

HISTORIC RESOURCE IDENTIFICATION GUIDELINES

OVERVIEW

This document provides guidance to staff on how to identify:

- Historic resources (HRs) for compliance with State housing streamlining laws;
- HRs subject to County Certificate of Appropriateness requirements;
- Properties with Mills Act contracts; and
- Properties that are historic but are not protected, for applicant counseling purposes.

This document does not provide guidance on CEQA. The CEQA Policies, Guidelines and Procedures for Evaluating Historic Resources are [here](#) and the training PowerPoint and recording are [here](#).

BACKGROUND

Historic Resources

Title 22 defines a “historic resource” as *“a district, structure, site, place, object, tree, landscape, or natural land feature significant in American archeology, architecture, culture, engineering, or history, that is either designated or eligible for designation as an historic landmark, natural landmark, historic district, or comparable designation under federal, State, or County law or regulation.”*

A HR may be listed on any of the following registers:

- [National Register of Historic Places \(NR\)](#)
- [California Register of Historical Resources \(CR\)](#) that includes [California Landmarks](#) and [California Points of Interest](#) that meet the criteria for CR listing, and properties formerly determined eligible or listed on the NR.
- [County Register of Landmarks and Historic Districts](#)

California Historical Resource Status Codes

[California Historical Resource Status Codes](#) (“Status Codes”) are used to indicate if a property is eligible for listing or is listed in a local, California or National register.

State Housing Streamlining Laws

The following State laws streamline housing projects by requiring ministerial reviews:

- SB 9 allows two primary units on a lot and urban lot splits in single-family residential zones by-right.
- SB 35/SB 423 allows multifamily residential development in commercial zones by-right.
- SB 4 allows affordable housing multifamily residential development on lots owned by churches and other religious institutions by-right.

SB 9 does not apply if the project is located on property that is included in the State Historic Resources Inventory or that has been designated as a County landmark or historic district. *“State Historic Resources Inventory” means the compilation of all identified, evaluated, and determined historical resources maintained by the office and specifically those resources evaluated in historical resource surveys conducted in accordance with criteria established by the office, formally determined eligible for, or listed in, the National Register of Historic Places, or designated as historical landmarks or points of historical interest.*

State Historic Resources Inventory data is included in the [Built Environment Resource Directory \(BERD\)](#), which is included in the GIS Historic Resources layer (“HR layer”). The GIS section will regularly update the layer with BERD data when it becomes available.

SB 35/SB 423 and SB4 do not apply if *the development would require the demolition of a historic structure that was placed on a national, state, or local historic register.*

Certificate of Appropriateness

Pursuant to County Code Section 22.124.140, work (except maintenance, repair, painting, ADUs and solar installations) on a County nominated or designated landmark or within a County Historic District (HD), requires an approved Certificate of Appropriateness (CoA). Consult with [Historic Preservation \(HP\) staff](#) before proceeding on an application for a permit that authorizes work on a County nominated or designated HR.

Mills Act Contract Properties

The State enacted the Mills Act to authorize local governments to enter into contracts with historical property owners where the owners agree to maintain and restore their property in exchange for property tax relief. Consult with [HP staff](#) before proceeding on an application for a permit that authorizes work on a Mills Act contract property.

Unprotected HRs

Only County nominated (until BOS action) and designated landmarks and Historic Districts are truly protected. State and National listings are essentially honorary. The HR layer identifies properties that have been listed or determined eligible for listing on the National, California and County registers. If the HR layer indicates that the project site has been listed

on the National or California registers or has been determined eligible for listing on any register, the applicant should be informed of the historic status, that if they want to maintain historical integrity (the ability to convey historical significance) of the property, work should comply with [The Secretary of the Interior's Standards \(SIS\) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings](#) and that using [professionals with experience working on HRs](#) is advised. [Compliance with SIS is voluntary and there is no required review process.](#) However, [HP staff](#) is available for project guidance, if desired by the applicant. Although it was prepared specifically for County landmarks and Historic Districts, the [Work Guidelines for Landmarks and Historic Districts](#) is an additional resource for work on all HRs.

HR IDENTIFICATION

CR and NR Listings

To determine if the project site is listed in the CR or NR, use the HR layer to:

1. Check fields with names beginning with “CA” or “NA”. Data in these fields indicates CR or NR listing.
2. Check the Status Code field for codes beginning with a “1”.

NR Eligible

To determine if the project site has been determined eligible for listing in the NR, check the HR layer Status Code field for the following codes: 2B, 2D, 2D2, 2D3, 2D4, 2S, 2S2, 2S3 and 2S4.

County Landmarks and Historic District

County landmarks and Historic Districts may be identified by searching the property in:

- The County's [Register of Landmarks and Historic Districts](#) (“Register”) is the official record of County designated HRs. If you have viewed the Register before, clear your PC's cookies before opening the document to ensure that the latest version of the document opens.
- Energov for Plans with the Work Classes of “Landmark” or “Historic District.” These properties should also have holds on them.
- The HR layer and checking the “County Landmark / District Number” and “County Designation Date” fields for data.

Mills Act Properties

Properties with Mills Act contracts can be identified by:

- Energov Plans with the Work Class “Mill Act.” These properties should also have holds on them.
- Checking the HR layer’s “Mills Act Contract” field for data.

SUMMARY

Identification Reason	Regulation	Exempt	Data Sources State/National	Data Sources County
State Housing Streamlining Law Compliance	SB 9	Listed in any register Eligible for NR listing	HR layer Data in fields beginning with names beginning with "CA or NA". Status Code: begins with "1" or is 2B, 2D, 2D2, 2D3, 2D4, 2S, 2S2, 2S3, 2S4	County Nominated or Designated HRs County Register HR Layer: “County Landmark / District Number” and “County Designation Date” fields EnerGov Work Class: “Landmark” or “HD”
	SB 4, 35 & 423	Demolition of HR listed in any register	HR layer Data in fields beginning with names beginning with "CA or NA". Status Code: begins with "1"	
CoA Requirement	Historic Preservation Ordinance	maintenance, repair, painting, ADUs & solar	NA	
Mills Act Referral	Mills Act	NA	NA	Mills Act Cases EnerGov Work Class: "Mills Act" HR Layer : “Mills Act Contract” field
Applicant Counseling	NA	County landmarks & HDs Mills Act Properties	HR Layer	HR Layer
CEQA Compliance	CEQA	NA	NA	NA

ADDITIONAL INFORMATION

Information about the County’s Historic Preservation Program is located [here](#).

QUESTIONS

Questions regarding this document may be sent to preservation@planning.lacounty.gov.