

LOS ANGELES HARBOR DEPARTMENT – BUILT ENVIRONMENT HISTORIC,
ARCHITECTURAL AND CULTURAL RESOURCE POLICY

I. GOAL - Encourage the preservation of the built historic, architectural and cultural resources within the Port of Los Angeles in a manner consistent with the City of Los Angeles Harbor Department's (Harbor Department) mission and obligations under the Tideland Trust Doctrine, Tideland Trust Grant, California Coastal Act, City of Los Angeles Charter, and the Port Master Plan.

II. INTRODUCTION

A. The purpose of this Built Environment Historic, Architectural and Cultural Resource Policy is to encourage and establish priorities for preservation and reuse of the historic, architectural and cultural heritage represented by the built environment, defined as buildings, structures, objects, districts and sites in the Port of Los Angeles.

B. The Port has been integral to the development of the City of Los Angeles, California and the United States. This important historical role can be seen in the evolution of the Port's built environment as it has adapted over time to major events, technologies, social change and the changing patterns and processes of maritime business, commerce and trade. The built environment of the Port and its association with significant events, activities, developments, architectural history, and engineering achievements of the past provides an opportunity to appreciate and honor the historic role played by the Port.

C. The City of Los Angeles Board of Harbor Commissioners (Board) recognizes historic, architectural and cultural resources of the built environment as an important part of our heritage and recognizes the value of historic preservation within the context of a modern-day industrial and commercial port operation.

D. This policy provides a guide to Harbor Department staff and the public for the identification, evaluation and the appropriate treatment of historic buildings and structures owned by, or located on property under the possession, management or control of the Harbor Department.

E. The Board directs the Executive Director, designee, to carry out this policy.

III. INVENTORY

A. Harbor Department staff shall maintain a Built Inventory (Inventory)

B. The Inventory shall include, but not be limited to, historic, architectural and cultural resources consisting of:

1. Buildings, structures, objects and districts listed on the following registers or lists of historic and cultural resources (Register(s)): federal National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks,

California Points of Historical Interest or City of Los Angeles Historic-Cultural Monument are within the scope of this policy.

2. Buildings, structures, objects and districts determined by the Executive Director designee to be a historic resource. The Executive Director designee should consult with a person or persons meeting the Secretary of the Interior Professional Qualification Standards (Appendix A, 36 CFR Part 61), for assistance in determining what may be potentially eligible for inclusion on Registers either individually or as a historic district.
 3. Buildings, structures, objects and districts determined by the Executive Director designee that do not qualify as a historic resource. The Executive Director designee should consult with a person or persons meeting the Secretary of the Interior Professional Qualification Standards (Appendix A, 36 CFR Part 61), for assistance in determining what may not be potentially eligible for inclusion on Registers either individually or as part of a historic district.
- C. The Inventory shall include, but not be limited to, information concerning:
1. Location of building, structure, object or district.
 2. Name or description.
 3. Whether building, structure, object or district is listed on a Register, determined to be potentially eligible for listing on a Register or determined to not be potentially eligible for listing on a Register.
 - a. If listed, identification of the Register.
 - b. If determined to be potentially eligible for listing on a Register, identification of criteria under which it is eligible.
 - c. If determined to not be eligible for listing on a Register.
 4. Whether the building, structure, or object is listed or potentially eligible for listing on a Register as part of a historic district.
 5. Date of evaluation or listing on a Register.
- D. If a building, structure or object forms part of an historic district, all buildings, structures or objects contributing to the district shall be identified as well as buildings, structures or objects that do not contribute to the historic district.

IV. EVALUATION

- A. All evaluations concerning recommendations as to the historic status pertaining to buildings, structures, objects, districts or areas under this policy should be carried out by person or persons meeting the Secretary of the Interior Professional Qualification Standards (Appendix A, 36 CFR Part 61)

- B. All evaluations shall include SurveyLA and California Department of Parks and Recreation recordation forms for evaluated objects, buildings, structures and districts.
- C. Two years from the adoption of this policy, and every five years thereafter, Harbor Department staff shall identify buildings, structures, objects and districts that may be potential historic resources. Harbor Department staff may identify these buildings, structures, objects and districts by, but not limited to, information in Harbor Department records, other government records, private records; published reports; newspapers; magazines or information from the public. Once buildings, structures, objects and districts have been identified by the Harbor Department, staff shall determine which, if any, of the buildings and structures will undergo evaluation.
- D. The benchmark for evaluation shall be 50-years of age in keeping with the National Park Service guidance. Buildings, structures, objects and districts less than 50 years of age will be evaluated if the Executive Director or his or her designee identifies a reason, including but not limited to the building or structure, object or district possessing exceptional importance, such as to believe an evaluation is warranted.

V. PRESERVATION

- A. The Harbor Department shall promote and establish priorities for the preservation and adaptive reuse, where feasible, of historic buildings, structures, objects and districts owned, or located on property owned, by the Harbor Department, consistent with the mandates imposed upon it by the Tideland Trust Doctrine, Tideland Trust Grant, California Coastal Act, City of Los Angeles Charter, the Port Master Plan, and laws of the United States and the State of California.
- B. The Harbor Department shall also promote preservation and adaptive reuse of its historic resources through the Port of Los Angeles Real Estate Leasing Policy and through its issuance of Harbor Department General Engineering Permits.
- C. Harbor Department staff shall consider historic resources during the earliest stages of project planning to determine the feasibility of reuse in its current capacity or its adaptive reuse while preserving its character defining features. This consideration will include direct and indirect effects upon the historic resource.
- D. If historic resources are involved in any potential leasing transaction by the Harbor Department, the Executive Director shall direct that evaluation criteria related to preservation and adapted reuse of this historic resource be one of the criteria to evaluate the extent to which the proposed lease promotes and provides for an adaptive reuse of the building or structure and the preservation of character defining features of the historic resource. In all cases where historic resources are involved, preservation and adaptive reuse shall be encouraged.
- E. The environmental review process for analysis of potential impacts to a building, structure or object shall include, but not be limited to, the following steps implemented by the Director of the Environmental Management Division in consultation with the Director of the Engineering Division:

1. If a building, structure, object or district is included on the Inventory, but not listed on a federal, state or local Register, Environmental Management Division shall reevaluate its status if the previous evaluation is greater than five years old.
 2. If a building, structure, object or district is not included in the Inventory and is over 50-years of age the building or structure shall be evaluated to determine potentially eligible for listing in a Register.
 3. If a building, structure object or district is less than 50-years of age, Harbor Department staff will determine whether its evaluation is warranted. Criteria to be considered regarding a decision to evaluate shall include, but not limited to:
 - a. The age of the buildings structures, object or district shall be one of the criteria in the determination, with older buildings, structures, objects and districts having a higher value in the consideration on whether to evaluate.
 - b. Innovation in engineering or architecture recognized through time as trend setting in national or regional periodicals and widely emulated.
 - c. If resource is the only one remaining having an important association with a historic person or event.
 - d. Whether or not the resource is an integral part of a district that is potentially eligible for listing on a Register.
 4. Only after completion of environmental review (as applicable) will a General Engineering Permit, including those for demolition or substantial alternation, be issued.
- F. Any alteration or changes to a building, structure, object and district identified as a historic resource shall be done, if practicable, in conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties as determined the Executive Director or Board of Harbor Commissioners based on recommendations of a person or persons meeting the meeting the Secretary of the Interior Professional Qualification Standards (Appendix A, 36 CFR Part 61).
- G. The Executive Director shall ensure that any historic building, structure, object or district owned by the Harbor Department shall be secured until such time as its ultimate disposition has been determined by the Harbor Department. Further, and if appropriate, the Executive Director may take additional steps to ensure that such building, structure, object or district is stabilized or maintained at a standard so as not to produce a detrimental effect upon its character.
- H. In undertaking projects involving historic resources, the Harbor Department shall comply with all applicable laws, rules and regulations including but not limited to the California Environmental Quality Act. The Harbor Department staff shall consider the potential effects on historic resources as early in the environmental process as possible.

VI. DOCUMENTATION OF HISTORIC RESOURCES

- A. Prior to issuance of permits for demolition or substantial alteration of a historic resource, the Harbor Department shall ensure that documentation of the buildings proposed for demolition is completed in the form of a Historic American Building Survey (HABS) Level II documentation that shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation. The documentation shall include large-format photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a person or persons meeting the Secretary of the Interior Professional Qualification Standards (Appendix A, 36 CFR Part 61). The original archival-quality documentation shall be placed in the Harbor Department Archive, under the care of the Harbor Department Archivist.
- B. Items of historic or cultural value salvaged or removed from the historic resource before demolition or alteration may be offered to a museum, historical society or placed in the Harbor Department Archive, under the care of the Harbor Department Archivist.
- C. Make information on Port historic and cultural resources available to the public through, but not limited to:
 - 1. Enhanced use of Web media such as the Harbor Department Virtual History Tour website; and
 - 2. Through support of heritage tourism by ongoing Port tours, community events and outreach.