REQUEST FOR PROPOSALS

East-West Glendale Historic Context and Historic Resource Survey & North Glendale Historic Context Update and Historic Resource Survey

City of Glendale | *April 29, 2024*

Architectural Resources Group

Architecture
Planning
Conservation

Architectural
Resources Group

360 E. 2nd Street, Suite 225
Los Angeles, California 90012

ARGcreate.com

Jay Platt, Principal Planner
City of Glendale
633 E. Broadway, Room 300
Glendale, CA 91206-4386

Subject: Request for Proposals, East-West Glendale Historic Context and Historic Resource Survey & North Glendale Historic Context Update and Historic Resource Survey

Dear Mr. Platt:

Architectural Resources Group (ARG) is pleased to submit this proposal to prepare a Historic Context and Historic Resources Survey of East-West Glendale, and to prepare a Historic Context Update and Historic Resources Survey of North Glendale, in response to a Request for Proposals dated March 20, 2024. We look forward to the opportunity to work with the City on this project.

To complete this project, we have assembled a team with experience preparing historic contexts and surveys, and experience working in Glendale. ARG will serve as lead consultant and will preside over a project team that also includes Historic Resources Group (HRG). ARG and HRG have worked together on numerous projects, and we believe that our collaborative approach and decades of combined experience will provide the City with the best possible outcome.

Enclosed are ARG and HRG's firm and staff qualifications. Pursuant to the RFP, we have prepared two separate scope and fee proposals: one for the East-West Glendale Historic Context and Survey, and a second for the North Glendale Historic Context Update and Survey. We are also providing a third fee estimate and timeline reflecting the concurrent completion of both projects.

Thank you for considering ARG and HRG to complete this project. Please do not hesitate to contact us should you have any questions about the contents of our proposal.

Sincerely,

Katie E. Horak
Principal
626.583.1401 x103
k.horak@ARGcreate.com

Andrew Goodrich, AICP
Senior Associate
626.583.1401 x104
a.goodrich@ARGcreate.com

This cover letter and proposal is signed by Katie Horak, who is authorized to negotiate and execute contracts on behalf of the Architectural Resources Group.

Architectural
Resources Group

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Introduction

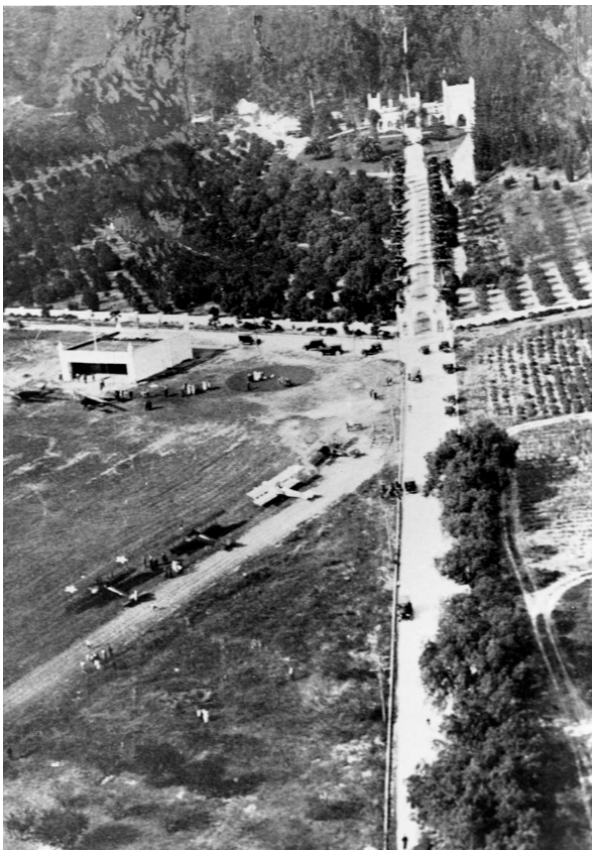
UNDERSTANDING OF THE PROJECT

The ARG and HRG project team understands the scope of work to include the preparation of two separate, but related deliverables to support the City of Glendale's historic preservation efforts in East-West Glendale. The first deliverable, an East-West Glendale Historic Context, will identify and discuss significant contexts and themes in the developmental history of the study area, and will establish registration requirements for evaluating properties and districts for eligibility at the local, state, and/or federal level. The second deliverable, a Historic Resources Survey, will develop a survey methodology aligned with the information presented in the Historic Context, and will identify and document individual properties and districts in the study area constructed before 2000 that appear eligible for designation.

We understand that the City would like the East-West Glendale Historic Context to be formatted and structured in the same manner as the existing South Glendale Historic Context, and have developed our technical approach accordingly.

In addition, we understand that the City would like a separate proposal for a similar scope of work in North Glendale. The scope of work for that project would involve the preparation of a North Glendale Historic Context Update, which will entail augmentation and reformatting of the existing historic context narrative in the North Glendale Community Plan so that it is consistent with the format and structure of the South Glendale Historic Context. It will also entail a Historic Resource Survey, which will develop a survey methodology, and will identify and document individual properties and districts in the study area constructed before 2000 that appear eligible for designation.

Our team understands that the North Glendale Historic Context Update and Historic Resource Survey may be deferred based on the availability of funding. Our technical approach therefore includes two separate scope and fee proposals, as if the two projects will be completed sequentially and without any overlap. We are also providing a third timeline and cost estimate to reflect the concurrent preparation of all documents in both areas.



Brand Airfield, El Miradero, 1921

All work will be performed in accordance with the Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation and Registration; Historic Preservation in Planning: A Handbook for Local Communities; National Register Bulletin No. 24, Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletins No. 14, 15, 16A, and 16B; the California Office of Historic Preservation's Instructions for Recording Historical Resources; and the Glendale Municipal Code.

City of Beverly Hills Historic Resources Survey

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INTRODUCTION

Architectural Resources Group is committed to enhancing the vitality of historic buildings and places, spanning preservation, adaptive reuse, and new context-sensitive additions. Our work is robustly informed by our expertise in preservation policy and standards, our technical conservation capacities, and our passion for realizing creative design solutions in historic environments.

Rooted in History

ARG was founded in 1980 as one of the first architectural firms focused on preserving the West Coast's rich built heritage. Our practice is guided by a dialogue between historic places, contemporary design, and conservation approaches to create spaces that are both engaging and memorable.

A Balanced Approach

ARG brings a deep understanding of balancing existing conditions and desired outcomes. Drawing on the wide-ranging potential of preservation, we design to respect cultural resources and respond to current needs in ways that align stewardship and client aspirations.

Sustainability Through Preservation

Reuse of existing structures is a powerful strategy to retain embodied carbon. ARG builds on this by identifying project-specific sustainability opportunities, with an emphasis on restoring inherently climate-responsive building features and enhancing them with highly efficient mechanical, electrical, and plumbing systems. ARG has realized LEED-certified projects at all levels, up to and including Platinum.

A Multidisciplinary Team

ARG's multidisciplinary staff includes architects, planners, historians, and conservators working in our offices in San Francisco, Los Angeles, and Portland.

ARCHITECTURE - ARG's twenty-four registered Architects are a diverse group brought together by strengths in preserving and enhancing existing places, from modest vernacular structures to iconic showpieces. We work at all scales and in any situation that calls for giving new life to heritage buildings and environments.

PLANNING AND RESEARCH - ARG provides strategic guidance on historic resource management for property owners, preservation organizations, and government entities. Our planners deploy their expertise in research and regulatory environments to offer effective direction on stewardship and development of historically significant places.

MATERIALS CONSERVATION - ARG's architectural conservators develop and implement customized treatments for historic buildings on a project-by-project basis. Our trained staff gather specific data on material properties and conditions from on-site investigations and research optimal repair strategies in ARG's in-house laboratory.

Awards and Recognition

ARG's work is widely recognized as exemplary and has been honored with over 150 awards from organizations including the American Institute of Architects, the California Preservation Foundation, and the National Trust for Historic Preservation. In 2006, ARG was named Firm of the Year by the AIA's California Council, which cited our consistently distinguished design and multidisciplinary expertise.

Introduction

Planning & History Group

A core element of ARG's practice is preservation planning. ARG's Planning & History Group comprises planners, historians, and architects who meet *The Secretary of the Interior's Professional Qualifications Standards* in multiple disciplines. The group has varied interests and areas of specialization in the fields of history, architectural history, historic preservation, cultural resource management, cultural landscapes, city planning, architecture, environmental compliance, and urban design.

This breadth of professional experience enables the group to provide a diverse array of planning, research, and design services to public and private clients. The group brings relevant work experience on a wide range of projects in historic and cultural resource management and preservation planning throughout the Western States, including California, Oregon, Washington, Nevada, Arizona, Hawaii, and Alaska.

Services provided include:

- Historic significance assessments and alternatives analyses for environmental review documents
- Historical research and documentation
- Historic resources surveys
- Historic structure reports
- Preservation plans
- Historic preservation ordinances
- Design guidelines
- Design review
- National, state, and local register nominations
- HABS / HAER / HALS Documentation
- Historic Preservation Tax Credit consultation
- Mills Act Property Tax Abatement Program Applications and Administration

City of Glendale Experience

ARG brings familiarity and knowledge of the City of Glendale through recent survey work for several neighborhoods. Our combined work in Glendale has included:

- 223 N Jackson St. Peer Review
- 900 E. Broadway Historical Resource Assessment
- Casa Verdugo Historic District, Historic Resources Survey
- Glendale City Hall West Wing Office Renovations
- Glendale Design Guidelines
- Glendale Le Mesnager Center
- Glendale Municipal Services Building, Historic Structure Report
- Glendale Stone Houses Survey Update
- Glendale Train Station Rehabilitation
- Harrower Village Standards Compliance Memorandum
- Niodrara Drive Historic District, Historic Resources Survey
- South Cumberland Heights Historic District, Historic Resources Survey

City of Santa Monica Historic Resources Inventory Update

Staff conducting field survey

IN-HOUSE RESOURCES

Equipment and Technical Resources

ARG is a primarily a Windows based firm, deploying hardware from Dell for everything from our server backend to staff workstations. Workstations utilized by technical staff for both Revit and Autocad are Dell Precision class, ISV Certified equipment. Our mobile workstation fleet comprises of Lenovo Thinkpads in a variety of configurations which include convertible tablets for use in field surveys and other situations where a mobile solution is needed.

Convertible Thinkpad tablet PC's are used for field surveys utilizing ArcGIS based templates sponsored and developed by the City of Los Angeles with guidance and input from ARG. ARG has also developed its own Microsoft Access based survey system to conduct historic resource surveys and generate DPR 523A forms required by the State Office of Historic Preservation.

ARG utilizes a large toolbox of digital documentation tools to facilitate their historic preservation and existing building projects. We use 360 degree panoramic photography and a Matterport camera to capture photographs that can be stitched together in specialized software to create virtual tours. These virtual tours are utilized in many different ways, either by providing remote access to a jobsite or by providing equivalent facilitation interpretive tours for tourism purposes. In addition to the virtual tours, the Matterport camera ARG uses for site documentation can also produce 3-dimensional point cloud data. When a project requires 3-dimensional documentation, ARG will use this point cloud data to assist in the creation of as-built drawings. ARG also works closely with trusted consultants to complete detailed and accurate 3-dimensional documentation by ways of Laser Scanning or Photogrammetry. These advanced documentation methods also produce 3-dimensional point cloud data, which ARG uses to assist in the development of drawings.

In addition to digital methods, ARG has extensive experience producing required film based imagery for HABS/HAER documentation utilizing in house large format 4x5 equipment. In addition, ARG has experience with completing and filing all required documents with City, State, and Federal agencies to successfully complete HABS/HAER submissions.

ARG's conservation group utilizes and maintains specialized equipment and has staff expertise in their use and the interpretation of results. These include borescopes, pachometers, and resistographs. ARG also utilizes a FLIR infrared camera for non destructive detection for such things as water infiltration and to locate anchors in cladding systems.

In addition to these field tools, ARG's conservation group maintains a full conservation lab complete with Olympus BX51 Research Microscope, drying kiln, and a large inventory of mortar, paint, and various other samples for comparative analysis and use.

Staffing Resources

ARG's multidisciplinary team of 54 includes architects, planners, historians, and conservators working in our offices in San Francisco, Los Angeles, and Portland. Staff's work adhere to best practices by the *Secretary of Interiors Standards* and the *American Institute for Conservation of Historic and Artistic Works*, which ensures that historic resources will be treated with the highest respect for its cultural and material integrity.

The firm's staff resources include:

- 21 Registered Architects
- 13 Architectural Historians
- 8 Architectural Conservators
- 9 Technical Staff Designers
- 9 LEED Accredited Professionals
- 2 AICP Planners

The depth and quality of our entire staff ensures our firm's capacity to respond on short notice to address any necessary services under this contract to meet the projects' deliverables, deadlines.

ADDITIONAL INFORMATION

Equal Opportunity Employer

ARG is committed to a policy of equal employment opportunity for applicants and employees. We do not discriminate against qualified applicants or employees with respect to any terms or conditions of employment based on legally protected characteristics. ARG's commitment to equal opportunity employment applies to all persons involved in our operation and prohibits unlawful discrimination by any employee, including supervisors and coworkers.

Financial Resources

ARG has been in business for 44 years and grown to over 50 employees across three offices. ARG has the capacity to address cash flow needs, and maintain service levels and deliverable schedules with payment cycles 60 to 90 days behind performance of service. Our operating capital is supplemented by a $1,300,000 Line of Credit to address any short-term, timing issues that arise.

Debarment

ARG certifies that no principals or individuals associated with our work has been debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency.

Staff conducting field survey

Historic Resources Group

INTRODUCTION

Historic Resources Group (HRG) was established in 1989 and is a leading firm devoted solely to historic preservation planning, historic architecture consulting, and development services for historic resources in California. HRG's staff includes historic architects, architectural historians, historians, and planners, all of whom meet or exceed the *Secretary of the Interior's Professional Qualification Standards* in Architecture, Historic Architecture, Architectural History, Historic Preservation, History and/or Historic Preservation Planning.

Our clients include developers, real estate professionals, architects, non-profit organizations, community groups, and municipal, county, regional, state, and federal government agencies. Our services include conducting historic resources surveys; environmental review of cultural resources; advising clients during all phases of rehabilitation projects on compliance with the Secretary of the Interior's Standards; identifying, evaluating, and nominating historic resources at the local, state, and national levels; and supporting planning efforts for municipalities and other public agencies.

Niodrara Drive Historic District

Areas of Expertise

HRG is a certified Women-Owned Business Enterprise, Small Business Enterprise, and Local Small Business Enterprise.

- Architectural Consultation
- Building Condition Assessments
- Compliance with the Secretary of the Interior's Standards
- Comprehensive Preservation Planning
- Cultural Landscape Reports
- Design and Construction Monitoring
- Environmental Review: CEQA, NEPA, and Section 106
- Feasibility Studies
- Federal Historic Tax Credit Certification
- Historic Resource Evaluations
- Historic Resources Surveys & Historic Context Statements
- Historic Structure Reports
- Nominations for Historic Designation
- Mills Act Property Tax Reduction

City of Glendale

HRG copious experience with survey work in Southern California as well as other similar projects specifically in Glendale.

- South Glendale, Historic Context Statement
- South Glendale, Historic Resources Survey
- Niodrara Drive Historic District, Historic Context Statement and Survey
- Glendale Civic Auditorium, California Register Nomination
- Grand Central Air Terminal Rehabilitation
- City of Glendale, South Glendale Survey

ARG + HRG COLLABORATION

Since 2008, ARG and HRG has successfully collaborated on many historic projects and survey work. We have worked together in a similar capacity for the SurveyLA project and are currently teaming together for the Pasadena Citywide Historic Resources Survey project. Following are projects we have worked on together over the years.

- 333 S. San Vicente Blvd, Los Angeles, CA
- 808 Woodacres Rd, Landmark Nomination, Santa Monica, CA
- African Americans in California, Multiple Property Documentation Form, State of California
- Alhambra Citywide Historic Resources Survey, Alhambra, CA
- Beverly Hills Citywide Historic Resources Survey, Beverly Hills, CA
- Beverly Hills Multifamily Survey, Beverly Hills, CA
- City of Santa Monica Citywide Historic Resources Inventory Update, Santa Monica, CA
- CRA/LA Hollywood Survey Update, Hollywood, CA
- Los Angeles Union Station, On-Call Architectural Services, Los Anegles, CA
- Pasadena Citywide Historic Resources Survey, Pasadena, CA (On-Going)
- Santa Monica-Malibu Unified School District, Historic Preservation Consulting, Santa Monica/ Malibu, CA
- SurveyLA: Groups 1, 2, 4, 5, 6, 7, 8, and 9; Survey LA Asian American Historic Context Statement

Los Angeles Union Station

SurveyLA

REQUEST FOR PROPOSALS

East-West Glendale Historic Context and Historic Resource Survey

City of Glendale | April 29, 2024

Aerial of North Glendale, 1927 (Los Angeles Public Library)

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TIMELINE

We propose a 9-month project schedule for the East-West Glendale Historic Context and Historic Resource Survey, delineated in the timeline below.

Timeline | East-West Glendale Historic Context and Historic Resource Survey

	2024					2025			
	Aug	**Sept**	**Oct**	**Nov**	**Dec**	**Jan**	**Feb**	**Mar**	**Apr**
Task 1. Meetings and Project Administration									
1a. Kickoff Meeting									
1b. Monthly Progress Meetings									
Task 2. Historic Context Statement									
2a. Background Research									
2b. Initial Reconaissance Survey									
2c. Community Meeting									
2d. Draft Historic Context Statement									
2e. Historic Preservation Commission									
2f. Final Historic Context Statement									
Task 3. Historic Resource Survey									
3a. Background Review									
3b. Reconnaissance Survey									
3c. Property-Specific Research									
3d. Intensive Survey									
3e. Draft Survey Report									
3f. Community Meeting									
3g. Historic Preservation Commission									
3h. Final Survey Report									

Ongoing work

Submittals and Presentations

Client Review

TECHNICAL APPROACH

East-West Glendale Historic Context and Historic Resource Survey

Based on our understanding of the goals of the City of Glendale for a historic context statement and historic survey for the East-West Glendale project area, ARG has developed the following technical approach. It is broken down by task, and notes proposed deliverables where applicable.

The Technical Approach is rooted in the following understandings and assumptions:

- The project area comprises approximately 22,026 developed parcels and reflects a diverse mix of property types
- East-West Glendale does not have an existing HCS or survey findings
- The HCS and Survey Report developed in this project will be organized and formatted in accordance with the 2014 South Glendale HCS and Historic Resource Survey
- All properties constructed prior to 2000 will be surveyed
- Deliverables will be digital, in the appropriate native formats, except for final HCS and Survey Report document hard copies as noted below
- The City will be responsible for all scheduling, noticing, and publicizing of public meetings

Task 1. Meetings and Project Administration

1a. Kickoff Meeting

ARG will kick off the project with an in-person project initiation meeting with City staff. At this time, project goals, scope, timeline, and key deliverables will be finalized, and pertinent background information will be retrieved.

Brand Library

1b. Monthly Progress Meetings

ARG will participate in monthly progress meetings with City Staff.

Task 2. Historic Context Statement

2a. Background Research

Review background materials including the South Glendale HCS for structure and format, federal and state technical bulletins, and other pertinent planning documents. Conduct additional primary and secondary source research about the survey area.

2b. Initial Reconnaissance Survey

Conduct initial reconnaissance survey to confirm locations of resources that research suggests may represent significant themes.

2c. Community Meeting

Participate in one (1) community meeting to gather public input.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

2d. Draft Historic Context Statement

Prepare draft HCS using information obtained from research, reconnaissance, and public input and including the following sections: Introduction, Guidelines for Evaluation, Historic Narrative, Contexts and Themes, Property Types and Registration Requirements, and Preservation Goals and Priorities. Submit to City staff for review.

Deliverables:

- *Draft Historic Context Statement (.docx)*

2e. Historic Preservation Commission

Present draft HCS at one (1) public hearing of the Historic Preservation Commission.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

2f. Final Historic Context Statement

Revise HCS to address feedback received; submit final HCS to City staff.

Deliverables:

- *Final Historic Context Statement (.docx, .pdf, and 3 hard copies)*

Task 3. Historic Resource Survey

3a. Background Review

Review background materials including National Register Bulletin Nos. 15, 16A, 16B, and 24; the California OHP's Instructions for Recording Historical Resources; the Glendale Municipal Code; and previous historic documentation of the survey area.

Grand View Ave leading to El Miradero, c.1950 (Glendale Public Library)

3b. Reconnaissance Survey

Conduct reconnaissance survey of properties within the survey area built before 2000, taking note of properties and districts that appear to merit further study. Prepare GIS maps to guide fieldwork.

3c. Property-Specific Research

Perform property-specific research as needed to gather information (e.g. architect, builder, owner) and enable evaluation of resources.

3d. Intensive Survey

Conduct intensive survey. Document eligible individual properties and districts using a GIS-based mobile documentation app (Fulcrum). Apply HCS themes and registration requirements to evaluate resources against local, state, and federal eligibility criteria.

3e. Draft Survey Report

Prepare draft Survey Report and appendices including DPR 523A and B forms for individual properties, DPR 523D forms for districts, photographs, and spreadsheets. Submit to City staff for review.

Deliverables:

- *Draft Historic Resources Survey Report (.docx)*
- *Draft appendices:*
  - *Surveyed Property Table (.xlsx, fields to be provided by City)*
  - *Post-1999 Property Table (.xlsx)*
  - *DPR 523 Forms (.docx)*

3f. Community Meeting

Participate in one (1) community meeting to discuss draft survey findings.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

3g. Historic Preservation Commission

Present draft survey findings at one (1) public hearing of the Historic Preservation Commission.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

3h. Final Survey Report

Revise Survey Report and appendices to incorporate feedback received; submit final Survey Report and appendices to City staff.

Deliverables:

- Fin*al Historic Resources Survey Report (.docx, .pdf, and 3 hard copies)*
- *Final appendices:*
  - *Surveyed Property Table (.xlsx, fields to be provided by City)*
  - *Post-1999 Property Table (.xlsx)*
  - *Photographs (.jpg – 3 photos per property with Status Codes 1-5 and 6L and/or in districts)*

Residence in Verdugo Woodland (Los Angeles Public Library)

TIME/STAFF BREAKDOWN & COST ESTIMATE

East-West Glendale Historic Context and Historic Resource Survey	ARG				HRG					
	PIC	PM/Sr Hist	Hist	Intern	PIC	PM/Sr Hist	Hist	Intern	Total	Cost
1. Meetings and Project Administration										
Participate in one (1) kickoff meeting with City staff to confirm project scope, schedule and deliverables.	1	1			1	1			4	$870
Participate in monthly progress meetings with City staff.		20				12			32	$5,600
2. Historic Context										
Review background materials including the South Glendale HCS for structure and format, federal and state technical bulletins, and other pertinent planning documents.		8	8						16	$2,640
Conduct additional primary and secondary source research about the survey area.		24	32	12					68	$9,820
Conduct initial reconnaissance survey to confirm locations of resources that research suggests may represent significant themes.	8	8	4			8			28	$5,500
Participate in one (1) community meeting to gather public input.		8	4			4			16	$2,720
Prepare draft HCS using information obtained from research, reconnaissance, and public input and including the following sections: Introduction, Guidelines for Evaluation, Historic Narrative, Contexts and Themes, Property Types and Registration Requirements, and Preservation Goals and Priorities. Submit to City staff for review.	4	80	40			8			132	$22,640
Present draft HCS at one (1) public hearing of the Historic Preservation Commission.		8	4			4			16	$2,720
Revise HCS to address feedback received; submit final HCS to City staff.	4	16				2			22	$4,190
3. Historic Resource Survey										
Review background materials including National Register Bulletin Nos. 15, 16A, 16B, and 24; the California OHP's Instructions for Recording Historical Resources; the Glendale Municipal Code; and previous historic documentation of the survey area.						8	8			$2,640
Conduct reconnaissance survey of properties within the survey area built before 2000, taking note of properties and districts that appear to merit further study. Prepare GIS maps to guide fieldwork. Produce list of properties that appear eligible or merit further study.		16	16		16	16	16			$14,720
Perform property-specific research as needed to gather information (e.g. architect, builder, owner) and enable evaluation of resources.			60				60			$18,600
Conduct intensive survey. Document eligible individual properties and districts using a GIS-based mobile documentation app (Fulcrum). Apply HCS themes and registration requirements to evaluate resources against local, state, and federal eligibility criteria.		8	40	40		40	40			$23,000
Prepare draft Survey Report and appendices including DPR 523A and B forms for individual properties, DPR 523D forms for districts, photographs, and spreadsheets. Submit to City staff for review.		40	60		8	20	60	20		$32,280
Participate in one (1) community meeting to discuss draft survey findings.		4				8	4			$2,720
Present draft survey findings at one (1) public hearing of the Historic Preservation Commission.		4				8	4			$2,720
Revise Survey Report and appendices to incorporate feedback received; submit final Survey Report and appendices to City staff.		8			2	8				$3,320
Total Hours	17	253	268	52	27	147	192	20	**976**	**$156,700**
Hourly Rates	$260	$175	$155	$55	$260	$175	$155	$55		
Subtotal (per person)	$4,420	$44,275	$41,540	$2,860	$7,020	$25,725	$29,760	$1,100		
Subtotal Labor	$156,700									
Reimbursable allowance (estimated)	$1,500									
TOTAL NOT-TO-EXCEED FEE	**$158,200**									
			ARG	$93,095			HRG	$63,605		

Notes

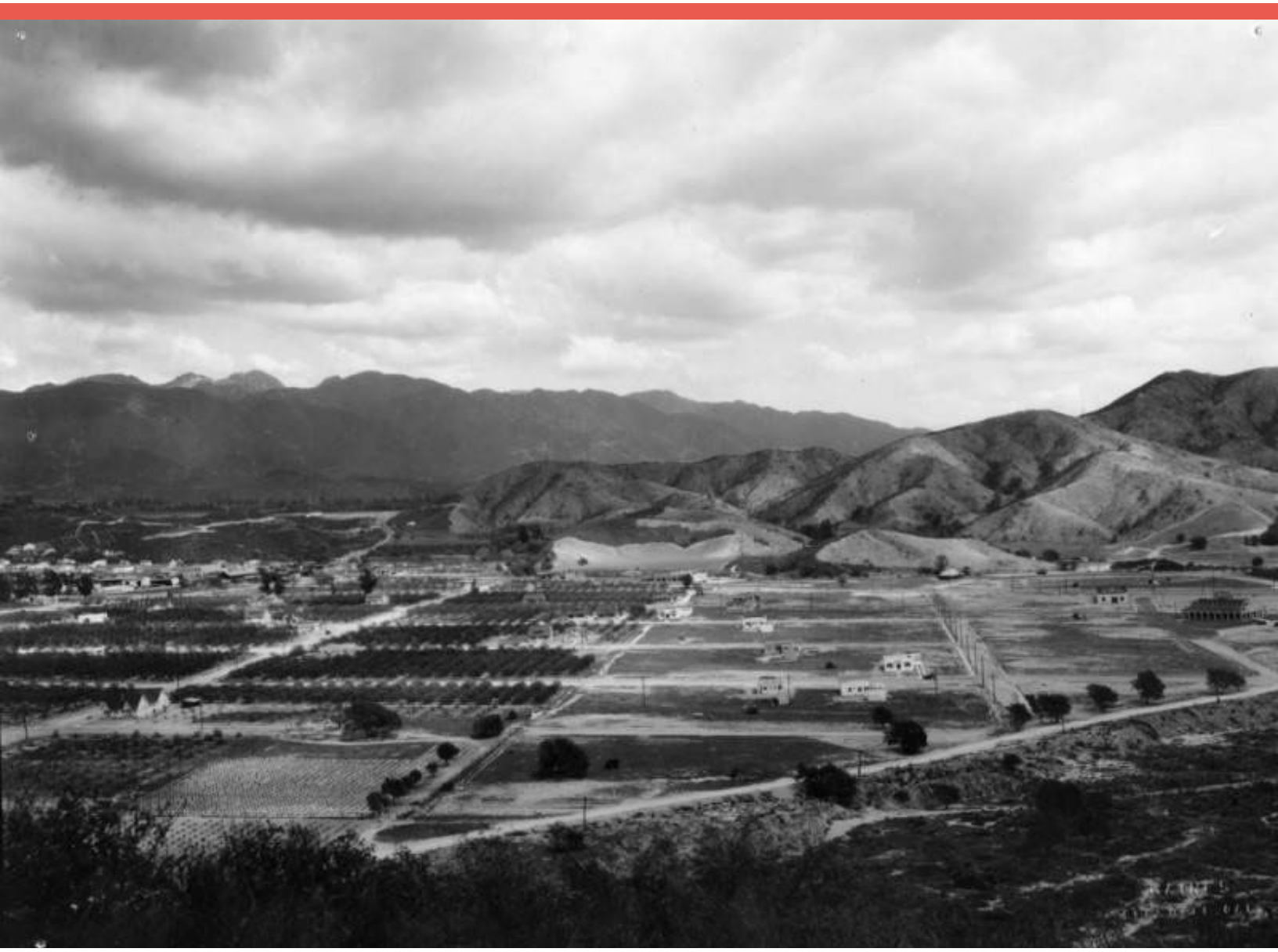
This proposal is a firm offer for 90-days.

All work shall be performed at a price "not to exceed" contract price, which will become the fixed price upon completion of contract negotiations.

REQUEST FOR PROPOSALS

North Glendale Historic Context Update and Historic Resource Survey

City of Glendale | April 29, 2024



Sparr Heights in Glendale, 1925 (Los Angeles Public Library)

Architectural Resources Group

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TIMELINE

We propose a 9-month project schedule for the North Glendale Historic Context Update and Historic Resource Survey, delineated in the timeline below.

Timeline | North Glendale Historic Context Update and Historic Resource Survey

	2025							
	May	**Jun**	**Jul**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Task 1. Meetings and Project Administration								
1a. Kickoff Meeting								
1b. Monthly Progress Meetings								
Task 2. Historic Context Update								
2a. Background Research								
2b. Initial Reconaissance Survey								
2c. Community Meeting								
2d. Draft Historic Context Statement								
2e. Historic Preservation Commission								
2f. Final Historic Context Statement								
Task 3. Historic Resource Survey								
3a. Background Review								
3b. Reconnaissance Survey								
3c. Property-Specific Research								
3d. Intensive Survey								
3e. Draft Survey Report								
3f. Community Meeting								
3g. Historic Preservation Commission								
3h. Final Survey Report								

Ongoing work

Submittals and Presentations

Client Review

TECHNICAL APPROACH

North Glendale Historic Context Update and Historic Resource Survey

Based on our understanding of the goals of the City of Glendale for a historic context statement update and historic survey for the North Glendale project area, ARG has developed the following technical approach. It is broken down by task, and notes proposed deliverables where applicable.

The Technical Approach is rooted in the following understandings and assumptions:

- The project area comprises approximately 7,722 developed parcels and reflects a mix of property types, with residential predominating
- North Glendale has an existing HCS (2011) and no existing survey findings
- The HCS and Survey Report developed in this project will be organized and formatted in general accordance with the 2014 South Glendale HCS and Historic Resource Survey
- The updated HCS will augment and edit the 2011 information as needed, in close consultation with the City
- All properties constructed prior to 2000 will be surveyed
- Deliverables will be digital, in the appropriate native formats, except for final HCS and Survey Report document hard copies as noted below
- The City will be responsible for all scheduling, noticing, and publicizing of public meetings

Task 1. Meetings and Project Administration

1a. Kickoff Meeting

ARG will kick off the project with an in-person project initiation meeting with City staff. At this time, project goals, scope, timeline, and key deliverables will be finalized, and pertinent background information will be retrieved.

Sparr Heights Community Center

1b. Monthly Progress Meetings

ARG will participate in monthly progress meetings with City Staff.

Task 2. Historic Context Statement

2a. Background Research

Review background materials including the 2011 North Glendale HCS, the South Glendale HCS for structure and format, federal and state technical bulletins, and other pertinent planning documents. Conduct additional primary and secondary source research about the survey area.

2b. Initial Reconnaissance Survey

Conduct initial reconnaissance survey to confirm locations of resources that research suggests may represent significant themes.

2c. Community Meeting

Participate in one (1) community meeting to gather public input.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

2d. Draft Historic Context Statement Update

Update the 2011 HCS using information obtained from research, reconnaissance, and public input and including the following sections: Introduction, Guidelines for Evaluation, Historic Narrative, Contexts and Themes, Property Types and Registration Requirements, and Preservation Goals and Priorities. Consult with City regarding specific content and formatting, particularly in Chapters 2 and 4 of the 2011 HCS. Submit to City staff for review.

Deliverables:

- *Draft Historic Context Statement Update (.docx)*

2e. Historic Preservation Commission

Present draft HCS update at one (1) public hearing of the Historic Preservation Commission.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

2f. Final Historic Context Statement Update

Revise HCS update to address feedback received; submit final HCS update to City staff.

Deliverables:

- *Final Historic Context Statement Update (.docx, .pdf, and 3 hard copies)*

Task 3. Historic Resource Survey

3a. Background Review

Review background materials including National Register Bulletin Nos. 15, 16A, 16B, and 24; the California OHP's Instructions for Recording Historical Resources; the Glendale Municipal Code; and previous historic documentation of the survey area.

3b. Reconnaissance Survey

Conduct reconnaissance survey of properties within the survey area built before 2000, taking note of properties and districts that appear to merit further study. Prepare GIS maps to guide fieldwork.

3c. Property-Specific Research

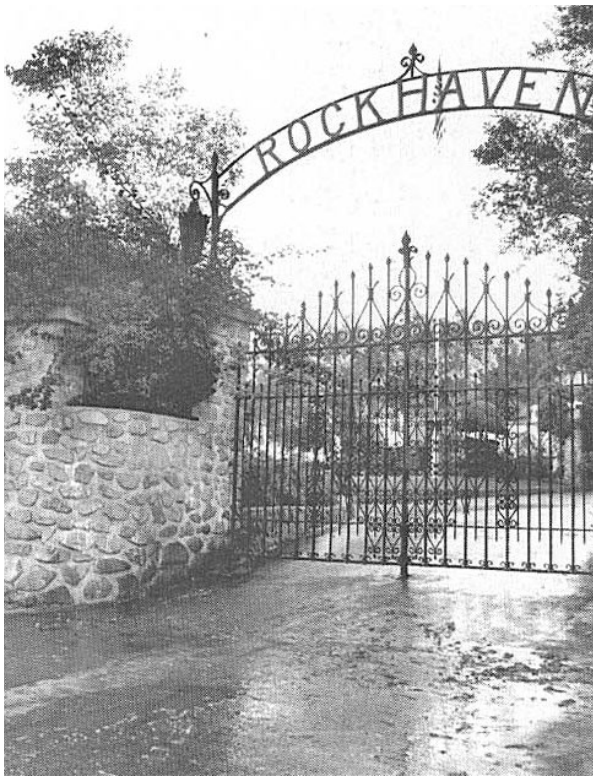
Perform property-specific research as needed to gather information (e.g. architect, builder, owner) and enable evaluation of resources.

3d. Intensive Survey

Conduct intensive survey. Document eligible individual properties and districts using a GIS-based mobile documentation app (Fulcrum). Apply HCS themes and registration requirements to evaluate resources against local, state, and federal eligibility criteria.

3e. Draft Survey Report

Prepare draft Survey Report and appendices including DPR 523A and B forms for individual properties, DPR 523D forms for districts, photographs, and spreadsheets. Submit to City staff for review.



325 E. Randolph Street, Casa Verdugo

Deliverables:

- *Draft Historic Resources Survey Report (.docx)*
- *Draft appendices:*
  - *Surveyed Property Table (.xlsx, fields to be provided by City)*
  - *Post-1999 Property Table (.xlsx)*
  - *DPR 523 Forms (.docx)*

3f. Community Meeting

Participate in one (1) community meeting to discuss draft survey findings.

Deliverables:

- *Presentation (.ppt/.pdf) and attendance*

3g. Historic Preservation Commission

Present draft survey findings at one (1) public hearing of the Historic Preservation Commission.

Deliverables:

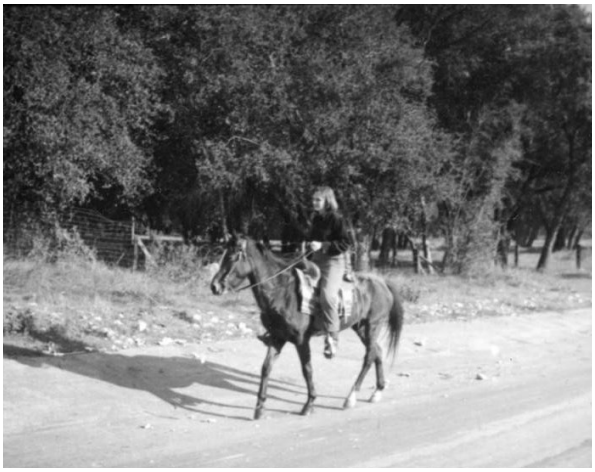
- *Presentation (.ppt/.pdf) and attendance*

3h. Final Survey Report

Revise Survey Report and appendices to incorporate feedback received; submit final Survey Report and appendices to City staff.

Deliverables:

- *Final Historic Resources Survey Report (.docx, .pdf, and 3 hard copies)*
- *Final appendices:*
  - *Surveyed Property Table (.xlsx, fields to be provided by City)*
  - *Post-1999 Property Table (.xlsx)*
  - *DPR 523 Forms (.docx)*
    Photographs (.jpg – 3 photos per property with Status Codes 1-5 and 6L and/or in districts)



Horseback riding at Hindenburg Park, La Crescenta (Los Angeles Public Library)

Bridge Out Sign after flood in North Glendale near La Crescenta, ca 1938 (Los Angeles Public Library)

TIME/STAFF BREAKDOWN & COST ESTIMATE

North Glendale Historic Context Update and Historic Resource Survey	ARG				HRG					
	PIC	PM/Sr Hist	Hist	Intern	PIC	PM/Sr Hist	Hist	Intern	Total	Cost
1. Meetings and Project Administration										
Participate in one (1) kickoff meeting with City staff to confirm project scope, schedule and deliverables.	1	1			1	1			4	$870
Participate in monthly progress meetings with City staff.		16				8			24	$4,200
2. Historic Context Update										
Review background materials including the 2011 North Glendale Historic Context, the South Glendale HCS for format and structure, federal and state technical bulletins, and other pertinent planning documents.		16	16						32	$5,280
Conduct supplemental primary and secondary source research to augment the HCS.		16	16	16					48	$6,160
Conduct initial reconnaissance survey to confirm locations of resources that research suggests may represent significant themes.	8	8	4			8			28	$5,500
Participate in one (1) community meeting to gather public input.		8	4			4			16	$2,720
Edit, reformat, and augment the North Glendale Historic Context. The HCS update will include the following sections: Introduction, Guidelines for Evaluation, Historic Narrative, Contexts and Themes, Property Types and Registration Requirements, and Preservation Goals and Priorities. Submit to City staff for review.	4	60	32			8			104	$17,900
Present draft HCS update at one (1) public hearing of the Historic Preservation Commission.		8	4			4			16	$2,720
Revise HCS update to address feedback received; submit final HCS to City staff.	4	16				2			22	$4,190
3. Historic Resource Survey										
Review background materials including National Register Bulletin Nos. 15, 16A, 16B, and 24; the California OHP's Instructions for Recording Historical Resources; the Glendale Municipal Code; and previous historic documentation of the survey area.						16	16			$5,280
Conduct reconnaissance survey of properties within the survey area built before 2000, taking note of properties and districts that appear to merit further study. Prepare GIS maps to guide fieldwork. Produce list of properties that appear eligible or merit further study.		8			8	8	16			$7,360
Perform property-specific research as needed to gather information (e.g. architect, builder, owner) and enable evaluation of resources.			20				40	40		$11,500
Conduct intensive survey. Document eligible individual properties and districts using a GIS-based mobile documentation app (Fulcrum). Apply HCS themes and registration requirements to evaluate resources against local, state, and federal eligibility criteria.		4	20	20		20	20	40		$13,700
Prepare draft Survey Report and appendices including DPR 523A and B forms for individual properties, DPR 523D forms for districts, photographs, and spreadsheets. Submit to City staff for review.		20	40		8	40	40	40		$27,180
Participate in one (1) community meeting to discuss draft survey findings.		4				8	4			$2,720
Present draft survey findings at one (1) public hearing of the Historic Preservation Commission.		4				8	4			$2,720
Revise Survey Report and appendices to incorporate feedback received; submit final Survey Report and appendices to City staff.		2			2	12				$2,970
Total Hours	17	191	156	36	19	147	140	120	**826**	**$122,970**
Hourly Rates	$260	$175	$155	$55	$260	$175	$155	$55		
Subtotal (per person)	$4,420	$33,425	$24,180	$1,980	$4,940	$25,725	$21,700	$6,600		
Subtotal Labor	$122,970									
Reimbursable allowance (estimated)	$1,500.00									
TOTAL NOT-TO-EXCEED FEE	**$124,470**									
			ARG	$64,005			HRG	$58,965		

Notes:

This proposal is a firm offer for 90-days.

All work shall be performed at a price "not to exceed" contract price, which will become the fixed price upon completion of contract negotiations.

COST-/TIME-SAVING METHODS

Historic context statements and historic resource surveys are valuable tools but are often cost prohibitive for City budgets. Understanding the value of detailed and comprehensive surveys, over the past decade ARG has successfully developed and applied new documentation techniques to streamline survey work. We have also adapted, tested, and refined new tools developed by others, including cloud-based mobile documentation apps which facilitate GIS based data collection and dissemination.

One of the most time consuming (and thus expensive) components of a historic resources survey is the use of DPR forms to record survey results. In order to more efficiently complete the building description section of the DPR 523a form, ARG has worked with the California Office of Historic Preservation to develop a non-narrative building description format. These bullet-point descriptions can be completed quickly and accurately in the field, eliminating the time needed to draft narrative descriptions. Building features, alterations, and character-defining features are identified by the surveyor, creating a description that is easily read and understood.

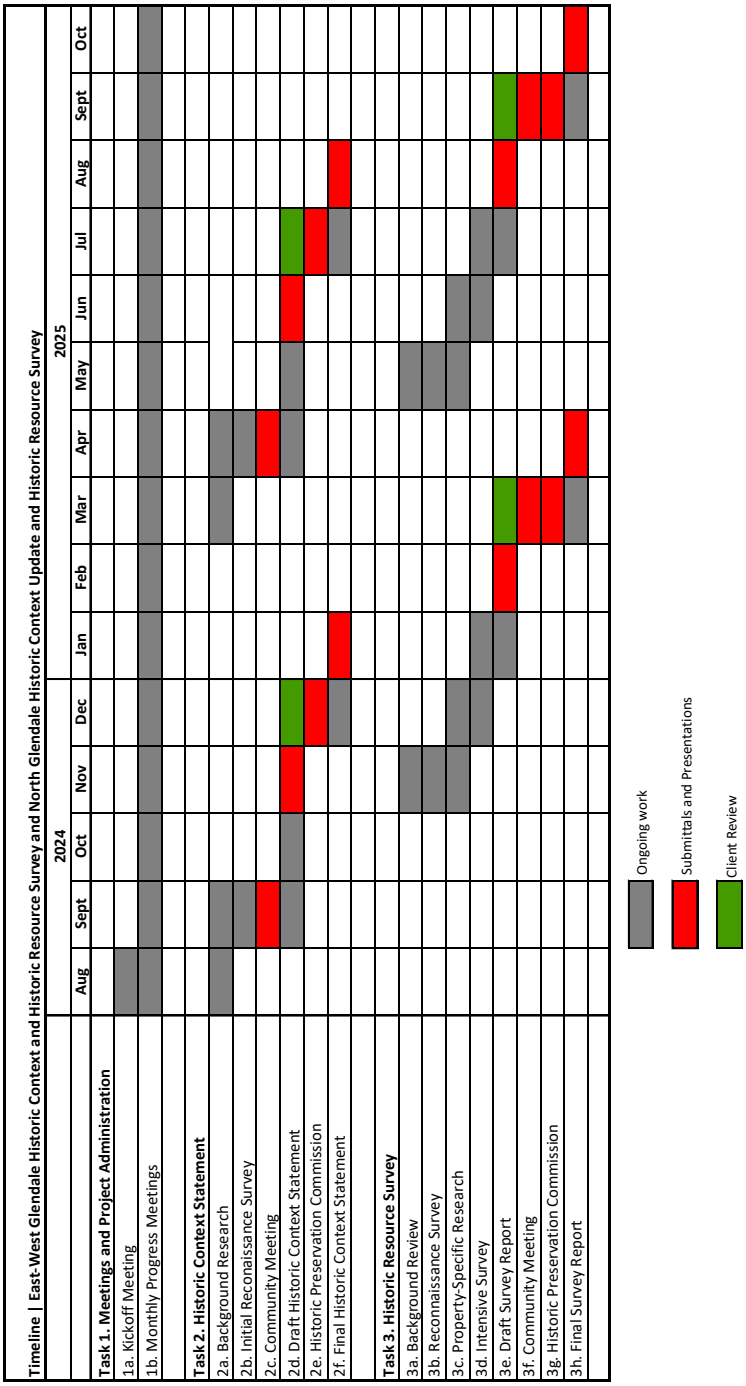
For this project, we propose to utilize Fulcrum, a mobile documentation app that we have customized for historic resource surveys and have successfully used in other surveys. Fulcrum provides our team with the ability to generate full DPR 523 forms as well as GIS maps and Excel spreadsheets containing all property information. The data collected using these apps are searchable and sortable by multiple fields and are easily integrated with City GIS systems.

If the East-West Glendale and North Glendale contexts and surveys are completed concurrently, there may be some efficiencies of scale, such as the consolidation of client meetings to address both areas and the consolidation of time needed to conduct reconnaissance surveys. There may also be the potential for an abbreviated schedule, as reflected in the timelines included in this proposal. However, since each area has a distinctive development history and will require its own set of deliverables that are similar, but not identical to, one another, it is anticipated that the time and cost savings associated with

1545 Cleveland Road, South Cumberland Heights

TIMELINE

Below is the proposed project schedule for the both the East-West Glendale and North Glendale contexts and surveys are completed concurrently.



ARG has read the Insurance Requirements and Sample Professional Services Agreement (Attachment 4 and 5 of the RFP) and confirm we can meet the City's insurance requirements. A sample certificate is included below.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Insurance Services, LLC
3697 Mt. Diablo Blvd., Suite 230
Lafayette CA 94549

License#: 6003745
ARCHRES-04

CONTACT NAME: Evan Brown
PHONE (A/C, No, Ext): 510-272-1403 **FAX (A/C, No):**
E-MAIL ADDRESS: CertsDesignPro@AssuredPartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : XL Speciality Insurance Company	37885
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : The Travelers Indemnity Company of Connecticut	25682
INSURER D : HARTFORD INSURANCE COMPANY	38288
INSURER E :	
INSURER F :	

INSURED
Architectural Resources Group, Inc.
Pier 9, The Embarcadero, Suite 107
San Francisco CA 94111

COVERAGES **CERTIFICATE NUMBER:** 1847580323 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY	Y	Y	6802H186591	9/1/2023	9/1/2024	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 10,000
	Included						PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
C	AUTOMOBILE LIABILITY	Y	Y	BA1S985277	9/1/2023	9/1/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X NoOwned Auto							$
B	X UMBRELLA LIAB X OCCUR	Y	Y	CUP7150Y042	9/1/2023	9/1/2024	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		Y	57WEGLP7625	9/1/2023	9/1/2024	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Professional Liability & Contractors Pollution Legal Liability			DPR5017487	9/1/2023	9/1/2024	Per Claim/$2,000,000 Included	$2,000,000/Aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Umbrella Liability policy is a follow-form underlying General Liability/Auto Liability/Employers Liability. Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies.
FOR USE ON PROPOSALS. An Actual certificate will be issued at the request of the Named Insured.

CERTIFICATE HOLDER

SAMPLE

CANCELLATION 30 Day Notice of Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Insurance

1555 Cleveland Road, South Cumberland Heights

ARG has read and can meet the City's insurance requirements per information provided in Attachment 5 and in the sample Professional Services Agreement included as Attachment 6.

Architectural Resources Group

City of Glendale
Community Development Department
Jay Platt, Principal Planne
JPlatt@Glendaleca.gov | 818.937.8155

*Scope: Casa Verdugo and South Cumberland Heights HIstoric District Surveys**

Project Duration: 2019-2021

City of San Gabriel
Community Development Department
Samantha Tewasart, Planning Manager
stewasart@sgch.org | 626.308.2806

*Scope: San Gabriel Citywide Historic Context Statement and Historic Resources Survey**

Project Duration: 2020-Present

City of La Cañada Flintridge
Community Development Department
Emily Stadnicki, Principal Planner (now at City of Culver City)
emily.stadnicki@culvercity.org | 310.253.5710

*Scope: La Cañada Flintridge Historic Resources Inventory Update**

Project Duration: 2019-2021

**Sample report excerpts provided separately. Full report provided as PDF on the flash drive.*

Historic Resources Group

City of Beverly Hills
Mark Odell, Urban Designer, Community Development Department
310.285.1116 | modell@beverlyhills.org

Scope: City of Beverly Hills, Citywide Historic Resources Survey and Historic Context Statement Update; Multi-Family Residential Survey Update (in progress)

Project Duration: 2012 - Present

City of Los Angeles
Ken Bernstein, AICP, Principal City Planner/Office of Historic Resources Manager
213.847.3652 | ken.bernstein@lacity.org

Scope: City of Los Angeles, SurveyLA

Project Duration: 2009 - 2019

PROJECT TEAM

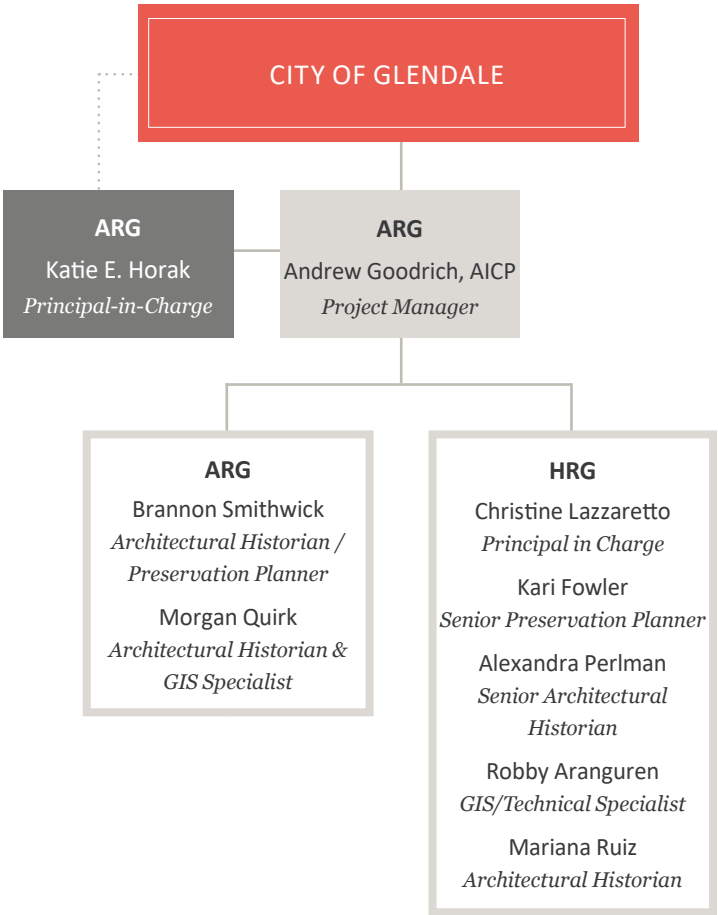
Architectural Resources Group

We have compiled an expert team to complete historic context statements and historic resource surveys/survey updates for the proposed areas: East-West Glendale and North Glendale. The team will be led by ARG Project Manager **Andrew Goodrich**, Senior Associate. Project support will be provided by ARG Architectural Historians/ Preservation Planners **Brannon Smithwick** and **Morgan Quirk,** Associate. ARG Principal **Katie Horak** will provide project oversight and quality assurance. All members of the project team meet the *Secretary of the Interior's Professional Qualification Standards* in architectural history.

As Project Manager, **Andrew Goodrich** will provide day-to-day contact with City staff and ensure all work is being conducted to the highest possible standard. His responsibilities will also include doing the surveys, reviewing all material for clarity and accuracy, completing the final reports and DPR forms, creating GIS maps, and presenting findings. Andrew's most recent survey experience includes a survey update for several historic districts in Glendale: South Cumberland Heights, Casa Verdugo, and Niodrara Drive. He has also managed context studies and survey work for the cities of Los Angeles (SurveyLA), West Hollywood, Beverly Hills, Redlands, and Santa Monica. Andrew is currently managing the San Gabriel Citywide Historic Resources Survey project.

Project team member **Brannon Smithwick** will be responsible for doing the surveys, reviewing all material for clarity and accuracy, and completing the final report and DPR forms. Brannon is a recent graduate of the University of Southern California and her professional experience includes historic research, site documentation, drafting historic context statements, and collecting oral histories in the preservation field. Her most recent survey experience includes historic resources surveys for the City of San Gabriel and the Santa Rosa Downtown Station Area.

Project team member **Morgan Quirk,** will be responsible for doing the surveys, conducting background research, and completing the final report and DPR forms. She specializes in data and mapping analysis, with particular interests in cultural heritage and representation. Morgan has participated in many historic resources surveys, including those for the City of Tustin and Ventura, and the Santa Rosa Downtown Station Area. She is currently involved survey work for the the of Pasadena.



Katie Horak will serve as Principal-in-Charge, overseeing all work done on the Historic Resource Survey and Survey Update for South Cumberland Heights and Casa Verdugo. Katie is a principal in ARG's Los Angeles office, with more than fifteen years of experience managing complex preservation projects throughout California. Katie has

professional experience in both the private and public sectors, making her particularly sensitive to the needs and concerns of local municipalities as related to their historic preservation programs. A recognized expert in the field, Katie regularly speaks on preservation topics at local, state, and national conferences and is an adjunct lecturer at the University of Southern California (USC), where she teaches two Historic Site Documentation courses to graduate students in the School of Architecture's Heritage Conservation program.

Historic Resources Group

For this project, we propose a collaborative effort with **Historic Resources Group.**

Christine Lazzaretto will serve as Principal-in-Charge overseeing the HRG team. She will help guide the activities of the project and review all team project work. Christine has 21 years of experience in the historic preservation field, joining HRG in 2008 and acting as Managing Principal since 2017. Christine specializes in environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She worked on numerous large-scale historic resources surveys and has authored a wide range of historic context statements. She is a leading expert in cultural resources analysis for environmental review in California and a frequent lecturer for the Heritage Conservation summer program at the University of Southern California.

Project team member **Kari Fowler** will be responsible for assisting with HRG team management, conducting survey work, completing project deliverables, and helping with review and development of the final report. With 23 years of experience in the field of historic preservation, Kari has managed numerous large-scale historic resources surveys throughout California, including the cities of Bakersfield, Ventura, San Clemente, Paso Robles, Temple City, Santa Monica, San Diego, and Azusa. She served as a Project Manager for SurveyLA, Los Angeles' citywide historic resources survey, through all phases of the project. Her work on historic resources surveys and historic context statements has won awards from the Los Angeles Conservancy, the California Preservation Foundation, and the American Planning Association.

Project team member **Alexandra Perlman** will be responsible for conducting research and assisting with all project deliverables. Alexandra has worked in the field since 2016 and joined HRG in 2021. She has copious experience with historic context statements and survey projects throughout Southern California, including Pasadena, Riverside, Alhambra, Pomona, and Ventura. She previously served as an extension of staff Preservation Planner for the City of South Pasadena where she assisted with project review for historically significant properties. She currently provides on-call services for project review for the City of Ventura and serves on the board of the Jefferson Park HPOZ.

Project team member **Robby Aranguren** will be responsible for assisting with research and fieldwork as well as providing technical assistance and database management throughout the project. Robby has 14 years of experience in the historic preservation field and joined HRG's staff in 2009. He specializes in the use of GIS applications such as ESRI ArcGIS, Google Earth, and Fulcrum to help identify and evaluate historic resources and has used this skillset on numerous historic resources surveys, including for the City of Azusa, Beverly Hills, Glendale, Los Angeles (SurveyLA), Palm Springs, Riverside, Ventura, and South Pasadena. He also conducted fieldwork and participated in the evaluation of potentially significant properties.

Project team member **Mariana Ruiz** will primarily assist with research and conducting fieldwork. Mariana has 10 years of experience in the historic preservation field and joined HRG in 2023. She specializes in historic assessments, historic resources surveys, and research. She is currently working on the City of Pasadena Historic Context Statement and Survey Update.

Architectural Resources Group

KATIE E. HORAK

Principal | Architectural Historian & Preservation Planner

Katie is a Los Angeles-area native and Principal in ARG's Los Angeles office. She has more than twenty of years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings additional experience with California Environmental Quality Act (CEQA) compliance documentation, historic structure reports, determinations of eligibility, design review, and Mills Act Property Tax Abatement Program administration.

Relevant Project Experience

- South Cumberland Heights Historic District, Survey, Evaluation Report and Historic Context Statement, Glendale, CA
- Casa Verdugo Historic District, Survey, Evaluation Report and Historic Context Statement, Glendale, CA
- Niodrara Drive Historic District Evaluation, Glendale, CA
- Rockhaven Sanitarium, Historic Resource and Conditions Assessment, Glendale, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Citywide Historic Context Statement (The Ranch House and Los Angeles Modernism), Pilot Survey, Groups 1, 2, 4, 5, 6, 7, 8, 9, and 10 Surveys
- City of San Marino, Citywide Historic Resources Survey, San Marino, CA
- City of Arcadia, Citywide Historic Resources Survey, Arcadia, CA
- City of Beverly Hills, Citywide Historic Resource Survey, Beverly Hills, CA
- City of Dana Point, Citywide Historic Resources Inventory Update, Dana Point, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- City of La Cañada Flintridge, Historic Context Statement and Historic Resources Inventory Update, La Cañada Flintridge, CA
- Beverly Fairfax Historic District Historic Resources Survey and National Register Nomination, Los Angeles, CA
- City of Pasadena, Citywide Historic Resources Survey, Pasadena, CA *(Ongoing)*

Selected Lectures

- "Lessons from Los Angeles: Documentation, Promotion, and Protection of Moderism," Hablemos de Arquitecture Moderna, Havana, Cuba. March 2024.
- "Implementing Heritage Surveys and Digital Inventories," National Trust for Canada Conference, Fredericton, New Brunswick, Oct. 2018

Years of Experience

22 years

Education

Master of Heritage Conservation, University of Southern California, Los Angeles

University of Oregon, Eugene Historic Preservation Field School in Canova, Italy

Bachelor of Arts, Art (Painting/Drawing), Whitworth College, Spokane, Washington

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History and History

Memberships

Board of Directors, Docomomo US

Founding President, Docomomo US, Southern California Chapter

Los Angeles Conservancy

National Trust for Historic Preservation

Society of Architectural Historians, Southern California Chapter

Academic Involvement

Adjunct Lecturer, University of Southern California.

Current courses taught: *Introduction to Historic Site Documentation*, and *Advanced Documentation: Historic Resources Surveys*

Architectural Resources Group

ANDREW GOODRICH

Associate | AICP | Architectural Historian & Preservation Planner

Andrew is an Architectural Historian and Preservation Planner in ARG's Los Angeles office, with a joint background in city planning and historic preservation and formal training in both fields. His academic and professional pursuits have led him to develop an interest in how public policy can be used to enliven the historic built environment. He also brings an understanding of urban landscapes and is versed in Geographic Information Systems (GIS) software. A Los Angeles-area native with a keen interest in the region and its history, Andrew has been practicing in the preservation planning field since 2008 and worked for various public and not-for-profit agencies prior to joining ARG. At ARG, he has managed and contributed to numerous historic resource surveys and historic context statements that have ranged in scale from entire cities, to college campuses, and down to individual neighborhoods. His experience also includes landmark nominations, historic property assessments, and rehabilitation incentives. Andrew is a member of the American Institute of Certified Planners (AICP), and sits on the Programs Committee for the American Planning Association (APA)'s Los Angeles chapter.

Relevant Project Experience

- South Cumberland Heights Historic District, Historic Resources Survey, Glendale, CA
- Casa Verdugo Historic District, Historic Resources Survey, Glendale, CA
- Niodrara Drive Historic District, Historic Resources Survey, Glendale, CA
- 119 and 127-29 N. Kenwood Street, CEQA Review and Reconnaissance Survey, Glendale, CA
- San Gabriel Citywide Historic Context Statement and Historic Resources Survey, San Gabriel, CA
- Culver City, Historical Context Study, Culver City, CA
- City of West Hollywood, Historical Context Study, West Hollywood, CA
- City of Beverly Hills, Citywide Historic Resource Survey, Beverly Hills, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Group 6 Surveys (Arleta-Pacoima, Mission Hills-Panorama City-North Hills Community Plan Area); Group 7 Surveys (Boyle Heights, Wilshire Community Plan Areas); Group 8 Surveys (Chatsworth-Porter Ranch, Northridge Community Plan Areas); Group 10 Survey (Central City Community Plan Area)
- SurveyLA, Los Angeles Historic Context Statement (The Ranch House, L.A. Modernism)
- Santa Monica Citywide Historical Resources Inventory Update, Santa Monica, CA
- La Cañada Flintridge Historic Resources Inventory Update, La Cañada Flintridge, CA

Years of Experience

16 years

Education

Master of Heritage Conservation, University of Southern California

Master of Planning, Concentration in Economic Development, University of Southern California

Bachelor of Arts, Urban Studies and Planning, University of California, San Diego

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History and History

Memberships

American Institute of Certified Planners (AICP)

American Planning Association

Los Angeles Conservancy

Honors

Tau Sigma Delta, Honors Society for Architecture and Allied Arts

Pi Alpha Alpha, Honors Society for Public Affairs and Administration

Greta and Dean Wilkinson Fellow, School of Architecture, University of Southern California

Dean's Merit Scholar, Sol Price School of Public Policy, University of Southern California

Architectural Resources Group

BRANNON SMITHWICK

Architectural Historian & Preservation Planner

Brannon is a recent graduate of the University of Southern California and her professional experience includes historic research, site documentation, drafting historic context statements, and collecting oral histories in the preservation field. Her academic experience includes all areas of heritage planning, preservation, and sustainable conservation. Her interests in the field include cultural resource management and heritage planning, historic site documentation and survey work, conducting historic conditions reports, interior rehabilitation design and development consulting, and heritage policy drafting. In her graduate studies, she studied the effects of urban design and heritage tourism on both tangible and intangible cultural heritage, analyzing the importance of place-based collective memory through oral history data collection, specifically pertaining to that of underrepresented communities.

Relevant Project Experience

- Santa Rosa Downtown Station Area Historic Resource Survey, Santa Rosa, CA
- San Gabriel Historic Resources Survey, San Gabriel, CA
- Desert Lanai 1 Historic District Local Register Nomination, Palm Springs, CA
- Yount Property, California Register and HABS Documentation, Redlands, CA
- Los Angeles City Hall, National Register Nomination, Los Angeles, CA
- Heritage Planning & Development, Kosovo Council for Cultural Heritage, World Heritage USA/ICOMOS, 2023 IEP, Prizren, Kosovo*
- Historic Site Documentation and Outreach, Adams-Normandie HPOZ, Los Angeles, CA*
- Planning/Architecture Historian Graduate Internship, ARG, Los Angeles, CA
- Oral Histories, Academy of Motion Picture Arts and Sciences Oral Histories Program, Los Angeles, CA*

Awards and Honors

- CPF 2023 Conference, Speaker, "Educating Generations: The Legacy and Future of the Allen-White Rosenwald School"
- Phi Kappa Phi, 2023 Graduate Thesis Research Grant Recipient
- VAF 2022 Conference, Speaker, "Flooded Kampungs of Jakarta: Community Resilience and the Threat of Eviction"
- Pamela H. Simpson Presenter's Fellowship, Vernacular Architecture Forum, January 2022-May 2022

**work performed prior to joining ARG*

Years of Experience

10 years

Education

Master of Heritage Conservation, USC Graduate School of Architecture

Master of Urban Planning, Concentration in Design of the Built Environment, USC Sol Price Graduate School of Public Policy

Interior Architecture Associates Certificate, UCLA

BA Visual & Media Arts Production, History Minor, Emerson College

Meets the *Secretary of the Interior's Professional Qualification Standards* in Architectural History and History

Memberships

Vernacular Architecture Forum, Future Vision Committee Member

National Trust for Historic Preservation, Member

ICOMOS/USA World Heritage, Member

Society of Architectural Historians, Member

American Society of Interior Designers, Member

Architectural Resources Group

MORGAN E. QUIRK

Associate | Architectural Historian & GIS Specialist

Morgan specializes in data and mapping analysis, with particular interests in cultural heritage and representation. She graduated from the University of Southern California with a B.S. in Urban Planning prior to obtaining her M.S. in Historic Preservation from the University of Texas at Austin. She has since worked as an Architectural Historian and Preservation Planner on cultural resource documentation and evaluation, preservation planning, and environmental review projects. Her expertise in GIS includes field data apps; data analysis; geodatabase management; historic resource inventories; georeferencing and digitization of historic data; StoryMaps; and web mapping services. In addition to geospatial analysis, her planning experience includes Determinations of Eligibility and Historic Structure Reports; local and National Register Nominations; Historic Resource Evaluation reports; HABS documentation; historic contexts; and historic resource surveys. She brings five years of experience in preservation consulting and has worked on projects in California, Oregon, Alaska, Washington, Utah, Hawaii, and Texas.

Project Experience

- City of Pasadena, Citywide Historic Resources Survey, Data Collection and Inventory, Pasadena, CA *(Ongoing)*
- Santa Rosa Downtown Station, Historic Resources Survey, Santa Rosa, CA
- City of Tustin, Historic Resources Survey, Tustin, CA
- City of Ventura, Historic Context and Historic Resources Survey, Ventura, CA*
- City of Los Angeles, Historical Housing and Land Use Study Storymap, Los Angeles, CA
- African Americans in California, Multiple Property Documentation Form, Various, CA
- Pacific Dining Car, Historic-Cultural Monument Nomination, Los Angeles, CA
- Santa Monica Mountains National Recreation Area, Environmental Assessments, CA
- Hoffman Candy Company, Historic-Cultural Monument Nomination, Los Angeles, CA
- Silberberg Building, Historic-Cultural Monument Nomination, Los Angeles, CA
- Miracle Mile Apartments National Register Historic District Nomination, Los Angeles, CA
- Oregon Department of Transportation, Determinations of Eligibility and Survey Documentation, Various Locations, OR
- Interstate Bridge Replacement Program, Cultural Resources Sub-Consultant, Various Locations, WA and OR *(Ongoing)*

**work performed prior to joining ARG*

Years of Experience

5 years

Education

M.S. Historic Preservation, University of Texas at Austin

B.S. Policy, Planning, and Development (Urban Planning), University of Southern California

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History

Memberships

American Planning Association

National Trust for Historic Preservation

Docomomo US

Architectural Heritage Center

Society of Architectural Historians, Pacific Northwest Chapter

Urban and Regional Information Systems Association, Oregon and Southwest Washington Chapter

Society for Conservation GIS

Historic Resources Group

CHRISTINE LAZZARETTO
Managing Principal

Christine Lazzaretto has worked in historic preservation in Southern California since 2003. She joined HRG in 2008 and has served as Managing Principal since 2017. At HRG, Christine works on environmental review, policy development, historic resources surveys, historic context statements, and federal tax credit projects. She has worked on numerous large-scale historic resources surveys and has authored a wide range of historic context statements and successful National Register nominations. Christine also manages teams of professional colleagues on large-scale planning projects. She is a leading expert in cultural resources analysis for environmental review in California. She is a lecturer in the Heritage Conservation summer program at the University of Southern California.

Project Experience

- CBS Columbia Square, Adaptive Reuse, Los Angeles. CA
- Climate Pledge Arena, Historic Tax Credits, Seattle, WA
- City of Glendale, South Glendale Historic Context and Survey, Glendale, CA
- City of Goleta, Comprehensive Preservation Planning, Goleta, CA
- City of Los Angeles, Citywide Historic Resources Survey (SurveyLA), Los Angeles, CA
- City of Santa Monica, Historic Context Statement and Survey Update, Santa Monica, CA
- Forum Rehabilitation and Historic Tax Credits, Los Angeles, CA
- Modernism in Riverside, Historic Resources Survey, Riverside, CA
- Paramount Pictures Master Plan, Los Angeles, CA
- University of Southern California, Master Plan, Los Angeles, CA

Speaking Engagements

- California Preservation Foundation, Seminar Speaker
- University of Southern California, Lecturer

Years of Experience
21 years

Education
Master of Heritage Conservation, University of Southern California, Los Angeles

Bachelor of Arts Degree w/ High Distinction, Art History, Pennsylvania State University, State College

Phi Beta Kappa

Meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History

Memberships
California Preservation Foundation Board of Trustees, President Emeritus

DOCOMOMO Southern California, Founding Vice President

Los Angeles Conservancy

National Trust for Historic Preservation

Society of Architectural Historians

Historic Resources Group

KARI MICHELE FOWLER
Senior Preservation Planner

Kari has been with HRG since 2001 and specializes in master planning, CEQA, NEPA and Section 106 environmental review, and historic resources assessments. At HRG, Kari's responsibilities include supervising and conducting historic resources surveys, including developing survey methodologies, conducting fieldwork, data management and analysis, and historical research. She specializes in historic context statements and generating environmental documents relating to historic resources, including CEQA, NEPA, and Section 106 review. Kari has evaluated and documented historic resources at the local, state, and national levels, including the preparation of local landmark applications, nominations and determinations of eligibility for the California and National Registers, and National Historic Landmark nominations. Shr has managed several large-scale historic resources surveys throughout California. Kari served as HRG's Project Manager for SurveyLA, Los Angeles' citywide historic resources survey, from 2010 to 2018. She developed a field survey and data collection methodology that allowed for large and complex geographical areas to be surveyed effectively and efficiently.

Project Experience

- City of Los Angeles, Citywide Historic Resources Survey (SurveyLA); Multi-Family Residential Historic Sub-Context Statement; and Chinese American Historic Context Statement, Los Angeles, CA
- City of Lompoc Historic Context Statement and Historic Resources Survey, Lompoc, CA
- City of Pasadena Resources of the Recent Past Historic Context Statement, Pasadena, CA
- City of San Clemente Survey Update and Historic Context, San Clemente, CA
- City of Temple City Context and Historic Resource Survey, Temple City, CA
- City of Ventura Downtown Historic Context and Survey Update, Ventura, CA

Years of Experience
23 years

Education
Master of Arts in Urban Planning, University of California, Los Angeles

Bachelor of Arts, English, Magna Cum Laude Latin Honors, University of California, Los Angeles

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Historic Preservation Planning and History

Memberships
American Planning Association, Urban Design & Preservation Division

American Planning Association, Los Angeles Chapter

Los Angeles Conservancy

California Preservation Foundation

National Trust for Historic Preservation

Historic Resources Group

ALEXANDRA ISABEL PERLMAN
Senior Architectural Historian

Alexandra has been working as an architectural historian in the historic preservation field since 2016 and joined HRG in 2021. Her areas of focus at HRG include historic context statements, preparing documentation in support of NEPA, Section 106, CEQA, and local ordinances. Alexandra is also a Registered Professional Archeologist (RPA) and has assisted in archaeological surveying and monitoring. She has worked on a variety of projects involving historic buildings and structures in Southern California, including the LA Conservancy Preservation Award-winning Cultural Resource Assessment for the LA County Dept. of Parks and Rec, in which she evaluated over 20 parks and golf courses. Other projects include the Central Terrace Section 106 HUD Study in Oxnard, Caltrans State Route 55 HSPR and HRER in Orange County, and the National Register nomination for Descanso Gardens.

Project Experience

- City of Pomona, Pomona Historic Context Statement, Pomona, CA
- City of Riverside, Riverside LGBTQ+ Historic Context Statement, Riverside, CA
- City of Alhambra, Alhambra Historic Context Statement, Alhambra, CA
- City of San Buenaventura, Ventura Historic Context Statement, Ventura, CA
- California State University, Fullerton, Historic Context, Survey & Evaluation, Fullerton, CA
- University of California, Riverside, Historic Context, Survey & Evaluation, Riverside, CA
- Mechicano Art Center and Centro de Arte Publico, City of Los Angeles Historic-Cultural Monument Nominations, Los Angeles, CA

Years of Experience
9 years

Education
Master of Art History, University of Texas, Austin

Bachelor of Arts, History, Minor in Archaeology and Spanish, Saint Anselm College

Geotech Certificate (GIS), Pasadena City College

Meets the *Secretary of the Interior's Professional Qualifications Standards* in in History, Architectural History, and Archaeology

Registrations
Register of Professional Archaeologists (RPA) No. 4612

Memberships
Archaeological Institute of America

California Preservation Foundation

Highland Park Heritage Trust

Los Angeles Conservancy

National Trust for Historic Preservation

US/ICOMOS

Historic Resources Group

ROBBY ARANGUREN
GIS/Technical Specialist

Robby has been with HRG since 2009 and specializes in GIS cartography, database creation and management, data analysis, historic resource surveys, and research for historic resource assessments. At HRG, Robby works on small- and large-scale citywide surveys throughout Southern California. He implemented the use of GIS applications such as ESRI ArcGIS, Google Earth, and Fulcrum to help identify and evaluate historic resources. He also manages the data and utilizes it to identify historic resources in the vicinity of a project site and conduct other comparative analyses. Additionally, Robby assists with character-defining features inventories, conditions studies, paint analysis, and graphics. He also collaborates on state and federal historic tax credit applications, National Register nominations, Historic Structures Reports, Historic American Building Survey (HABS) documentation reports, and feasibility studies.

Project Experience

- City of Glendale, South Glendale Historic Context Statement and Historic Resources Survey, Glendale, CA
- Chapman University, VPOA Window Survey, Orange, CA
- City of Alhambra, Citywide Survey, Alhambra, CA
- City of Beverly Hills, Multi-family Residential Survey, Beverly Hills CA
- City of Palm Springs, Citywide Survey, Palm Springs, CA
- City of South Pasadena, Citywide Survey Update, Pasadena, CA
- LA River Bike Path Technical Study, Los Angeles, CA
- Lincoln Place Apartments, Historic Tax Credit, Los Angeles, CA
- Pasadena Unified School District, Design Guidelines, Pasadena, CA
- City of Los Angeles, Citywide Historic Resources Survey (SurveyLA), Los Angeles, CA
- UC Riverside Citrus Experiment Station CDF Inventory, Riverside, CA
- Wallis Annenberg Center for the Performing Arts, Adaptive Reuse and Historic Tax Credit, Beverly Hills, CA

Years of Experience
14 years

Education
Bachelor of Arts, Interdisciplinary Studies: Architecture, Urban Planning and Business (Real Estate), University of Texas, Arlington

Meets the *Secretary of the Interior's Professional Qualifications Standards* in History and Architectural History

Memberships
Los Angeles Conservancy

Los Angeles GIS Portal

California Preservation Foundation

Historic Resources Group

MARIANA RUIZ
Preservation Planner

Mariana has been with HRG since 2023. She holds a Bachelor of Arts degree in Fine Art with a minor in Mathematics from Mount St. Mary's College in Los Angeles, CA. At HRG, Mariana specializes in historic assessments, historic resource surveys, and research. She is fluent in Spanish. Mariana is co-owner of DBA Studios LLC, a multidisciplinary studio focused on art collections management, cultural resource management, and creative art services in the Southwestern United States. Her experience includes conducting historic resource surveys, archival research, compiling nominations for the National Register of Historic Places, and producing photo and GIS documentation. Her expertise also includes developing historic context statements, performing site inspections, providing maintenance plans, compiling historic resource evaluations, and consulting on preservation planning. Her first major preservation project was the Watts Towers Conservation Project in Los Angeles where she was involved in materials conservation, treatment and stabilization recommendations, and project documentation and research.

Project Experience

- City of Pasadena, Citywide Historic Context Statement and Survey Update, Pasadena, CA
- City of Los Angeles, Mills Act Contract Inspections, Los Angeles, CA
- Kansas City Historic District, National Register Nomination, Kansas, MO*
- Boulder City, Historic Preservation Plan, Boulder, CO*
- Battle Mountain Grammar School, State Register Nomination, Edwards, CO*
- El Rancho Hotel, National Register of Historic Places Nomination, Portland, OR*
- Paradise Palms II, Historic Neighborhood Designation, Las Vegas, NV*

**work performed prior to joining HRG*

Years of Experience

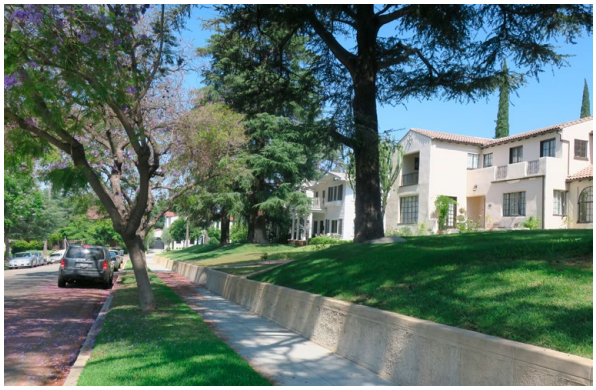
10 years

Education

Bachelor of Arts, Fine Art, Mount St. Mary's College

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History

Architectural Resources Group



x Casa Verdugo Streetscape

South Cumberland Heights Residence

CASA VERDUGO AND SOUTH CUMBERLAND HEIGHTS HISTORIC DISTRICT SURVEYS

Glendale, California

In 2019, the City of Glendale selected ARG to document and evaluate two potential historic districts: Casa Verdugo and South Cumberland Heights.

Located just north of downtown Glendale, Casa Verdugo is an early suburban neighborhood whose origins are associated with the extension of streetcar service to the Verdugo foothills in 1905. The neighborhood takes its name from a restaurant, also called Casa Verdugo, which was a popular tourist attraction and early anchor of the neighborhood. Located about two miles to the north and west is South Cumberland Heights, another early suburban neighborhood that developed beginning in the 1920s and comprises continuous blocks of Period Revival style houses.

For each potential district, ARG performed extensive background research, prepared a narrative identifying applicable historic contexts and themes, evaluated its eligibility for designation, and surveyed each property within the proposed district boundaries. Deliverables included a Historic Resources Report and DPR 523 series forms for each district. Both Casa Verdugo and South Cumberland Heights were found to be locally eligible, and were subsequently designated as City of Glendale historic districts.

Maryland Ave, Casa Verdugo, n.d. (Los Angeles Public Library)

Client: City of Glendale, Community Development Department
Project Duration: 2019-2021
Key Staff: Katie Horak, Principal; Andrew Goodrich, Project Manager

Sample report excerpts provided separately. Full report provided as PDF on the flash drive.

Architectural Resources Group

San Gabriel City Hall

Residence in San Gabriel

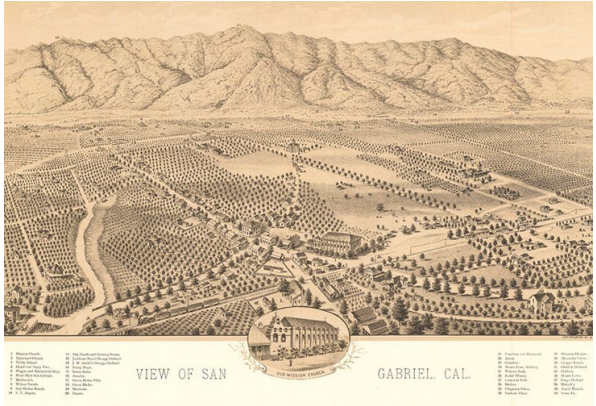
SAN GABRIEL CITYWIDE HISTORIC CONTEXT STATEMENT AND HISTORIC RESOURCES SURVEY

San Gabriel, California

Since 2020, ARG has been working withthe City of San Gabriel to modernize its historic preservation program. To this end, ARG first prepared a citywide Historic Context Statement from 2020-2021, and since 2022 has been conducting San Gabriel's first-ever comprehensive, citywide Historic Resources Survey.

San Gabriel is one of the oldest communities in Southern California. Its modern development dates to the founding of the Mission San Gabriel in the eighteenth century. San Gabriel was one of the first townships to be founded in Los Angeles County in the 1850s, incorporated as a city in 1913, and witnessed substantial growth between the 1920s and 1960s. The city has become a vibrant hub of Chinese American culture and heritage in recent decades.

The Historic Context Statement prepared by ARG offers an authoritative account of San Gabriel's history, and identifies significant contexts and themes that are represented in the city's built environment. It includes registration requirements and integrity considerations to enable the evaluation of historic properties. The Historic Resource Survey, which is in progress, entails the identification and documentation of historically significant properties and districts in the city.



Map of San Gabriel, 1893 (Los Angeles Public Library)

Client: City of San Gabriel, Community Development Department
Project Duration: 2020-Present
Key staff: Katie Horak, Principal; Andrew Goodrich, Project Manager; Mary Ringhoff, Architectural Historian and Preservation Planner; Brannon Smithwick, Architectural Historian and Preservation Planner

Sample report excerpts provided separately. Full report provided as PDF on the flash drive.

Architectural Resources Group

Gainsburg Residence (Los Angeles Conservancy)

Flintridge Hotel

LA CAÑADA FLINTRIDGE HISTORIC RESOURCES INVENTORY UPDATE

La Cañada Flintridge, California

In 2019, ARG was selected by the City of La Cañada Flintridge to complete an update of the City's Historic Resources Inventory (HRI).

La Cañada Flintridge is a small suburban enclave at the base of the San Gabriel Mountains, notable for its semi-rural character and verdant setting. The city incorporated in 1976 as an amalgamation of two existing unincorporated communities: La Canada and Flintridge, each with roots dating to the turn-of-the-twentieth century. The city contains a notable collection of high-style, architecturally distinctive residences designed by some of Southern California's most acclaimed architects of the early twentieth century including Myron Hunt, Wallace Neff, John Byers, and Paul Williams.

ARG's scope included extensive research about the community's developmental and architectural history, preparation of a citywide historic context narrative and eligibility standards to inform field evaluations, and an evaluation of each property on the HRI against local designation criteria and integrity thresholds. A total of 68 properties were evaluated and documented. ARG's work was synthesized into a narrative report that can be referenced by City staff and decisionmakers, property owners, and others seeking information about the City's collection of historically significant properties.

Riggs Residence, 1919 (Calisphere)

Client: City of La Cañada Flintridge, Community Development Department
Project Duration: 2019-2021
Key Staff: Katie Horak, Principal; Andrew Goodrich, Project Manager

Sample report excerpts provided separately. Full report provided as PDF on the flash drive.

Historic Resources Group

Historic Beverly Hills Streetscape

BEVERLY HILLS HISTORIC CONTEXT STATEMENT AND SURVEY UPDATE

Beverly Hills, California

Historic Resources Group assisted with an updated citywide historic resources survey and historic context statement for the City of Beverly Hills. Beginning in 2012 with the final work product completed in 2015, HRG was the prime consultant for the project and served as the liaison with the City.

The City of Beverly Hills project included the first comprehensive survey update since 1985 as well as the creation of a context statement spanning all periods of development, with specific registration requirements that address the city's extant resources. The intensive-level survey included the identification of historic resources within Beverly Hills city limits and the evaluation of properties against National Register, California Register, and local eligibility criteria.

The intensive-level documentation was preceded by a reconnaissance-level survey of all parcels in the city, during which surveyors also examined properties identified in previous, less comprehensive surveys. Community outreach efforts helped to inform the public about the survey effort, increase communication between the community and the City, and create support for and understanding of the project.

HRG is currently working on the multi-family residential survey update.

Client: City of Beverly Hills
Project Duration: 2012 - Present
Key Staff: Robby Aranguren, GIS/Technical Specialist

Historic Resources Group

Downtown Los Angeles

SURVEYLA

Los Angeles, California

This project was the first comprehensive program to identify potentially significant historic resources throughout the City of Los Angeles. Covering over 880,000 land parcels distributed over wide-ranging and varied geographies, this City-led effort required the development of historic contexts, extensive public outreach, multiple field teams, expert peer review, and the production of proprietary software for the recordation of field data. Project work spanned from 2009 to 2019.

HRG was involved as part of the larger project team for all phases of the SurveyLA effort, taking responsibility for portions of the historic context that provided the basis for the survey, and developing eligibility standards to aid in the evaluation of properties. HRG conducted pilot surveys to test the field guide methodology and proprietary technology, and spearheaded public outreach efforts that included the development of a web-based guide to public participation.

More specifically, HRG conducted the surveys for Hollywood, West Adams, Sunland/Tujunga, Harbor City, Wilmington, significant portions of the San Fernando Valley, West Los Angeles, San Pedro, Bel Air, Brentwood, Pacific Palisades, Westlake, Westwood, and Venice. HRG also led the effort in the preparation of the Historic Context Report for the City of Los Angeles's citywide survey, preparing a chronologically-based Overview Historic Context to complement the associated themes and property types, as well as the context statements for multi-family residential housing and the Hollywood area, and more specialized contexts such as the Entertainment Context and Asian-American Context.

Client: City of Los Angeles
Project Duration: 2009 - 2019
Key Staff: Christine Lazzaretto, Principal; Kari Fowler, Senior Preservation Planner; Robby Aranguren, GIS/ Technical Specialist

Niodrara Drive Historic Context Statement and Survey

Architectural
Resources Group

HISTORIC RESOURCES SURVEYS & CONTEXT STATEMENTS

Historic resources surveys and context statements are key informational and planning tools that enable municipalities and the public to make informed land-use decisions regarding identified historic resources. ARG's context statements clearly and concisely integrate the varied historic themes, patterns, and trends that substantiate the significance of a specific event, property, site, or community. In conducting the historic resources survey, ARG evaluates the properties in a given location with respect to the historic themes, patterns, and trends identified in the context statement. Working with city/county staff, local commissions, historic preservation advocacy groups, and private citizens, ARG has successfully completed an extensive number of historic resources surveys and context statements.

Previous Work

- SurveyLA, Los Angeles Citywide Historic Resources Survey: Pilot Survey (Boyle Heights); Group 1 Survey (West Adams, Baldwin Hills, Leimert); Group 2 Survey (South and Southeast Los Angeles); and Group 4 Survey (South San Fernando Valley Community Plan Areas), Group 5 Survey (Westchester, Playa Del Rey), Group 6 Survey (North San Fernando Valley Community Plan Areas), Group 7 Survey (Wilshire, Boyle Heights), Group 8 Survey (North and Central San Fernando Valley Community Plan Areas), Group 9 Survey (Industrial Properties, Northeast Los Angeles), Group 10 Survey (Central City) Los Angeles, CA
- Contributions to the Los Angeles Citywide Historic Context Statement for SurveyLA, including Los Angeles Modernism
- Alta Heights Neighborhood, Historic Context Statement and Survey, Napa, CA
- Balboa Highlands, Historic Context Statement and Survey, Los Angeles, CA
- Beverly Fairfax Historic Resources Survey and Context Statement, Los Angeles, CA
- Cannery Row, Historic Resources Survey and Context Statement, Monterey, CA
- City of Carmel-by-the-Sea, Historic Context Statement, Carmel, CA
- Chinatown and Germantown, Historic Resources Surveys and Context Statements, Fresno, CA
- City of Arcadia, Historic Resources Survey and Context Statement, Arcadia, CA
- City of Beverly Hills, Citywide Historic Resources Survey, Beverly Hills, CA
- City of Burbank, Historic Sign Survey, Burbank, CA
- City of Dana Point, Historic Resources Survey and Context Statement, Dana Point, CA
- City of San Marino, Historic Resources Survey, San Marino, CA

City of Redlands, Historic Context Statement

- Citywide Historic Preservation Plan, Historic Context Statement, City of Anaheim, CA
- Country Club Park, Historic Context Statement and Survey, Los Angeles, CA
- Downtown Berkeley, Historic Resources Survey and Context Statement, Berkeley, CA
- Downtown Pleasanton, Limited Historic Resources Survey, Pleasanton, CA
- Figueroa Corridor, Historic Context Statement, Los Angeles, CA
- Fisherman's Wharf, Fish Alley Historic Resources Survey, San Francisco, CA
- Foothill College Campus, Historic Resources Survey and Context Statement, Los Altos, CA

- Garden Apartments of Los Angeles County, Historic Context Statement, Los Angeles, CA
- Garvanza, Historic Resources Survey and Context Statement, Los Angeles, CA
- Hoskins District, Historic Resources Survey and Context Statement, Anaheim, CA
- Jefferson Park, Historic Resources Survey, Los Angeles, CA
- Miracle Mile, Historic Resources Survey and Context Statement, Los Angeles, CA
- Monterey Old Town National Historic Landmark District, Historic Resources Survey and Context Statement, Monterey, CA
- New Monterey, Historic Resources Survey and Context Statement, Monterey, CA
- Niodrara Drive, Historic Context Statement and Survey, Glendale, CA
- Oxford Square, Historic Resources Survey and Context Statement, Los Angeles, CA
- Presidio of San Francisco, Cultural Resources Surveys, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- City of San Marino, Citywide Historic Resource Survey, San Marino, CA
- City of Santa Monica, Citywide Historic Resource Inventory, Santa Monica, CA
- State of Oregon, State Parks Historic Resources Survey and Context Statement, OR
- University of California, San Diego, Historic Resources Survey, San Diego, CA
- University of Southern California, Historic Context Statement, Los Angeles, CA
- University of Southern California, University Park Campus Historic Resources Survey and Context Statement, Los Angeles, CA
- City of West Hollywood, Historic Context Statement, City of West Hollywood, CA
- Windsor Village, Historic Resources Survey and Context Statement, Los Angeles, CA

Historic Resources Group

HISTORIC RESOURCES SURVEYS & CONTEXT STATEMENTS

- African Americans in California, Multiple Property Determination Forms, State of California
- City of Azusa, Historic Context and Survey, Azusa, CA
- City of Beverly Hills, Historic Context and Survey Update, Beverly Hills, CA
- City of Beverly Hills, Multi-Family Residential Survey, Beverly Hills, CA (in progress)
- Fresno Fulton Corridor, Historic Resource Survey, Fresno, CA
- City of Long Beach, Suburbanization and Race Historic Context, Long Beach, CA
- City of Palm Springs, Historic Context and Citywide Survey, Palm Springs, CA
- City of Pasadena, Resources of the Recent Past Historic Context, Pasadena, CA
- City of Paso Robles, Historic Context and Survey, Paso Robles, CA
- City of Pomona, Citywide Historic Context Statement, Pomona, CA
- City of Riverside, Citywide Modernism Intensive Survey, Riverside, CA
- City of San Clemente, Survey Update and Historic Context Statement, San Clemente, CA
- City of San Luis Obispo, Historic Context Statement, San Luis Obispo, CA
- City of South Pasadena, Historic Context Statement and Survey Update, South Pasadena, CA
- City of Temple City, Context and Historic Resource Survey, Temple City, CA
- City of Ventura Citywide Historic Resources Surveys, Ventura, CA

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