serve as an invaluable educational tool to inform city officials and residents about the rich built heritage of their communities, and to assist in thoughtful development and environmental planning.

The mere existence of a comprehensive historic resources survey is not a particularly good indicator of the strength of local preservation efforts. To be truly useful, a survey must be regularly reviewed and updated, so that historic buildings or sites that have lost their significance can be noted, and buildings or sites whose significance was not determined at the time the survey was prepared can be recognized. A number of the communities we contacted for the Preservation Report Card did have comprehensive historic resources surveys. Yet many had not updated their surveys in more than twenty years, limiting their practical utility.



The City of Los Angeles is conducting its first citywide survey of historic resources, SurveyLA (surveyla.org), using innovative technology and outreach to identify potentially historic places and encourage participation by residents. Photo courtesy SurveyLA, City of Los Angeles Office of Historic Resources.

Mills Act Incentive Program

The Mills Act Historic Property Contracts Program is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. It is a state law that allows local jurisdictions to enter into contracts with private property owners to guarantee the preservation of designated historic sites or structures.



Top: The 1925 Aztec Hotel in Monrovia has a Mills Act contract. Photo by Larry Myhre on Flickr.

Bottom: More than 700 properties have benefited from the City of Los Angeles' Mills Act program. Twenty-four communities in L.A. County now offer this important preservation incentive.

Pictured: The Lydecker House (1939), Studio City. Photo courtesy Lydecker House.

Property owners who participate in the Mills Act program make a contractual agreement with their respective jurisdiction to adhere to a schedule of maintenance repairs and upkeep on their historic property for the duration of the contract, which spans ten years and self-renews at the end of each year. In exchange, the property owner is entitled to an alternate evaluation of the property for tax purposes, which usually results in a reduced property tax bill.

Despite its clear and considerable value, the Mills Act has been implemented by only twenty-five Los Angeles County jurisdictions to date: Beverly Hills, Bradbury, Burbank, Calabasas, Claremont, Glendale, Glendora, Huntington Park, La Cañada Flintridge, La Verne, Lawndale, Long Beach, Los Angeles, Monrovia, Pasadena, Pomona, Redondo Beach, San Dimas, San Gabriel, Santa Clarita, Santa Monica, Sierra Madre, South Pasadena, West Hollywood, and Whittier. The County of Los Angeles is currently in the process of establishing a Mills Act program.

Since the Mills Act is typically the only economic incentive tool available to local jurisdictions, the existence of a program at the local level is a good indicator of a particular jurisdiction's commitment to historic preservation.

In most Los Angeles County jurisdictions that have implemented the Mills Act program, properties eligible for participation must either be designated as a local landmark or be a contributor to a locally designated historic district. Many more property owners will initiate or approve the designation of their properties if they can reap tax savings through the Mills Act program.

Additional Preservation Incentives

A community can offer preservation incentives in many forms, such as waiving permit fees or plan check application fees for preservation projects, giving such projects priority in the plan check process, waiving parking and/or setback requirements, and/or approving a use for a property that isn't specifically allowed in the property's zoning yet is allowed in other zones. The existence of such incentives generally indicates that the community has a strong commitment to historic preservation.

Status as a Certified Local Government

Created in 1980 through amendments to the National Historic Preservation Act, the Certified Local Government Program forms a partnership among participating local governments, the State Office of Historic Preservation, and the National Park Service.

Jurisdictions designated as Certified Local Governments (CLGs) are eligible for state and federal grants to support efforts such as preservation plans, historic resources surveys, and preservation education and outreach programs. CLGs also receive valuable technical assistance from the State Office of Historic Preservation and have a specific role in the review of local sites to the National Register of Historic Places. A jurisdiction's status as a CLG indicates both a high degree of protection for historic resources and a strong commitment by local government to continue improving its preservation programs.

To qualify as a Certified Local Government, a jurisdiction must demonstrate to the State Office of Historic Preservation that it has several aspects of a strong preservation program in place, including:

- A historic preservation ordinance allowing for the designation of local resources
- An established Historic Preservation Commission
- A regularly updated survey of historic resources



*Top: The Arts Building (1930), Long Beach.
Photo by Dean Cheng.*

*Bottom: The City of Pasadena has been a
Certified Local Government since 1986.
Pictured: Colorado Street Bridge (1913)
and Vista del Arroyo Hotel (1903).
Photo by Dean Cheng.*

As of late 2013, only eleven cities within Los Angeles County were Certified Local Governments: Burbank, Calabasas, Glendale, Long Beach, Los Angeles, Pasadena, Pomona, Redondo Beach, Santa Monica, South Pasadena, and West Hollywood. Beverly Hills had submitted an application for CLG status and was awaiting official recognition.

Historic Preservation Element

City of San Fernando, California



The City of San Fernando's Historic Preservation Element earned an L.A. Conservancy Preservation Award in 2005.

Historic Preservation Element or Plan

A Historic Preservation Element or Plan is a document that outlines preservation-related goals to guide a community's efforts in protecting its cultural resources. It describes the various components of an effective historic preservation program and serves as a useful roadmap for charting future progress. For jurisdictions that are just establishing a historic preservation program, such a document can be invaluable as an educational tool for both planning staff and local residents.

A Historic Preservation Element is generally an optional component of a jurisdiction's General Plan. As mandated by state law, every city and county is required to adopt a General Plan that serves to guide a jurisdiction's future development. Seven required elements address topics including land use and housing. Although one of these required elements is conservation, this element generally encompasses community character and the natural environment, not the built environment.

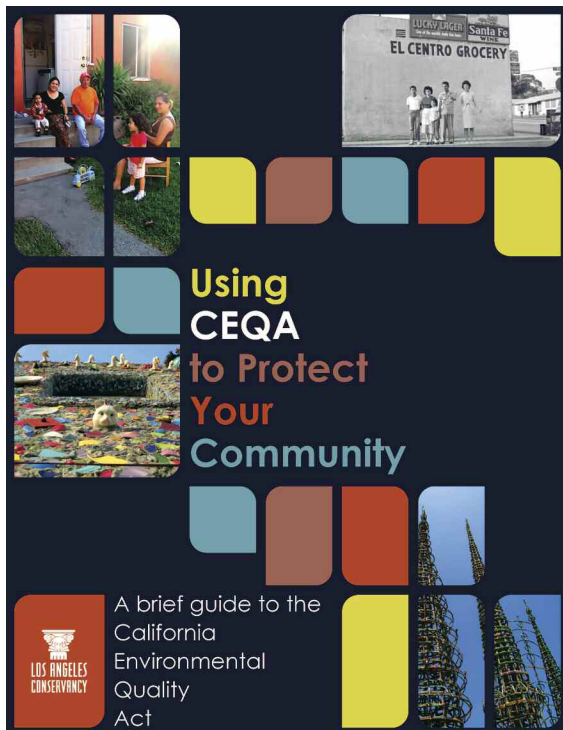
A Historic Preservation Element is intended to establish a long-range vision for the protection of historic resources in a jurisdiction. It sets forth a series of goals, objectives, and policies to accomplish that vision over time. For jurisdictions that have adopted Historic Preservation Elements, it is often suggested that they integrate language about historic preservation into other General Plan elements, such as land use and housing, to ensure compatibility among elements. A Historic Preservation Element is a strong indicator of a jurisdiction's commitment to establishing or strengthening a historic preservation program.

While a Historic Preservation Element is part of a General Plan, a Historic Preservation Plan is a similar yet independent document existing outside a jurisdiction's General Plan.

Use of the California Environmental Quality Act (CEQA)

While we did not score specifically on this category, the effective use of the California Environmental Quality Act (CEQA) is essential to a strong preservation program. A community's use of CEQA is difficult to quantify yet important to track because of its critical role in how a community approaches preservation.

CEQA is a state law passed in 1970 that declares it state policy to "develop and maintain a high-quality environment now and in the future, and to take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state." This environmental quality includes significant, irreplaceable examples of our cultural heritage.



A brief guide to the California Environmental Quality Act

The Conservancy has an easy-to-use guide to CEQA, available in English or Spanish on the Resources section of our website at laconservancy.org.



In its 2009 Historic Context Report, the City of Long Beach identified this 1958 sign for the former Angel Food Donuts. When the sign was proposed for removal in 2014, the L.A. Conservancy and Long Beach advocates pressed for the sign to be treated as a historic resource as part of CEQA. The sign will now be reused in place as part of a new Dunkin' Donuts. Photo from Conservancy archives.

CEQA is the primary legal tool used to protect historic resources in California. It requires a thorough, public review of the potential environmental impacts of a proposed development project. It also requires government agencies to avoid or minimize these impacts to the extent feasible by examining alternative approaches to the project.

In a number of instances, jurisdictions reviewing proposed development plans have failed to adequately identify potential historic resources as part of a project's environmental review. As a result, historically significant buildings go unrecognized as such and are demolished without even an evaluation of their potential for adaptive reuse or additional preservation alternatives.

In other examples, jurisdictions merely search through available records to determine if any structures within a proposed project area are designated landmarks on a local, state, or national level. While a designated landmark or contributing structure in a historic district is properly termed a "historic resource," historical significance is an inherent quality that is not conferred by landmark status but, rather, recognized by it. Jurisdictions should recognize the existence of "potential historic resources" that have not been officially designated. A structure might not have been evaluated as a historic resource simply because no survey of the area was ever undertaken, or because the structure had not yet reached a particular age when a survey of the area was last conducted.

After consulting existing data, a jurisdiction should retain a qualified historic preservation consultant to assess structures within a project area for their potential eligibility for listing in the California Register—which is the true benchmark for considering a structure as a historic resource for purposes of CEQA.

If substantial and compelling evidence is submitted into the record that a structure is or may qualify as a historic resource (making the fair argument), it does not suffice for the lead agency to opt not to treat the structure as a historic resource in the environmental review simply because the retained consultant's findings are contradictory. Rather, it is the responsibility of the lead agency to err on the side of caution when substantial evidence supports a "fair argument" that a building qualifies as a historic resource.

For more information about CEQA, visit the Resources section of the Conservancy's website, where you can download our guide, *Using CEQA to Protect Your Community*, in English or Spanish.

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (1A)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Grade | Total Score (out of a possible 245, plus Extra Credit) | Historic Preservation Ordinance (150)/ Honorary Ordinance (10) | Dedicated Historic Preservation Commission (5) | Dedicated Preservation Staff (15) | Ability to Designate Historic Districts (15) | Owner Consent Not Required for Designation (10) | Active Landmark Designation (at least annually) (5) |
|------------------|-------|--|--|---|---|---|---|---|
| AGOURA HILLS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ALHAMBRA | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| ARCADIA | F | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| ARTESIA | F | 35 | 0 | 0 | 0 | 15 (City has ordinance language establishing a specific Historical District zone that contains two structures.) | 0 | 0 |
| AVALON | F | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| AZUSA | C | 180 | 150 | 5 | 0 | 15 | 0 | 0 |
| BALDWIN PARK | C- | 175 | 150 | 0 (Planning Commission sits as Historic Resource Advisory Committee.) | 0 | 15 | 10 | 0 |
| BELL | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| BELL GARDENS | D+ | 165 | 150 | 0 | 0 | 15 | 0 | 0 |
| BELLFLOWER | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| BEVERLY HILLS | A+ | 240 | 150 | 5 | 15 | 15 | 10 | 5 |
| BRADBURY | C | 180 | 150 | 0 (Planning Commission sits as Historic Resource Advisory Committee.) | 0 | 0 | 0 | 0 |
| BURBANK | A | 235 | 150 | 5 | 15 | 15 | 0 | 5 |
| CALABASAS | A+ | 245 | 150 | 5 | 15 | 15 | 10 | 5 |
| CARSON | F | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| CERRITOS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CITY OF INDUSTRY | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (1B)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Survey of Historic Resources: Citywide (15) / Partial (10) | Survey Updated Within Past 5 Years (5) | Mills Act Incentive Program (10) | Additional Incentives (5) | Certified Local Government (5) | Historic Preservation Element or Plan (5) | Extra Credit (1-25) |
|------------------|--|---|----------------------------------|---|--------------------------------|---|---|
| AGOURA HILLS | 0 | 0 | 0 | 0 | 0 | 0 | |
| ALHAMBRA | 10 (1984-85; covers 2 neighborhoods and 25 sites of significance) | 0 | 0 | 0 | 0 | 0 | |
| ARCADIA | 0 | 0 | 0 | 0 | 0 | 5 | |
| ARTESIA | 10 (Cultural and Historic Resources sub-element in the General Plan's Community, Culture, and Economic Element identifies some significant sites.) | 5 (General Plan, which includes identified significant sites, was updated in 2010.) | 0 | 5 (Parking requirement waivers for historic resources owned by the city and Portuguese Hall.) | 0 | 0 | |
| AVALON | 15 (Cultural Resources Element in General Plan contains a citywide survey of historic resources.) | 5 (General Plan, which includes a citywide survey, was updated in 2013.) | 0 | 0 | 0 | 0 | |
| AZUSA | 10 | 0 | 0 | 0 | 0 | 0 | |
| BALDWIN PARK | 0 | 0 | 0 | 0 | 0 | 0 | |
| BELL | 10 (Cultural Resources Element in General Plan includes list of identified significant sites.) | 0 | 0 | 0 | 0 | 0 | |
| BELL GARDENS | 0 | 0 | 0 | 0 | 0 | 0 | |
| BELLFLOWER | 0 | 0 | 0 | 0 | 0 | 0 | |
| BEVERLY HILLS | 15 (in progress) | 5 | 10 | 5 | 0 (application pending) | 5 | |
| BRADBURY | 15 (in progress) | 5 | 10 | 0 | 0 | 0 | |
| BURBANK | 15 (2009) | 5 | 10 | 5 | 5 | 5 | |
| CALABASAS | 15 (2008) | 5 | 10 | 5 | 5 | 5 | |
| CARSON | 0 | 0 | 0 | 0 | 0 | 0 | 25 (City made funds available to repaint exterior of mid-century 1956 Carson Car Wash in 2012.) |
| CERRITOS | 0 | 0 | 0 | 0 | 0 | 0 | |
| CITY OF INDUSTRY | 0 | 0 | 0 | 0 | 0 | 0 | |
| | | | | | | | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (2A)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Grade | Total Score (out of a possible 245, plus Extra Credit) | Historic Preservation Ordinance (150)/ Honorary Ordinance (10) | Dedicated Historic Preservation Commission (5) | Dedicated Preservation Staff (15) | Ability to Designate Historic Districts (15) | Owner Consent Not Required for Designation (10) | Active Landmark Designation (at least annually) (5) |
|------------------|-------|--|---|--|--|--|---|---|
| CLAREMONT | A+ | 245 | 150 (No traditional historic preservation ordinance, but the city has passed several ordinances that together provide design review protection for historic resources. All historic resources identified through survey updates become listed in the Claremont Register and receive corresponding design review protections.) | 0 | 15 | 15 | 10 | 5 |
| COMMERCE | C- | 175 | 150 | 0 (Planning Commission sits as Cultural Resource Management Commission.) | 0 | 15 | 10 | 0 |
| COMPTON | F | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| COVINA | D+ | 165 | 150 | 5 | 0 | 0 | 0 | 0 |
| CUDAHY | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| CULVER CITY | A- | 220 | 150 (includes three classifications for designating structures/districts) | 5 | 15 | 15 | 10 | 0 |
| DIAMOND BAR | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DOWNEY | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DUARTE | F | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| EL MONTE | F | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| EL SEGUNDO | D | 160 | 150 | 0 | 0 | 0 | 0 | 0 |
| GARDENA | F | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| GLENDALE | A- | 225 | 150 | 5 | 15 | 15 | 0 | 5 |
| GLENDORA | B | 205 | 150 | 0 | 0 (The city previously had one, but since 2012 the Planning Commission has sat as the Historic Preservation Commission.) | 15 | 0 | 5 |
| HAWAIIAN GARDENS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HAWTHORNE | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HERMOSA BEACH | D+ | 165 | 150 | 0 | 0 | 0 | 0 | 0 |
| HIDDEN HILLS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| HUNTINGTON PARK | A | 230 | 150 | 5 | 15 | 15 | 10 | 5 |
| INGLEWOOD | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (2B)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Survey of Historic Resources: Citywide (15) / Partial (10) | Survey Updated Within Past 5 Years (5) | Mills Act Incentive Program (10) | Additional Incentives (5) | Certified Local Government (5) | Historic Preservation Element or Plan (5) | Extra Credit (1-25) |
|------------------|---|--|----------------------------------|---------------------------|--------------------------------|---|--|
| CLAREMONT | 10 | 0 | 10 | 0 | 0 | 5 | 25 (The city adopted a mansionization ordinance in 2009 that is part of the zoning standards and can reduce the potential size of new homes. It specifies floor area ratios and setback requirements, and it establishes a maximum house size regardless of lot size. Lots cannot be combined to build a bigger house. In neighborhoods with smaller lots, the size of the house must be relative to the size of the lot.) |
| COMMERCE | 0 | 0 | 0 | 0 | 0 | 0 | |
| COMPTON | 0 | 0 | 0 | 0 | 0 | 0 | 25 (The city was involved in following preservation guidelines for window renovations at Compton City Hall, a project that received a Conservancy Preservation Award in 2013.) |
| COVINA | 10 (Covina Town Center Historic Survey, 2007) | 0 | 0 | 0 | 0 | 0 | |
| CUDAHY | 10 (Old Houses in the Community, 1984) | 0 | 0 | 0 | 0 | 0 | |
| CULVER CITY | 15 (1987) | 0 | 0 | 5 | 0 | 5 | |
| DIAMOND BAR | 0 | 0 | 0 | 0 | 0 | 0 | |
| DOWNEY | 0 | 0 | 0 | 0 | 0 | 0 | |
| DUARTE | 15 (2003) | 0 | 0 | 0 | 0 | 5 | |
| EL MONTE | 0 | 0 | 0 | 0 | 0 | 5 | |
| EL SEGUNDO | 10 | 0 | 0 | 0 | 0 | 0 | |
| GARDENA | 15 (1981) | 0 | 0 | 0 | 0 | 0 | |
| GLENDALE | 10 | 0 | 10 | 5 | 5 | 5 | |
| GLENDORA | 15 (mid-1990s) | 0 | 10 | 5 | 0 | 5 | |
| HAWAIIAN GARDENS | 0 | 0 | 0 | 0 | 0 | 0 | |
| HAWTHORNE | 0 | 0 | 0 | 0 | 0 | 0 | |
| HERMOSA BEACH | 10 (partial list of identified resources in General Plan) | 0 | 0 | 5 | 0 | 0 | |
| HIDDEN HILLS | 0 | 0 | 0 | 0 | 0 | 0 | |
| HUNTINGTON PARK | 15 (2006) | 0 | 10 | 5 | 0 | 0 | |
| INGLEWOOD | 10 (1998) | 0 | 0 | 0 | 0 | 0 | |
| | | | | | | | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (3A)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Grade | Total Score (out of a possible 245, plus Extra Credit) | Historic Preservation Ordinance (150)/ Honorary Ordinance (10) | Dedicated Historic Preservation Commission (5) | Dedicated Preservation Staff (15) | Ability to Designate Historic Districts (15) | Owner Consent Not Required for Designation (10) | Active Landmark Designation (at least annually) (5) |
|-------------------------|-------|--|---|---|---|---|---|---|
| IRWINDALE | D+ | 170 | 150 | 0 | 0 | 0 | 10 | 0 |
| LA CAÑADA FLINTRIDGE | F | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| LA HABRA HEIGHTS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LA MIRADA | F | 5 | 0 | 5 | 0 | 0 | 0 | 0 |
| LA PUENTE | F | 15 | 0 | 5 | 0 | 0 | 0 | 0 |
| LA VERNE | C+ | 190 | 150 (No true ordinance, but properties can be landmarked through council resolution.) | 0 | 0 | 15 (City creates specific plan areas that work as historic dis- tricts with design review protection.) | 0 | 0 |
| LAKEWOOD | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LANCASTER | F | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| LAWNDALE | F | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| LOMITA | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| LONG BEACH | A | 230 | 150 | 5 | 15 | 15 | 10 | 0 |
| LOS ANGELES | A+ | 240 | 150 | 5 | 15 | 15 | 10 | 5 |
| LOS ANGELES COUNTY | F | 45 | 0 (ordinance in progress) | 5 | 15 | 0 | 0 | 0 |
| LYNWOOD | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MALIBU | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MANHATTAN BEACH | F | 40 | 10 | 0 | 0 | 0 | 10 | 5 |
| MAYWOOD | D- | 150 | 150 | 0 | 0 | 0 | 0 | 0 |
| MONROVIA | A- | 220 | 150 | 5 | 15 | 15 | 0 | 5 |
| MONTEBELLO | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| MONTEREY PARK | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| NORWALK | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (3B)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Survey of Historic Resources: Citywide (15) / Partial (10) | Survey Updated Within Past 5 Years (5) | Mills Act Incentive Program (10) | Additional Incentives (5) | Certified Local Government (5) | Historic Preservation Element or Plan (5) | Extra Credit (1-25) |
|----------------------|--|--|--|---------------------------------|---|--|------------------------|
| IRWINDALE | 10 (list of resources identified in General Plan) | 0 | 0 | 0 | 0 | 0 | |
| LA CAÑADA FLINTRIDGE | 10 (partial list of resources identified in General Plan) | 0 | 10 | 0 | 0 | 0 | |
| LA HABRA HEIGHTS | 0 | 0 | 0 | 0 | 0 | 0 | |
| LA MIRADA | 0 | 0 | 0 | 0 | 0 | 0 | |
| LA PUENTE | 10 (1992) | 0 | 0 | 0 | 0 | 0 | |
| LA VERNE | 10 (1986) | 0 | 10 | 5 | 0 | 0 | |
| LAKESWOOD | 0 | 0 | 0 | 0 | 0 | 0 | |
| LANCASTER | 10 (2003; 2008) | 5 | 0 | 0 | 0 | 0 | |
| LAWNDALE | 10 (list of identified significant sites in General Plan, 1983) | 0 | 10 | 0 | 0 | 0 | |
| LOMITA | 0 | 0 | 0 | 0 | 0 | 0 | |
| LONG BEACH | 10 (1980s; 2010) | 5 | 5 (Program has been suspended for the past five years; no new contracts accepted while the city reassesses the program's feasibility.) | 5 | 5 | 5 | |
| LOS ANGELES | 15 (in progress) | 5 | 10 | 5 | 5 | 0 | |
| LOS ANGELES COUNTY | 10 | 5 | 10 (Adopted in November 2013, with administrative guidelines in progress and program activation anticipated in summer 2014.) | 0 | 0 | 0 | |
| LYNWOOD | 0 | 0 | 0 | 0 | 0 | 0 | |
| MALIBU | 0 | 0 | 0 | 0 | 0 | 0 | |
| MANHATTAN BEACH | 10 | 5 | 0 | 0 | 0 | 0 | |
| MAYWOOD | 0 | 0 | 0 | 0 | 0 | 0 | |
| MONROVIA | 10 | 5 | 10 | 5 | 0 | 0 | |
| MONTEBELLO | 10 (1989) | 0 | 0 | 0 | 0 | 0 | |
| MONTEREY PARK | 0 | 0 | 0 | 0 | 0 | 0 | |
| NORWALK | 10 (three identified significant sites in General Plan, 1996) | 0 | 0 | 0 | 0 | 0 | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (4A)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Grade | Total Score (out of a possible 245, plus Extra Credit) | Historic Preservation Ordinance (150)/ Honorary Ordinance (10) | Dedicated Historic Preservation Commission (5) | Dedicated Preservation Staff (15) | Ability to Designate Historic Districts (15) | Owner Consent Not Required for Designation (10) | Active Landmark Designation (at least annually) (5) |
|--------------------------|-------|--|---|--|---|--|---|---|
| PALMDALE | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| PALOS VERDES ESTATES | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PARAMOUNT | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| PASADENA | A+ | 240 | 150 | 5 | 15 | 15 | 10 | 5 |
| PICO RIVERA | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| POMONA | A | 235 | 150 | 5 | 15 | 15 | 10 | 5 |
| RANCHO PALOS VERDES | F | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| REDONDO BEACH | A- | 220 | 150 | 5 | 15 | 15 | 0 | 5 |
| ROLLING HILLS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ROLLING HILLS ESTATES | C- | 175 | 150 | 0 | 0 | 15 | 10 | 0 |
| ROSEMEAD | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SAN DIMAS | B | 205 | 150 (No true ordinance, but the city's surveyed historic resources receive design review protection.) | 5 (The city's Design Review Board reviews proposed alterations or demolitions of all properties identified in the city's historic resource inventory.) | 0 | 15 (Two potential districts have been identified; the contributing properties within these two proposed districts receive protection through design review by the city's Design Review Board.) | 10 | 0 |
| SAN FERNANDO | B+ | 215 | 150 | 0 | 15 | 15 | 0 | 5 |
| SAN GABRIEL | B | 205 | 150 | 0 | 0 | 15 | 10 | 5 |
| SAN MARINO | F | 20 | 10 | 0 | 0 | 0 | 10 | 0 |
| SANTA CLARITA | C | 185 | 150 (In 2013, an amended ordinance reduced the number of designated landmarks from 43 to 11.) | 0 | 0 | 0 | 0 | 5 |
| SANTA FE SPRINGS | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SANTA MONICA | A+ | 245 | 150 | 5 | 15 | 15 | 10 | 5 |
| SIERRA MADRE | C+ | 190 | 150 | 0 | 15 | 0 | 0 | 5 |
| SIGNAL HILL | F | 30 | 0 | 0 | 0 | 15 (Specific Plan establishes guidelines for relocating historically significant dwellings to the Historic District, as well as guidelines for modifications to existing historic buildings. Demolition of structures within historic district can be delayed for three months.) | 0 | 0 |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (4B)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Survey of Historic Resources: Citywide (15) / Partial (10) | Survey Updated Within Past 5 Years (5) | Mills Act Incentive Program (10) | Additional Incentives (5) | Certified Local Government (5) | Historic Preservation Element or Plan (5) | Extra Credit (1-25) |
|-----------------------|--|--|----------------------------------|---------------------------|--------------------------------|---|---------------------|
| PALMDALE | 10 (Downtown Revitalization Plan, 2005) | 0 | 0 | 0 | 0 | 0 | |
| PALOS VERDES ESTATES | 0 | 0 | 0 | 0 | 0 | 0 | |
| PARAMOUNT | 0 | 0 | 0 | 0 | 0 | 0 | |
| PASADENA | 10 | 5 | 10 | 5 | 5 | 5 | |
| PICO RIVERA | 10 (list of 47 identified significant sites in General Plan, 1993) | 0 | 0 | 0 | 0 | 0 | |
| POMONA | 15 (1993) | 5 | 10 | 0 | 5 | 0 | |
| RANCHO PALOS VERDES | 10 (Seaview tract, 2009) | 5 | 0 | 0 | 0 | 0 | |
| REDONDO BEACH | 10 | 0 | 10 | 5 | 5 | 0 | |
| ROLLING HILLS | 0 | 0 | 0 | 0 | 0 | 0 | |
| ROLLING HILLS ESTATES | 0 | 0 | 0 | 0 | 0 | 0 | |
| ROSEMEAD | 0 | 0 | 0 | 0 | 0 | 0 | |
| SAN DIMAS | 15 (1991) | 0 | 10 | 0 | 0 | 0 | |
| SAN FERNANDO | 15 (2002) | 5 | 0 | 5 | 0 | 5 | |
| SAN GABRIEL | 10 | 0 | 10 | 5 | 0 | 0 | |
| SAN MARINO | 0 | 0 | 0 | 0 | 0 | 0 | |
| SANTA CLARITA | 10 (lists of potential resources in General Plan and Downtown Newhall Specific Plan) | 5 | 10 | 5 | 0 | 0 | |
| SANTA FE SPRINGS | 0 | 0 | 0 | 0 | 0 | 0 | |
| SANTA MONICA | 15 | 5 | 10 | 5 | 5 | 5 | |
| SIERRA MADRE | 0 | 0 | 10 | 5 | 0 | 5 | |
| SIGNAL HILL | 15 (1986) | 0 | 0 | 0 | 0 | 0 | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (5A)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Grade | Total Score (out of a possible 245, plus Extra Credit) | Historic Preservation Ordinance (150)/ Honorary Ordinance (10) | Dedicated Historic Preservation Commission (5) | Dedicated Preservation Staff (15) | Ability to Designate Historic Districts (15) | Owner Consent Not Required for Designation (10) | Active Landmark Designation (at least annually) (5) |
|------------------|-------|---|---|--|-----------------------------------|--|---|---|
| SOUTH EL MONTE | D+ | 165 | 150 | 0 | 0 | 15 | 0 | 0 |
| SOUTH GATE | D+ | 165 | 150 | 0 | 0 | 0 | 10 | 5 |
| SOUTH PASADENA | A+ | 245 | 150 | 5 | 15 | 15 | 10 | 5 |
| TEMPLE CITY | F | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| TORRANCE | F | 40 | 0 | 0 | 0 | 0 | 0 | 0 |
| VERNON | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| WALNUT | F | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| WEST COVINA | C | 185 | 150 | 0 | 0 | 15 | 0 | 0 |
| WEST HOLLYWOOD | A+ | 245 | 150 | 5 | 15 | 15 | 10 | 5 |
| WESTLAKE VILLAGE | F | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| WHITTIER | A | 230 | 150 | 5 | 15 | 15 | 10 | 5 |
| | | | | | | | | |

2014 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD (5B)

NOTE: THIS CHART SPANS TWO PAGES FOR EACH COMMUNITY.

| COMMUNITY | Survey of Historic Resources: Citywide (15) / Partial (10) | Survey Updated Within Past 5 Years (5) | Mills Act Incentive Program (10) | Additional Incentives (5) | Certified Local Government (5) | Historic Preservation Element or Plan (5) | Extra Credit (1-25) |
|-------------------------|--|--|----------------------------------|---------------------------|--------------------------------|---|--|
| SOUTH EL MONTE | 0 | 0 | 0 | 0 | 0 | 0 | |
| SOUTH GATE | 0 | 0 | 0 | 0 | 0 | 0 | |
| SOUTH PASADENA | 15 (2001) | 5 | 10 | 5 | 5 | 5 | |
| TEMPLE CITY | 10 (Partial reconnaissance survey in 2012 was planned as a citywide survey, made possible by a National Trust Los Angeles Preservation Fund grant. Yet no supporting documentation was included in the completed survey, and the city attorney decided it would not be valid for determining historic resource status per CEQA.) | 5 | 0 | 0 | 0 | 0 | |
| TORRANCE | 10 | 5 | 0 | 0 | 0 | 0 | 25 (In 2013, the city rehabilitated the 1913 Pacific Electric Railway – El Prado Bridge, designed by master architect Irving Gill, and celebrated the bridge’s centennial with Torrance Historical Society and Old Torrance Neighborhood Association.) |
| VERNON | 0 | 0 | 0 | 0 | 0 | 0 | |
| WALNUT | 10 (list of 10 identified significant structures) | 0 | 0 | 0 | 0 | 0 | |
| WEST COVINA | 15 (2006) | 0 | 0 | 5 | 0 | 0 | |
| WEST HOLLYWOOD | 15 (1987) | 5 | 10 | 5 | 5 | 5 | |
| WESTLAKE VILLAGE | 0 | 0 | 0 | 0 | 0 | 0 | |
| WHITTIER | 10 (2001) | 0 | 10 | 5 | 0 | 5 | |
| | | | | | | | |