



LOS ANGELES CONSERVANCY

2008 Los Angeles County Preservation Report Card



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Top row (l-r): Casa de Cadillac (1949), Sherman Oaks, Los Angeles (Larry Underhill); Lane-Wells Company Building (1937), Huntington Park (Dean Cheng).

Middle row (l-r): Driftyland Dairy-Port (1961), El Monte (John Eng); Premiere Lanes (1961), Santa Fe Springs (Adriene Biondo).

Bottom row (l-r): La Laguna de San Gabriel Park (1965), San Gabriel (Dean Cheng); Windsor Square Historic Preservation Overlay Zone, Los Angeles (Larry Underhill).

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INTRODUCTION

Los Angeles County is a treasure trove of architecturally and culturally significant sites. From the early adobes of colonial days, to Craftsman and period revival structures of the early twentieth century, to stunning examples of Art Deco, to groundbreaking mid-century modernism and beyond, the county has an extremely rich and diverse architectural heritage.



This heritage is also surprisingly vulnerable, with cultural resources facing ongoing threats of demolition and insensitive alteration. The most effective protections against these threats often lie in the hands of local government. Yet Los Angeles County, which spans over 4,000 square miles, has eighty-nine local governments: eighty-eight incorporated cities plus the county government. 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 Los Angeles County. A crucial part of this effort is understanding how preservation works in each of the county's different jurisdictions, encouraging better practices when needed, and applauding those with the strongest protections in place.



Top: Self Help Graphics & Art Building (1927), unincorporated East Los Angeles, Los Angeles County (Conservancy staff)

Bottom: El Mirador Apartments (1929), West Hollywood Landmark (Conservancy staff)

The Conservancy is the nation's largest local historic preservation organization, with a membership of 7,000 households. It was founded in 1978 in the wake of the demolition of several beloved L.A. landmarks, and as part of the community-based effort to save the Los Angeles Central Library from the same fate. At that time, local governments in Los Angeles County had few tools available to protect historically significant sites.

For our twenty-fifth anniversary in 2003, the Conservancy decided to assess how far local governments had come in protecting and revitalizing their historic resources. This assessment took the form of a "report card," grading cities on the efforts they make and tools they have to foster the preservation of their built heritage. We then issued the first-ever county-wide Preservation Report Card, offering a snapshot of the different ways in which our county's historic resources are protected (or not).

The 2003 report card was very well received, and it opened a lot of eyes to important needs and opportunities for preservation policies throughout

the county. The Conservancy decided to update the report card for our thirtieth anniversary in 2008. We were pleased to discover that over the past five years, more than a dozen cities have taken steps to launch or strengthen their preservation programs. Others fared less well, but we

hope that this new edition of the Preservation Report Card will help to spur preservation efforts and offer practical models from other cities.

While it may seem that this report is intended as a comprehensive assessment of preservation efforts in L.A. County, some caveats are in order. This report is not meant to assess the general state of physical preservation of the cultural resources of Los Angeles County; the existence or success of efforts to preserve publicly held cultural or historic resources; or the commitment, drive, and influence of local advocacy organizations. All of these factors are of great importance

to the general state of preservation in Los Angeles County today, and 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 heritage. This report is intended solely as a snapshot assessment of local governments' current efforts to ensure the preservation of historic and cultural resources that are in private hands. Its goal is to recognize those jurisdictions that actively foster preservation and encourage them to keep up the good work, as well as to offer practical models and motivation to those jurisdictions that have fewer protections in place.



Top: World's oldest remaining McDonald's (1953), Downey (Conservancy archives)

Bottom: Village Motel (1948), Santa Monica (Conservancy staff)

Right: Many buildings built for industrial and utility uses are architecturally significant, such as the Art Deco Vernon Light & Power Building (1932) in Vernon. Photo by Dean Cheng.

METHODOLOGY

To prepare the 2008 Los Angeles County Preservation Report Card, Los Angeles Conservancy staff conducted phone interviews with representatives from each of the local governments in Los Angeles County, from May through October 2008.



For each jurisdiction, we spoke with city representatives who are directly involved with the specific community's planning review process, as well as staff members responsible for overseeing historic preservation programs in cities that have them. For ongoing reference, we also compiled contact information for other people in the community involved in historic preservation or compliance with the California Environmental Quality Act (CEQA), an important preservation tool in California.



We asked each interviewee about the following topics (described in more depth in the next section):

- Current historic preservation issues in their respective cities
- What ordinances the city had in place to designate historic landmarks or districts
- How long such ordinances had been in place
- How many resources had been designated as historic
- Whether the city had implemented the Mills Act Historic Property Contracts Program, a valuable preservation incentive (see page 8)
- Whether the city had conducted surveys of historic and/or architectural resources

Top: County of Los Angeles Hospital, Old Administration Building (1909), Lincoln Heights (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. Photo by Dean Cheng.

In addition to conducting interviews, Conservancy staff reviewed the existing preservation ordinances of cities that have them. In most cases, a city's historic preservation ordinance is accessible through the official website of the city, within the municipal code. When possible, we also obtained and reviewed city surveys of historic resources. We also checked with the National Park Service to identify which jurisdictions participate in the Certified Local Government Program, which indicates a strong commitment to preservation (see page 10).

Conservancy staff evaluated the results using a ranking system based on whether an individual jurisdiction had enacted certain identification or protection programs or policies for historic resources. The rank then

translated into a “grade” for each jurisdiction. This report includes a summary of the results, followed by tables with supporting data.



Top left: The modernist Barry Building (1951) in Brentwood was declared Los Angeles Historic-Cultural Monument No. 887 in 2007. Resources from the postwar era are increasingly being designated as local landmarks, and several cities are taking steps to ensure that their local surveys are updated to reflect the significance of their mid-century architecture. Photo by Robert Cleveland.

Top right: This residential street in Jefferson Park, Los Angeles, is part of a neighborhood district proposed for historic district (HPOZ) designation. Photo from Conservancy archives.

Bottom right: Oasis Apartments (1965), West Covina. This Polynesian-themed apartment complex represents a distinctive resource type common in the postwar era. Photo by John Eng.

ELEMENTS OF A GOOD PRESERVATION PROGRAM

The Preservation Report Card ranking system stems from historic preservation protections and programs that serve as the basic tools by which cities can begin to protect their historic resources. Below is a description of the elements of a good preservation program and their relation to our ranking system.



Top: Claremont Packing House (1909-46), Claremont Register Resource (Sally Egan).

Bottom: Higgins Building (1910), Los Angeles Historic-Cultural Monument No. 873 (Conservancy archives).

Both of these historic resources, a former citrus packing house and a downtown office building, have become models of adaptive reuse.

HISTORIC PRESERVATION ORDINANCE

A local historic preservation ordinance is one of the most important tools a city can use to protect privately owned historic resources. The effectiveness of a preservation ordinance depends on its scope and language, and ordinances vary among jurisdictions. Their basic provisions enable a city to designate significant local sites as historic and list them on a local listing of historic resources. These designated sites are referred to by a variety of names, such as “historic landmark” or “historic-cultural monument,” depending on the city. A preservation ordinance outlines the criteria the city has established for designating such landmarks. These criteria are often based on those used by both the National and State Registers, which in turn are based on generally accepted preservation standards. Each city 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. Naturally, the stronger the preservation ordinance of a city, the higher the ranking under this criterion.

A few cities 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.



The final aspect we reviewed when analyzing cities with historic preservation ordinances was the effectiveness of their programs. We reviewed the number of designated local landmarks in each city and how often designations were made, considering the relative size of the community. A few cities 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 (see page 8).



HISTORIC DISTRICT ORDINANCE

A city’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 city’s historic preservation ordinance includes language allowing for the designation of historic districts. In other cases, a city establishes a separate ordinance for this express purpose.

Top: Several Los Angeles County cities have adopted ordinance language allowing for the designation of historic districts, which protect the historic character of a diverse range of historically significant neighborhoods. Glendale designated its first historic district, Royal Boulevard, in 2008. Photo courtesy of the City of Glendale Planning Department.

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

Historic districts may be referred to by a variety of names, depending on the jurisdiction, including Historic Preservation Overlay Zones (HPOZs), conservation districts, and Historic District Overlay Zones. They are generally defined as physically contiguous groups of structures, developed within a single period or in a similar style, that retain and 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 structures must be considered “contributing,” meaning that they are historically significant to the neighborhood and have maintained the 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 city's 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.

The City of Long Beach has designated seventeen historic districts, which receive local design review by the City's Cultural Heritage Commission.

MILLS ACT HISTORIC PROPERTY CONTRACTS PROGRAM

The Mills Act 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. Property owners who participate in the Mills Act Property Tax Abatement Program have made a contractual agreement with their respective city 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 close of each year. In exchange for this agreement, 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 nineteen Los Angeles County municipalities to date:

Calabasas, Claremont, Covina, Glendale, Glendora, Huntington Park, La Verne, Long Beach, Los Angeles, Monrovia, Pasadena, Pomona, Redondo Beach, San Dimas, Santa Monica, Sierra Madre, South Pasadena, West Hollywood, Whittier

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 city's commitment to historic preservation.



Top: Fox Theatre (1949), Inglewood (Dean Cheng)

Bottom: Kramer House (1966), Los Angeles Historic-Cultural Monument No. 933, Granada Hills, Los Angeles (Aaron Kahlenberg)



The Mills Act program is the single most important preservation incentive in California, providing property tax relief for owners of qualified historic properties. Mills Act benefits are currently available in nineteen cities throughout Los Angeles County, with many property owners seeking landmark designation to take advantage of the tax savings. Pictured: Lydecker House (1939), Los Angeles Historic-Cultural Monument No. 918 (courtesy Lydecker House).

The City of West Hollywood has an active Mills Act program and currently holds seventy-three contracts with property owners. Of particular note is West Hollywood's expansion of their Mills Act program to include, as eligible properties, individual condominium units within historic buildings.

In the majority of Los Angeles County cities 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. In the report card rankings, cities with Mills Act programs in place received higher ratings than those that did not, and cities with a larger number of Mills Act contracts rated even higher.

HISTORIC RESOURCES SURVEY



Several Los Angeles County cities are in the process of updating surveys of their architectural and cultural resources. The City of Burbank is currently working on a citywide windshield survey and historical context study. Pictured: Burbank City Hall (1943). Photo by Conservancy staff.

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 city'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 confers its own level of protection against egregious alterations and demolition in some cases. 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 structures or sites that have lost their significance can be noted, and buildings or sites whose significance was not appreciated at the time the survey was prepared can be recognized. A number of the cities we contacted for the report card did have comprehensive historic resources surveys, but many of those had not updated their surveys in over twenty years, limiting their practical utility.

CERTIFIED LOCAL GOVERNMENT STATUS

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. Cities 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 can play a larger role than otherwise in the review of local sites to the National Register of Historic Places. A city'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 preservation programs in place, including:

- A historic preservation ordinance allowing for the designation of local resources
- An established historic preservation commission
- A regularly updated survey of potentially historic resources

As of November 2008, only ten cities within Los Angeles County were Certified Local Governments:

Burbank, Glendale, Long Beach, Los Angeles, Pasadena, Pomona, Redondo Beach, Santa Monica, South Pasadena, West Hollywood

Top: West Hollywood's Harper Avenue Historic District contains a collection of architecturally significant multi-family dwellings, including the Villa Primavera apartments (1923). Photo by Conservancy staff.

Bottom: John Byers Residence (1924), Santa Monica Landmark No. 52 (courtesy Santa Monica Conservancy)

Los Angeles became a Certified Local Government in 2007. The city has applied for and received two grants through the program that will assist with the implementation of its first citywide survey of historic resources. The grants will be used for language translation and duplication of an informational video on the SurveyLA process, as well as the creation of a template for community participation in the citywide survey process.



DEDICATED PRESERVATION PERSONNEL

Communities that value their historic resources typically have dedicated staff to pursue preservation efforts, as well as a historic resources 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, or are important consulting parties in, CEQA determinations 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 Preservation Report Card rankings, communities with a staff member dedicated to historic preservation scored higher than those who assigned preservation-related duties to the general staff pool. Similarly, communities with a historic resources commission devoted to identifying and designating their historic resources scored higher than those who delegated these duties to an entity whose primary purpose is not preservation.

*Top: Clock Market (1929), Beverly Hills
(Larry Underhill)*

*Bottom: Rives Mansion (1912), Downey
(John Eng)*

REPORT CARD GRADES



Top: South Seas House (1902), West Adams, Los Angeles Historic-Cultural Monument No. 757 (West Adams Heritage Association)

Bottom: Covina Bowl (1955), Covina (John Eng)

A

Cities earning an “A” on the 2008 Preservation Report Card have established ordinances that enable them to designate historic landmarks and districts, and they use those tools to actively designate landmarks and districts. They do not require owner consent to designate individual landmarks, and historic district designation does not require the consent of a supermajority of property owners. In most cases, these communities can prevent outright the demolition or inappropriate alteration of individual landmarks or contributing buildings within historic districts. These communities typically have many Mills Act contracts, are likely Certified Local Governments, and have recently completed or updated historic resources surveys. Grade “A” communities distinguish themselves through the thoroughness of legal protections for historic resources and the dedication and energy of city officials in recognizing and preserving these resources.

B

Communities earning a “B” actively designate historic landmarks and districts, and typically have implemented the Mills Act program for a considerable number of properties. Although they may require some degree of owner consent for districts or landmarks, the designations are binding upon future owners. These communities have the power to prevent or significantly delay demolition or alteration of landmarks or buildings within historic districts. They likely have completed a historic resources survey.

C

Cities earning a “C” typically have ordinances in place to designate historic landmarks or districts. They can prevent or significantly delay demolition or alteration of landmarks or buildings within historic districts. However, these communities require owner consent for designation, and they may have designated few or no landmarks or districts. These cities often have completed a historic resources survey.

D

Typically, communities earning a “D” have completed a historic resources survey, but the survey provides little protection for these resources. They also lack ordinances to protect individual landmarks or historic districts.

F: Preservation Truants

Cities earning an “F” have no historic preservation ordinances or elements and have conducted no historic resources surveys.



SUMMARY OF FINDINGS

Cities are listed in alphabetical order. Please see the tables at the end of this report for more information.

The A List: Congratulations to the seven cities who earned an A or A- Long Beach, Los Angeles, Pasadena, South Pasadena, Santa Monica, West Hollywood, Whittier

Long Beach

The City of Long Beach is currently reevaluating many of its historic preservation programs, which have been in place for a number of years. The city's historic preservation ordinance is undergoing a revision that will strengthen protections for the city's historic resources. The current version of the ordinance delays the demolition of a designated landmark for up to one year, but cannot prevent demolition outright. Long Beach currently has 130 designated landmarks, seventeen historic districts, and a dedicated Cultural Heritage Commission that meets regularly. The city has a Mills Act program and currently holds forty-two contracts. Incentives offered to owners of designated properties include relief from certain zoning and parking requirements, and use of the California State Historic Building Code. Long Beach has been a Certified Local Government since 1992. The city's General Plan is undergoing a comprehensive update that will include a new Historic Preservation Element. The first phase of Long Beach's first citywide survey is underway.

Los Angeles

See Notable Improvements, page 17

Pasadena

The City of Pasadena has many protections in place for its historic resources. Its preservation ordinance allows for the designation of individual landmarks and historic districts, as well as significant signs and trees. The city has designated 110 landmarks and a total of twenty-seven historic districts. Although ten of these districts are listed solely in the National Register of Historic Places (not locally), Pasadena has worded its historic preservation ordinance to extend preservation protections and review to those resources as well. The city's Historic Preservation Commission has the power to deny both inappropriate alterations and demolitions that are proposed for designated landmarks and contributing structures in historic districts. Pasadena has an active Mills Act program, with 103 contracts currently held. The city has been a Certified Local Government since 1986. Several context statements and related surveys have been prepared for various portions and building types of the city, although only about thirty percent of the city has been surveyed to date.

Top: Like several other cities throughout Los Angeles County, Long Beach is currently in the process of updating the city's historic preservation ordinance aimed at strengthening protections for the community's historic resources. Pictured: The Arts Building (1930), Long Beach. Photo by Dean Cheng.

Bottom: Pasadena is home to a diverse collection of significant resources, including the Colorado Street Bridge (1913, Pasadena Landmark) and the Vista del Arroyo Hotel (1903). The city's historic preservation ordinance is notable for providing the same design review and protections to local properties listed in the National Register of Historic Places as to those that are designated as local Pasadena landmarks. Photo by Dean Cheng.

Santa Monica

The City of Santa Monica has many programs in place to protect its architectural and cultural heritage. The city's landmarks ordinance affords protection from demolition and inappropriate alterations to historic resources.



Santa Monica's Landmarks Commission reviews proposed demolitions for all structures forty years of age or older, which allowed the city to prevent the demolition of its last ocean-facing cottage (ca. 1905), now designated Santa Monica Landmark No. 74, pictured above. Photo courtesy Santa Monica Conservancy.

Santa Monica's Landmarks Commission, which meets monthly, reviews proposed design changes to designated historic resources, as well as proposed demolitions to all structures throughout the city that are forty years of age or older. The city is in the process of updating its comprehensive citywide historic resources survey, which required resources to be at least forty years old to be considered potentially significant. Santa Monica has designated eighty-nine landmarks and two historic districts. The city does not require owner consent to designate landmarks, and historic district designation requires the support of only fifty-one percent of all property owners within the district's boundaries. The city's active Mills Act program currently includes forty-one contracts. The city offers a wide range of other incentives to owners of historic properties, including priority plan check processing; waivers of Certificates of Appropriateness, planning application fees, and plan check application fees; and exemption from requirements of the city's construction rate program. Santa Monica has been a Certified Local Government since 1992. The city adopted a Historic Preservation Element for its General Plan in 2002, and it plans to conduct a substantive revision of its landmarks ordinance within the next year.

South Pasadena

The City of South Pasadena actively promotes and protects its architectural and cultural heritage. The city's historic preservation ordinance allows for the designation of both landmarks and historic districts. It does not require owner consent for landmark designation, and historic district designation requires the support of only fifty-one percent of all property owners within the district's boundaries. The ordinance also contains a "scorched-earth" provision, which helps to prevent un-permitted demolitions. The city has a dedicated Cultural Heritage Commission that has designated fifty landmarks and four historic districts. The Commission plans to create a public outreach committee to further promote awareness of historic resources and their maintenance. South Pasadena participates in the Mills Act program and currently holds eight contracts. The city has been a Certified Local Government since 2001.



South Pasadena Public Library (1907, expanded in 1917), South Pasadena (Suzanne Strong)

West Hollywood

The City of West Hollywood has a notable historic preservation ordinance that allows for the designation of both individual landmarks and historic districts. It does not require owner consent for the designation of either individual landmarks or historic districts. The city has designated a total of seventy-three landmarks and six historic districts. It has an active Mills Act program with seventy-three contracts to date, including some with owners of condominium units within locally designated buildings. West Hollywood has been a Certified Local Government since 1991. The city's Historic Preservation Commission meets monthly and has the power to deny inappropriate alterations and demolitions proposed for historic resources. These same design review protections are extended to structures identified in the city's



West Hollywood holds an annual event each summer to promote historic preservation and the city's architectural heritage. Photo courtesy of the City of West Hollywood Planning Department.

historic resources inventory, which is currently being updated. The city offers a variety of incentives to owners of designated resources, including waiving permit fees and parking and setback requirements. West Hollywood also holds an annual event specifically to promote historic preservation and the city's architectural legacy.

Whittier

The City of Whittier has designated 101 landmarks and three historic districts; it does not require owner consent for either type of designation. Its preservation ordinance enables the city to deny proposed demolitions and inappropriate alterations to historic resources. Whittier has a Historic Resources Commission that meets monthly. While the city is not yet a Certified Local Government, it does have an active Mills Act program, with thirty contracts currently held. Whittier has a historic resources survey that was completed in 2001 and covers one-third of the city. The city adopted a Historic Preservation Element for its General Plan in 1985 and updated it in 1993.

B+, B, or B-

Claremont, Culver City, Glendale, Glendora, Huntington Park, Monrovia, Pomona, Redondo Beach, San Dimas, San Gabriel

C+, C, or C-

Artesia, Azusa, Baldwin Park, Bell Gardens, Burbank, Calabasas, Commerce, Covina, El Segundo, Hermosa Beach, La Verne, Rolling Hills Estates, San Fernando, Sierra Madre, South Gate, West Covina



Whittier's historic preservation ordinance does not require owner consent for the designation of local landmarks, increasing its effectiveness as a tool for protecting the city's architectural heritage. Pictured above: National Bank of Whittier (1923), Whittier Historic Resource. Photo by Conservancy staff.

D+, D, or D-

Alhambra, Avalon, Beverly Hills, Cudahy, Duarte, Gardena, Inglewood, Irwindale, La Canada Flintridge, La Puente, Lancaster, Lawndale, Los Angeles County, Malibu, Manhattan Beach, Montebello, Norwalk, Palmdale, Pico Rivera, San Marino, Santa Clarita, Signal Hill, South El Monte, Torrance, Vernon



La Canada 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.



*Bowler Residence (1965), Rancho Palos Verdes
(Conservancy staff)*

F: Preservation Truants

These cities currently have no legal protections for privately owned historic resources, nor have they completed any surveys to identify potential resources within their borders:

Agoura Hills, Arcadia, Bell, Bellflower, Bradbury, Carson, Cerritos, Compton, Diamond Bar, Downey, El Monte, Hawaiian Gardens, Hawthorne, Hidden Hills, City of Industry, La Habra Heights, La Mirada, Lakewood, Lomita, Lynwood, Maywood, Monterey Park, Palos Verdes Estates, Paramount, Rancho Palos Verdes, Rolling Hills, Rosemead, Santa Fe Springs, Temple City, Walnut, Westlake Village

NOTABLE IMPROVEMENTS

Congratulations to the following cities, which have made significant strides in their preservation programs since the release of our first Preservation Report Card in 2003.

Huntington Park: F to B+

The City of Huntington Park has a rich history and many significant resources. Yet it had no protections in place until 2006, when the city



adopted a historic preservation ordinance after carefully studying effective ordinances in other cities. One of the ordinance's most notable provisions is the ability to designate significant public or semi-public interior spaces and signage, in addition to landmarks and historic districts. It does not require owner consent for landmark designation. In the two years since adopting its ordinance, Huntington Park has designated six landmarks. The city has a historic preservation commission that can deny proposals for demolition or inappropriate alterations. A citywide windshield survey of historic resources was conducted in 2006, and the city has just implemented the Mills Act program. Other incentives available to owners of historic properties include the reduction of planning administrative fees, zoning variances, and a conditional

waiver of parking requirements. The city promotes historic preservation each May (National Preservation Month) by bestowing awards on a handful of properties that exemplify historic preservation and good stewardship of historic buildings.



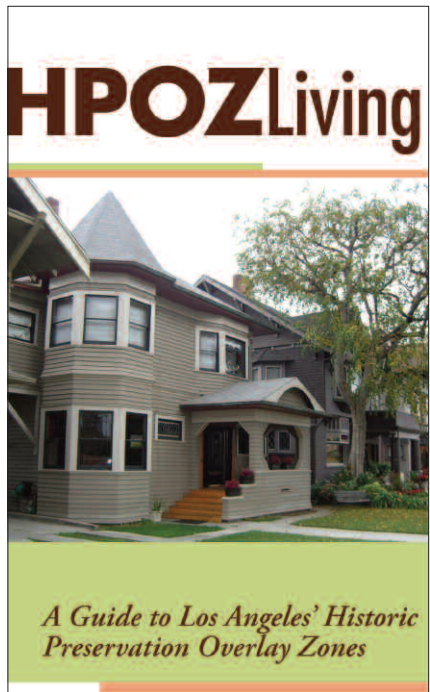
*Top: Lane-Wells Company Building (1937),
Huntington Park (Dean Cheng)*

Huntington Park has shown a remarkable turnaround, improving its grade from an F to a B+ in five short years. The city has demonstrated a firm commitment to establishing a strong set of preservation protections and programs. Its preservation ordinance earned a 2007 Preservation Award from the Los Angeles Conservancy. Huntington Park continues moving forward in its preservation efforts, working to create the city's first historic district and become a Certified Local Government.

*Bottom: Huntington Park celebrates historic preservation
each year by issuing historic preservation awards.
Photo courtesy Huntington Park Planning Department.*

Los Angeles: B+ to A-

The City of Los Angeles has established itself as a preservation leader on several fronts. The city established an Office of Historic Resources in 2006 to coordinate Los Angeles' historic preservation activities and support its Cultural Heritage Commission. Los Angeles became a Certified Local Government in 2007. The city's active Mills Act program is the



The City of Los Angeles won a 2008 Los Angeles Conservancy Preservation Award for its Historic Homeowner Education Program, which includes this brochure, printed in English, Spanish, and Korean, explaining the city's HPOZ program (Historic Preservation Overlay Zones, the city's term for historic districts). Image courtesy Los Angeles Office of Historic Resources.

second largest in the state, with over 380 contracts. Los Angeles has designated over 930 Historic-Cultural Monuments (local landmarks) and twenty-four HPOZs that encompass more than 14,000 properties. The city's cultural heritage ordinance, created in 1962, is currently undergoing its first major revision that would enable the city to deny, not merely delay, the demolition of a designated resource. Los Angeles has launched its first-ever citywide historic resources survey, the largest such project ever undertaken by a single municipality, spanning over 800,000 parcels. This multi-phase, multi-year survey seeks to actively involve the community; aggressive outreach includes a dedicated website, a speakers bureau, and an award-winning video.

Los Angeles earned an A- (versus a B+ in 2003) for its demonstrated commitment to historic preservation in a variety of areas, particularly establishing an office with dedicated historic preservation staff. The city has received a number of awards for its preservation efforts, including a 2008 Los Angeles Conservancy Preservation Award and honors from the American Planning Association and the California Preservation Foundation.

West Covina: F to C

The City of West Covina has made significant strides in protecting its historic resources. The city established a historic preservation ordinance in 2007 that allows for the designation of both landmarks and historic districts, and enables the city to deny requests for inappropriate alteration or demolition. West Covina has completed a citywide survey of its historic resources and recently designated its first landmark.



Establishing a historic preservation ordinance and completing a citywide survey of historic resources have enabled West Covina to begin protecting its architectural heritage. Pictured: Jobe House (1891), West Covina. Photo courtesy City of West Covina Planning Department.

West Covina earned a C (versus an F in 2003) for implementing two important programs for safeguarding historic resources in the community. The citywide survey and the historic preservation ordinance have enabled West Covina to identify potential resources throughout the city and to create a register of designated properties that will receive substantial protections. However, the city does require owner consent for both the designation of individual landmarks and the inclusion of properties within historic districts, limiting West Covina's ability to protect its architectural heritage.



Calabasas is currently conducting its first citywide survey of historic resources, which includes the Andy Anderson House (1938). The city recently adopted a historic preservation ordinance. Photo courtesy City of Calabasas Planning Department.

Calabasas: D- to C+

The City of Calabasas has demonstrated its commitment to historic preservation by establishing several programs and protections for its significant buildings and sites. In 2008 alone, the city has adopted a good historic preservation ordinance, has implemented the Mills Act program, and is conducting its first citywide survey of historic resources. In addition to landmarks and historic districts, the city's ordinance specifies historic landscapes as eligible for designation. A notable feature of Calabasas' ordinance is the local review and protection of all state and national landmarks within the city, which are automatically included in the local register. Calabasas has created a historic preservation staff position and has a historic preservation commission that can deny proposals for demolition or inappropriate alteration. The city is currently producing a series of design guidelines for historic property owners, covering a range of topics including the proper treatment of historic building materials and appropriate ways to design an addition.

Calabasas earned a C+ (versus a D- in 2003) for its efforts to implement a full range of programs to protect the community's historic structures and landscapes. While the city has not yet designated any local resources, it already serves as a notable model for surrounding communities.

San Fernando: D- to C



The City of San Fernando recently adopted a historic preservation ordinance that enables the designation of individual landmarks and historic districts. As part of the process, the city held community workshops to engage residents, collect input, and build support. Photo courtesy City of San Fernando Planning Department.

The City of San Fernando recently adopted a historic preservation ordinance that enables the designation of individual landmarks and historic districts. The ordinance will protect designated resources from demolition and inappropriate alteration, as well as enable the city to implement the Mills Act program. The ordinance marks the latest in a series of continuous efforts on the city's behalf to promote and protect its cultural heritage. A citywide windshield survey in 2002 identified more than 200 potentially historic sites within the city. The city adopted a comprehensive Historic Preservation Element that garnered a 2005 Preservation Award from the Los Angeles Conservancy. San Fernando continues to expand its efforts, with future goals including becoming a Certified Local Government.

San Fernando earned a C (versus a D- in 2003) for its marked progress in establishing protections and incentives for the preservation and promotion of the community's architectural heritage.

Manhattan Beach: F to D+

The City of Manhattan Beach adopted a historic preservation ordinance in 2006 that allows for the designation of significant local landmarks, though it currently provides only honorary status and does not offer any protections against inappropriate alterations or demolition. While the current version of the ordinance cannot be considered



Manhattan Beach has taken steps to promote the city's diverse architectural heritage, which includes the modernist South Bay Bank (1957) by noted architect Craig Ellwood. Adopting a historic preservation ordinance was an important step for the city, though the ordinance currently affords only honorary status to designated landmarks. A future revision to the ordinance could strengthen it to become an effective tool for protecting the city's historic resources. Photo by Dean Cheng.

an effective tool for protecting the city's historic resources, it has sparked an active dialogue between residents and the city about the value of significant buildings throughout the community. The city has also established a City Council-appointed task force, the Manhattan Beach Cultural Heritage Conservancy, whose goal is to increase public awareness of the city's cultural and architectural heritage. A total of five local landmarks have been designated, with additional applications pending.

Manhattan Beach earned a D+ (versus an F in 2003) for its active and successful outreach efforts to raise awareness of the city's architectural heritage. This marks a promising first step, and we encourage Manhattan Beach to introduce language into their ordinance that would offer protections against demolition and inappropriate alterations. This, coupled with a citywide survey of historic resources and the implementation of an incentive program such as the Mills Act, would chart the city on a successful course toward protecting its historic resources.

Duarte: D- to D+



Duarte completed a citywide survey of its architectural resources in 2003 and is currently in the process of drafting its first historic preservation ordinance. Pictured: Former Duarte School (1909). Photo courtesy City of Duarte Planning Department.

The City of Duarte recently adopted a Historic Preservation Element for its General Plan that outlines objectives for developing a comprehensive preservation program, including establishing a historic preservation ordinance. Duarte is currently drafting language for such an ordinance, which the city expects to adopt within the next year. The city also completed a citywide windshield survey of architectural resources in 2003, which has identified several sites of local significance.

Duarte earned a D+ (versus a D- in 2003) for its ongoing efforts to establish a historic preservation ordinance. While this grade is still low in this issue of the report card, we anticipate significant improvements over the coming years.

Santa Clarita: F to D+

The City of Santa Clarita had no protections in place for its historic resources until recently. The 2006 demolition of a locally significant residence galvanized the community to move toward establishing a historic preservation program. As it works on drafting a historic preservation ordinance, Santa Clarita has established an interim review process to prevent the alteration or demolition of potentially historic resources identified in past surveys.



Santa Clarita earned a D+ (versus an F in 2003) for taking steps toward establishing a historic preservation ordinance. The first phase of the city's initiative to adopt the ordinance has included several community workshops. We expect Santa Clarita's grade to continue to rise as the city implements its planned historic preservation programs.

The 2006 demolition of the former residence of Tex Williams (1917-1985), renowned American Western musician, prompted the City of Santa Clarita to begin drafting a historic preservation ordinance. Photo courtesy Santa Clarita Historical Society.

PRESERVATION EXTRA CREDIT THE TOP CITIES

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
Claremont	B+	No. Properties are added to Claremont Register by resolution of the Architectural Commission.	Requires a 90-day delay on any demolition request to explore preservation alternatives. This also triggers CEQA review, which may result in a denied demolition request.	Yes	All historic resources identified through survey updates become listed in the Claremont Register and receive corresponding design review protections.
Glendale	B+	Yes	Yes	Yes	Demolition delay ordinance makes all demo permits discretionary and requires CEQA review for historic resources; permit required for alterations with commission issuing conditions or restrictions as it sees fit; scorched-earth ordinance; ordinance requires owners to maintain designated structures.
Glendora	B	Yes (but binding upon subsequent owners) for landmarks and historic resources; 51% for HPOZ.	No for historic resources (but can delay); yes for landmarks; yes for HPOZ contributing resources.	Yes for resources, landmarks, and HPOZ contributing resources.	Ordinance requires owners to keep designated structures in good repair.
Huntington Park	B+	No	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of landmark or contributing structure in historic district; ordinance states “vacant land or non-use will not constitute a valid replacement/reuse plan”; duty to keep in good repair.
Long Beach	A	No	Yes for any landmark or improvement within a district.	Yes for any landmark or improvement within a district.	Certificate of Appropriateness needed before alteration or demolition of any landmark or building within a district.

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
Los Angeles	A-	No	Can delay demolition up to 360 days for landmarks and prevent outright in historic districts.	Can delay demolition up to 360 days for landmarks and prevent outright in historic districts.	Also requires CEQA review for buildings listed in the National Register of Historic Places or California Register of Historic Resources; scorched-earth ordinance.
Monrovia	B+	Yes	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of landmark or contributing structure in historic district; historic district special review by commission required for alteration or demolition of potential landmark in survey; duty to maintain; scorched-earth ordinance.
Pasadena	A	No for landmarks; 51% for districts.	Yes	Yes	Commission can approve or deny applications for demolition or alteration of landmarks, contributing buildings in districts, certain non-contributing buildings in districts, and works of Greene and Greene. Commission can deny demolition for structures identified in recent surveys; review of all demolition permits for structures over 50 years old; scorched-earth ordinance.
Pomona	B	Yes for landmarks; districts can be nullified if 50% + 1 owners write in.	Yes	Yes	Certificate of Appropriateness or Certificate of Economic Hardship needed for alteration or demolition of landmarks; any buildings, public streets, or sidewalks in district; and all pre-1945 structures. Duty to keep in good repair.

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
Redondo Beach	B	Yes, only owners can apply for landmark designation; all property owners of resources in historic district must apply.	Yes	Yes	Landmarks must be at least 50 years old, or at least 30 if exceptional and/or threatened; 75% of buildings in district must be over 50 years old and no more than 25% of buildings in district may be non-contributing; duty to keep in good repair.
San Dimas	B	No. No city ordinance or designation process for individual landmarks. However, 320+ structures in historic resource inventory receive strong protection and design review.	Yes. Design Review Board has the power to deny demolition of all structures listed in the historic resource inventory.	Yes. Design Review Board has the power to deny inappropriate alterations to all structures listed in the historic resource inventory.	Proposals to demolish structures identified as historic resources are reviewed by the Design Review Board and also involve CEQA review.
Santa Monica	A	No for landmarks; can be nullified for districts if majority of owners sign petition.	Yes	Yes	Certificate of Appropriateness or Certificate of Economic Hardship needed for alteration or demolition of landmark or district building; not needed for Structure of Merit, but commission can stay the demolition to negotiate; any time periods can be extended by the Director of Planning to comply with CEQA; review required before demolition permit issued for non-listed buildings over 40 years old; duty to keep in good repair.
South Pasadena	A	Yes; 50% + 1 must consent for districts; for landmarks the landmark subcommittee must exercise its "best efforts" to obtain owner consent; no consent needed for Cultural Heritage Inventory.	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of landmark or property on the city's Cultural Heritage Inventory or a structure or natural feature within a district; affirmative duty to maintain; scorched-earth ordinance.

City	Grade	Is owner consent required for designation?	Does the ordinance contain language to deny demolition?	Does the ordinance prevent inappropriate alterations?	Additional Notes
West Hollywood	A	No	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of cultural resource or contributing resource in district; non-contributing resource must be reviewed by commission in case of demolition; owner can propose to de-list after five years, but must prove nomination was in error; duty to keep in good repair.
Whittier	A	No	Yes	Yes	Certificate of Appropriateness needed for alteration or demolition of historic resource or contributing resource within historic district; review required before demo permit issued for non-listed buildings over 50 years old; owners have a duty to keep designated buildings in good repair.

2008 LOS ANGELES CONSERVANCY PRESERVATION REPORT CARD

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Agoura Hills	F	No	No	0	No	No	No	No	No
Alhambra	D-	No	No	0	No	No	Yes	No	No
Arcadia	F	No	No	0	No	No	No	No	No
Artesia	C	No	No	0	No	Yes, 1	No	No	No
Avalon	D-	No	No	0	No	No	Yes. List of potential resources in Local Coastal Program.	No	No
Azusa	C	No	Yes	0 (58 potential historic landmarks)	No	Yes, 0	Yes	No	Yes
Baldwin Park	C-	No	Yes	0	No	Yes, 0	No	No	Planning Commission sits as Historic Resource Advisory Committee.
Bell	F	No	No	0	No	No	No	No	No
Bellflower	F	No	No	0	No	No	No	No	No
Bell Gardens	C	No	Yes	0	No	Yes, 0	No	No	Yes
Beverly Hills	D	No	Yes, but landmark designation is honorary and affords no protections.	0	No	No	Yes. Citywide, 1985. Supplemental updates in 2004 & 2006.	No	Planning Commission sits as Architectural Commission.
Bradbury	F	No	No	0	No	No	No	No	No
Burbank	C-	Yes	Yes	0	No	No	Yes. List of potential resources in Historic Preservation Plan. Citywide update in progress.	No	Yes

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Calabasas	C+	No	Yes	0	Yes, 0	Yes, 0	No, but conducting first citywide survey.	Yes	Yes
Carson	F	No	No	0	No	No	No	No	No
Cerritos	F	No	No	0	No	No	No	No	No
Claremont	B+	No	No	980	Yes, 3	Architectural Review Districts, 3	Yes, Citywide, 1980. Updated in 2001.	No	No
Commerce	C	No	Yes	3	No	Yes, 0	No	No	Planning Commission sits as Cultural Resource Management Commission.
Compton	F	No	No	0	No	No	No	No	No
Covina	C	No	Yes	0	No	No	Yes. Survey of downtown, 2007.	No	Yes
Cudahy	D-	No	No	0	No	No	Yes. Citywide for residential structures, 1984.	No	No
Culver City	B-	No	Yes	80	No	Yes, 3	Yes. Citywide, 1990.	Yes	Yes
Diamond Bar	F	No	No	0	No	No	No	No	No
Downey	F	No	No	0	No	No	No	No	No
Duarte	D+	No	Drafting this year.	0	No	No	Yes. Citywide, 2003.	No	No
El Monte	F	No	No	0	No	No	No	No	No
El Segundo	C-	No	Yes	0	No	No	Yes. Portions of city surveyed.	No	No
Gardena	D-	No	No	0	No	No	Yes. Citywide, 1981.	No	No
Glendale	B+	Yes	Yes	67	Yes, 28	Yes, 1	Yes. Portions of city surveyed.	Yes	Yes
Glendora	B	No	Yes	28	Yes, 17	Yes, 1	Yes. Citywide, 1990.	No	Yes
Hawaiian Gardens	F	No	No	0	No	No	No	No	No
Hawthorne	F	No	No	0	No	No	No	No	No

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Hermosa Beach	C-	No	Yes	1	No	No	Yes. List of potential resources and 2 potential districts in General Plan.	No	No
Hidden Hills	F	No	No	0	No	No	No	No	No
Huntington Park	B+	No	Yes	6	Yes, 0	Yes, 0	Yes. Citywide windshield survey, 2006.	No	Yes
City of Industry	F	No	No	0	No	No	No	No	No
Inglewood	D-	No	No	0	No	No	Yes. Partial survey, 1998.	No	No
Irwindale	D-	No	No	0	No	No	Yes. List of historic resources in General Plan.	No	No
La Canada Flintridge	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
La Habra Heights	F	No	No	0	No	No	No	No	No
La Mirada	F	No	No	0	No	No	No	No	No
La Puente	D-	No	No	0	No	No	Yes. Survey of downtown business district, 1992.	No	No
La Verne	C+	No	No	18, Declared through Council resolution	Yes, 9	1, Designated by Specific Plan, but no general ordinance.	Yes. Survey of Old Town district, 1986.	No	No
Lakewood	F	No	No	0	No	No	No	No	No
Lancaster	D-	No	No	0	No	No	Yes. Survey of portion of downtown, 2003. Conducting another downtown survey, 2008.	No	No
Lawndale	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
Lomita	F	No	No	0	No	No	No	No	No
Long Beach	A	Yes	Yes	130	Yes, 42	Yes, 17	Yes. Survey of downtown, 1980s. Citywide survey in progress.	Yes	Yes

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Los Angeles	A-	Yes	Yes	939	Yes, 381	Yes, 24	Yes. Approx. 15% of city has been surveyed. Multiphase citywide survey in progress.	Yes	Yes
Los Angeles County	D-	No	No	0	No	No	No	No	Yes
Lynwood	F	No	No	0	No	No	No	No	No
Malibu	D-	No	No	0	No	No	Yes. List of resources in General Plan.	No	No
Manhattan Beach	D+	No	Yes, but landmark designation is honorary and affords no protections.	5	No	No	Yes. Partial survey, ongoing.	No	No
Maywood	F	No	No	0	No	No	No	No	No
Monrovia	B+	No	Yes	123	Yes, 117	Yes, 1	Yes. List of potential resources, 1995. Update in progress.	No	Yes
Montebello	D-	No	No	0	No	No	Yes. Survey of Whittier Boulevard structures, 1990.	No	No
Monterey Park	F	No	No	0	No	No	No	No	No
Norwalk	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
Palmdale	D-	No	No	0	No	No	Yes. Survey of downtown, 2005.	No	No
Palos Verdes Estates	F	No	No	0	No	No	No	No	No
Paramount	F	No	No	0	No	No	No	No	No
Pasadena	A	Yes	Yes	110	Yes, 103	Yes, 17. Also, 10 additional National Register districts receive local design review.	Yes. 15 contextual surveys. Most recent survey, 2008. Approx. 30% of city has been surveyed.	No	Yes

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Pico Rivera	D-	No	No	0	No	No	Yes. List of potential resources in General Plan.	No	No
Pomona	B	Yes	Yes	16	Yes, 3	Yes, 3	Yes. Citywide, 1993.	No	Yes
Rancho Palos Verdes	F	No	No	0	No	No	No	No	No
Redondo Beach	B	Yes	Yes	70	Yes, 70	Yes, 2	Yes. Windshield surveys in 1986 and 1996.	No	Yes
Rolling Hills	F	No	No	0	No	No	No	No	No
Rolling Hills Estates	C-	No	Yes	3	No	No	No	No	No
Rosemead	F	No	No	0	No	No	No	No	No
San Dimas	B	No	No	0* *However, 320+ structures receive strong protection.	Yes, 6	No	Yes. Citywide, 1991. The 320+ identified resources receive equivalent protections to landmark designation.	No	Design Review Board
San Fernando	C	No	Yes	2 Declared through Council resolution.	Yes	Yes, 0	Yes. Citywide windshield survey, 2002. Update in progress.	No	Yes
San Gabriel	B-	No	Yes	16	Yes, 2	Yes, 1	Yes. Four portions of city have been surveyed.	No	No
San Marino	D-	No	Yes, but landmark designation is honorary and affords no protections.	2	No	No	No	No	No
Santa Clarita	D+	No	Drafting this year.	0	No	No	Yes. Lists of potential resources in General Plan & Downtown Newhall Specific Plan.	No	No
Santa Fe Springs	F	No	No	0	No	No	No	No	No

City	Grade	CLG?	Has ordinance that allows designation of historic landmarks?	How many landmarks designated?	Mills Act?	Has ordinance that allows designation of historic districts? Number designated?	Has survey of historic architectural resources? Has other list of identified resources?	Historic Preservation Officer?	Historic Preservation Commission?
Santa Monica	A	Yes	Yes	89	Yes, 41	Yes, 2	Yes. Citywide. 2009 citywide update in progress.	No	Yes
Sierra Madre	C	No	Yes	47	Yes, 18	No	No	No	No
Signal Hill	D+	No	No	0	No	1 Designated by Specific Plan, but no general ordinance.	Yes. Citywide, 1986.	No	No
South El Monte	D+	No	Yes	0	No	Yes, 0	No	No	No
South Gate	C-	No	Yes	3	No	No	No	No	No
South Pasadena	A	Yes	Yes	50	Yes, 8	Yes, 4	Yes. Citywide. Updated in 2001.	No	Yes
Temple City	F	No	No	0	No	No	No	No	No
Torrance	D-	No	No	0	No	No	Yes. Citywide, 1979.	No	No
Vernon	D-	No	No	1 Declared through Council resolution.	No	No	No	No	No
Walnut	F	No	No	0	No	No	No	No	No
West Covina	C	No	Yes	1	No	Yes, 0	Yes. Citywide survey.	No	No
West Hollywood	A	Yes	Yes	73	Yes, 73	Yes, 6	Yes. Citywide, 1987. Citywide update in progress.	No	Yes
Westlake Village	F	No	No	0	No	No	No	No	No
Whittier	A	No	Yes	101	Yes, 30	Yes, 3	Yes. Approx. 33% of city has been surveyed.	No	Yes