



LOS ANGELES CITY PLANNING DEPARTMENT

The City of Los Angeles' Historic Preservation and Mills Act Programs

April 2008

Creation of the Office of Historic Resources

- New preservation office for Los Angeles
- Bring together a long-bifurcated program
- Citywide survey
- Opened doors in 2006
- Goal: to create a state-of-the-art, comprehensive program
- Staff of six
- CLG status

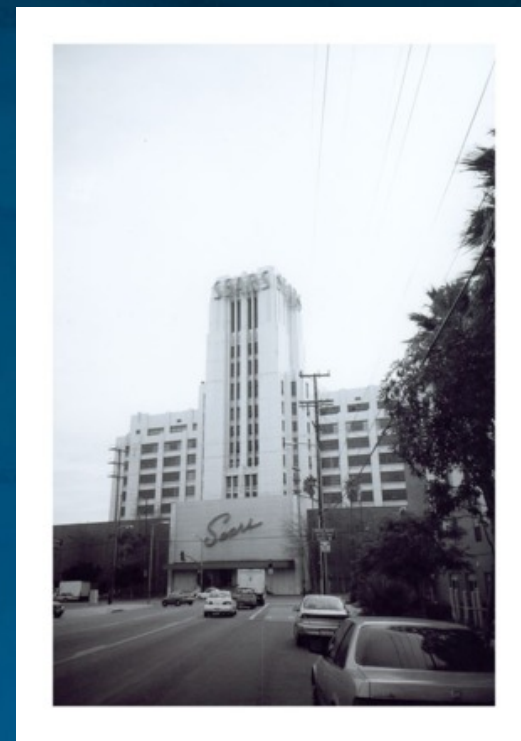


St. Vincent de Paul Church



Cultural Heritage Commission and Historic-Cultural Monuments

- Five-members, Mayoral appointed
- Designates City Historic-Cultural Monuments (landmarks)
- Reviews work on existing HCMs
- Over 900 designated Monuments
- Revising Cultural Heritage Ordinance



Sears Building: Boyle Heights



Historic Preservation Overlay Zones (HPOZs)

- HPOZs=Historic Districts
- Design Review of exteriors of structures
- No interior review
- 22 districts: diverse communities
- 14 of 22 HPOZs have below-citywide median income
- Over 13,000 structures included in HPOZs

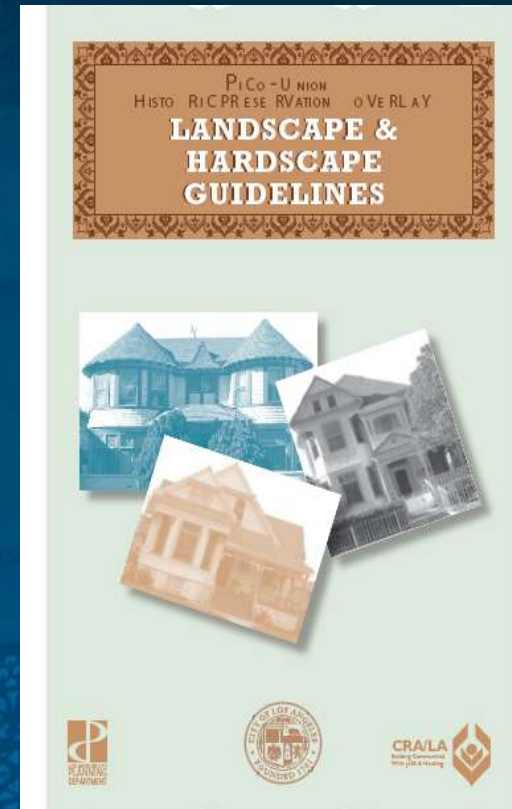


Windsor Square HPOZ



Making Preservation Relevant and Feasible

- Multi-lingual outreach materials
- Marketing of Mills Act
- Need for additional financial incentives
- Housing rehabilitation and homeownership programs
- Development community
- Importance of attitude: collaborative, not punitive



Pico-Union HPOZ Outreach Brochures



Survey LA: The Los Angeles Historic Resources Survey

- Scale, speed and ambition
- Getty support: \$2.5 million
- Reliance on up-front Historic Context Statement and MPS approach
- Field Guide to Survey Evaluation
- GIS/ web site integration
- Inter-departmental coordination
- Community outreach and participation strategy: video, speakers bureau



The Gregory Ain Mar Vista Tract HPOZ



Los Angeles' Mills Act Program

- Over 380 properties – second only to San Diego
- Properties eligible:
 - Individual Historic-Cultural Monuments (entire property must be designated)
 - HPOZ Contributing Structures
 - Ineligible: properties that are solely on National or California Register (except by special approval of Council)
 - Properties with code violations or delinquent taxes



Harvard Heights HPOZ



Mills Act Program – Priority Consideration

- Must meet minimum of three “priority consideration” criteria:
- Necessity: to ensure preservation of structure
- Uniqueness: unique example of its property type
- Investment: result in additional private investment
- Affordability (multi-family buildings)
- Employment (commercial buildings)



E. A. K. Hackett House – Pico-Union



Mills Act Program - Valuation Limits

- Valuation Limits (increased February 2008):
- \$1.5 million for single-family properties
- \$3 million for multi-family, commercial/industrial properties
- Downtown Los Angeles and Hollywood exempt from limits
- Commission may grant exceptions in exceptional circumstances (unusual maintenance requirements, threat of demolition)



Stonehurst neighborhood – Sun Valley



Mills Act Program - Fiscal Issues

- City Council set annual revenue loss limit: \$1 million
- Current status: \$330,000 revenue loss to City
- Council approves contracts; informed annually of fiscal status of program
- Small price to pay for incentive program with widespread benefits
- Application fee: \$443



Ravenswood Apartments – Hancock Park



Mills Act - Enforcement and Oversight

- Challenge: limited staffing for inspections on adequate schedule
- No ongoing inspection or maintenance fee
- Fee study may lead to new fee for this purpose
- First-ever proposed cancellation: Laurelwood Apartments – 12.5% penalty



Schindler's Laurelwood Apartments – Studio City



Additional Incentives

- Mills Act main incentive, but other relevant programs
- Adaptive Reuse Ordinance
- Zoning incentives for limited commercial use of historic homes (e.g. bed and breakfast)
- Parking incentive: no additional parking required for change of use
- State Historical Building Code
- Conservation Easements (L.A. Conservancy)
- Limited redevelopment loans



Miracle Mile North HPOZ



Office of Historic Resources Web Site: Preservation.lacity.org

The screenshot shows the website for the Office of Historic Resources, part of the City of Los Angeles Department of City Planning. The page features a green header with the title "Office of HISTORIC RESOURCES" and the department's logo. A navigation menu on the left lists various services like "Home", "About the OHR", and "Search for a Property". The main content area is divided into "News" and "The Office of Historic Resources" sections. The "News" section includes articles such as "OHR Launches New Web Site", "City of Los Angeles Becomes a Certified Local Government", and "Mills Act Program Sets New Record". A large photograph of the Powers Residence is featured, with a "More" link below it. The "The Office of Historic Resources" section begins with the text "The Department of City Planning's Office of Historic Resources (OHR) is working to create a comprehensive state-of-the-art".

City of Los Angeles
Department of City Planning

Office of
HISTORIC RESOURCES

- ▶ Home
- ▶ About the OHR
- ▶ Historic-Cultural Monuments & Cultural Heritage Commission
- ▶ Historic Preservation Overlay Zones (HPOZs)
- ▶ Preservation Incentives
- ▶ Search for a Property
- ▶ Newsletter
- ▶ Preservation Resources
- ▶ Contact Us

SurveyLA
Department of City Planning

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News

OHR Launches New Web Site
Welcome to the new Web site of the City of Los Angeles' Office of Historic Resources. We hope you will bookmark our site and turn to it frequently as a guide to the preservation of Los Angeles' rich architectural and cultural heritage.

City of Los Angeles Becomes a Certified Local Government
The State Office of Historic Preservation and the National Park Service have officially approved the City of Los Angeles' application to become a "Certified Local Government" (CLG) for historic preservation under the National Historic Preservation Act.

Mills Act Program Sets New Record

Powers Residence, HCM #86, in Angelino Heights.

[More](#)

The Office of Historic Resources

The Department of City Planning's Office of Historic Resources (OHR) is working to create a comprehensive state-of-the-art



SurveyLA Web Site: SurveyLA.org

The screenshot shows the SurveyLA website layout. At the top left is the SurveyLA logo with the text "Los Angeles Historic Resources Survey". To its right are four navigation buttons: "LEARN about SurveyLA", "IDENTIFY a historic resource", "PARTICIPATE in SurveyLA", and "FIND a historic property". Below these is the City of Los Angeles Department of City Planning logo and the text "OFFICE OF HISTORIC RESOURCES". The main header reads "Los Angeles Historic Resources Survey".

About SurveyLA

SurveyLA – the Los Angeles Historic Resources Survey – is Los Angeles' first-ever comprehensive program to identify significant historic sites throughout our city. The survey marks a coming-of-age for Los Angeles' historic preservation movement, and will serve as a centerpiece for the City's first truly comprehensive preservation program.

[Read More](#)

Project Updates

Welcome to the SurveyLA Web Site

Welcome to the Office of Historic Resources web site for SurveyLA: The Los Angeles Historic Resources Survey.

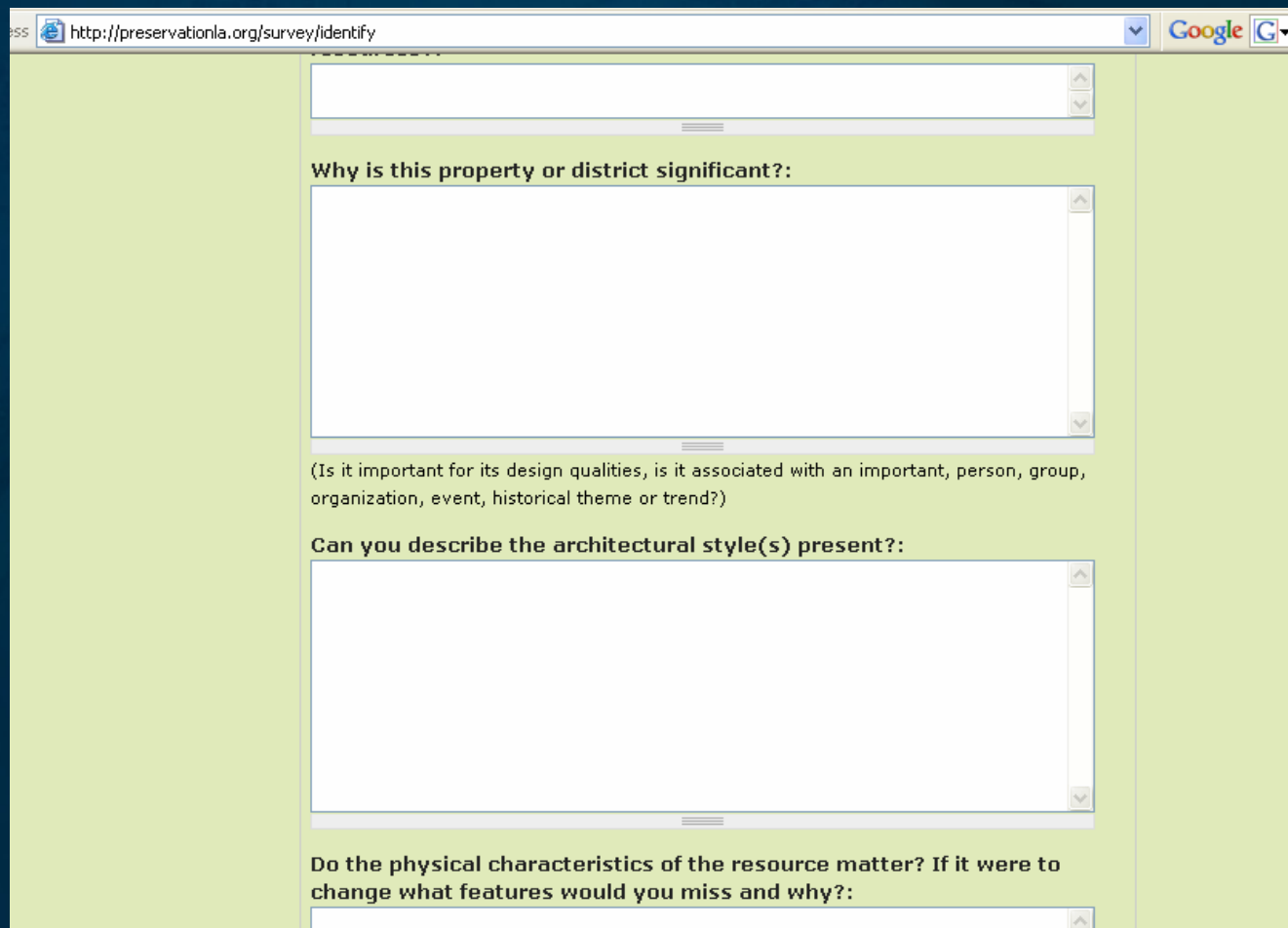


State Awards Los Angeles its First CLG Grant

The City of Los Angeles has been awarded its first-ever Certified Local Government (CLG) grant from the State of California's Office of Historic Resources.



SurveyLA.org: "MYhistoricLA" Form



The screenshot shows a web browser window with the address bar displaying <http://preservationla.org/survey/identify>. The page has a light green background and contains several form fields:

- A dropdown menu at the top.
- A text input field with the label **Why is this property or district significant?:**.
- A large text area for the response to the significance question.
- A text input field with the label **Can you describe the architectural style(s) present?:**.
- A large text area for the response to the architectural style question.
- A text input field with the label **Do the physical characteristics of the resource matter? If it were to change what features would you miss and why?:**.
- A small text area for the response to the physical characteristics question.

