

Appendix D. Historic Preservation

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West Los Angeles VA Historic District

In operation on the site since 1888, the West Los Angeles VA campus reflects the stories, service, and sacrifices of many generations of Veterans of the United States Armed Forces. In honor and recognition of this history, the National Park Service included the West Los Angeles VA Historic District on the National Register of Historic Places (NRHP) in 2014 for its contribution to the “development of a national policy for Veteran health care”¹ and as a “tangible manifestation of the federal government’s commitment to the health care of Veterans of World War I, which resulted in the nation’s largest network of hospitals.”² The historic district was also found significant for the quality of its Mission Revival architectural style, which reflected both the national taste for reviving Colonial-era styles and a local desire for reflecting local history and context in architecture.

Spanning nearly 400 acres, the designated West Los Angeles VA Historic District includes 66 contributing buildings and structures, as well as site plan and landscape features and streetscapes, extending over four discontinuous areas of the campus. The boundaries of the historic district and its contributing resources are shown in Figure D-1; Figure D-2 shows the key subareas within the district, reflecting the historic pattern of use.



North Campus, Subarea 3, Research, view north (VA Archives, circa 1984). Photo illustrates the unified design of the site plan and streetscape.



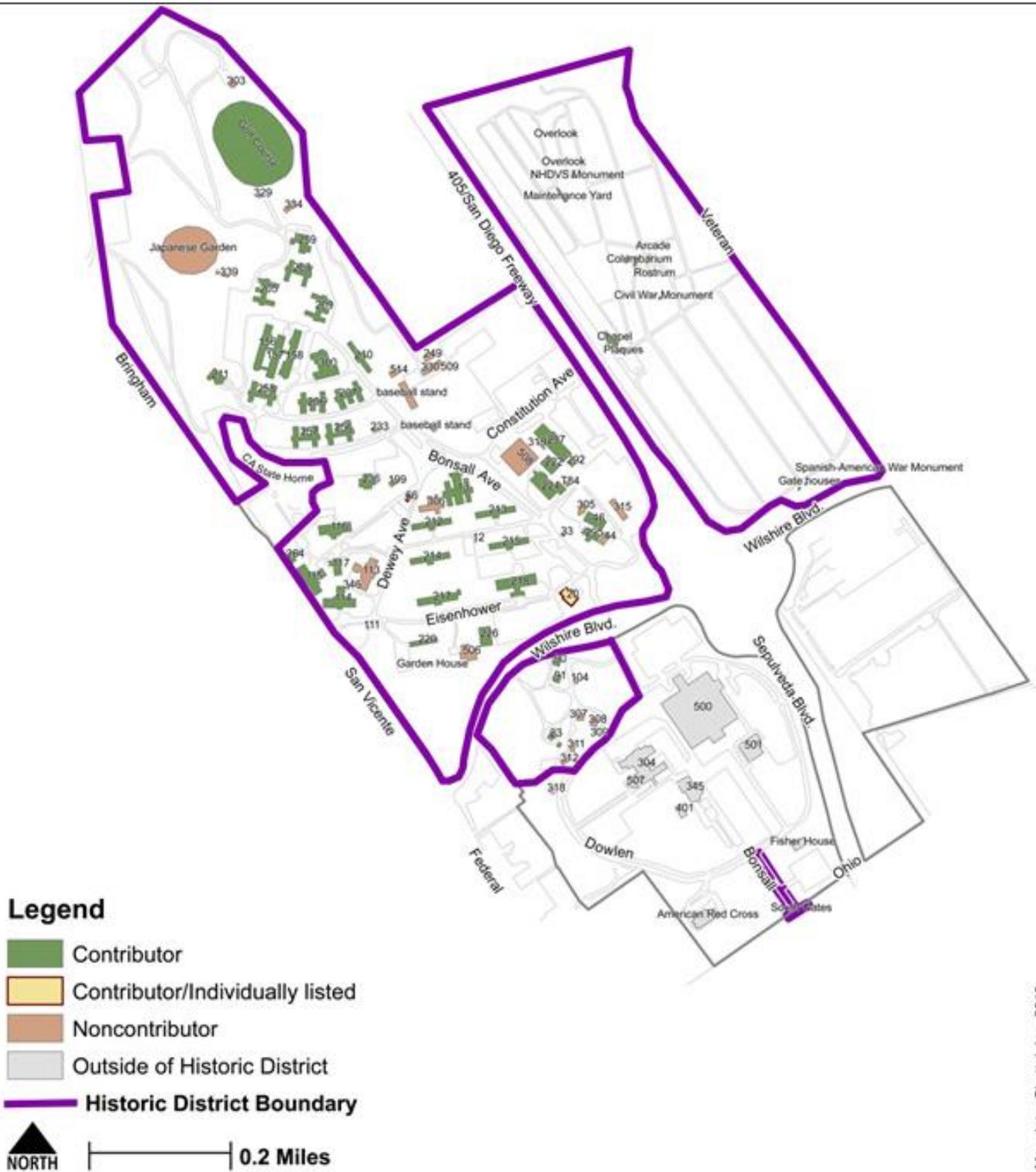
North Campus, Subarea 3: Research, Building 114, view northeast (VA Archives, nd).

¹Suzanne Julin, “National Home for Disabled Volunteer Soldiers: Assessment of Significance and National Historic Landmark Recommendations.”

²Trent Spurlock, Craig A. Potts, Karen E. Hudson, “United States Second Generation Veterans Hospitals,” National Register of Historic Places Multiple Property Documentation Form, prepared for the United States Department of Veteran Affairs, September 3, 2010, E1.

Figure D- 1: Contributing and non-contributing properties.

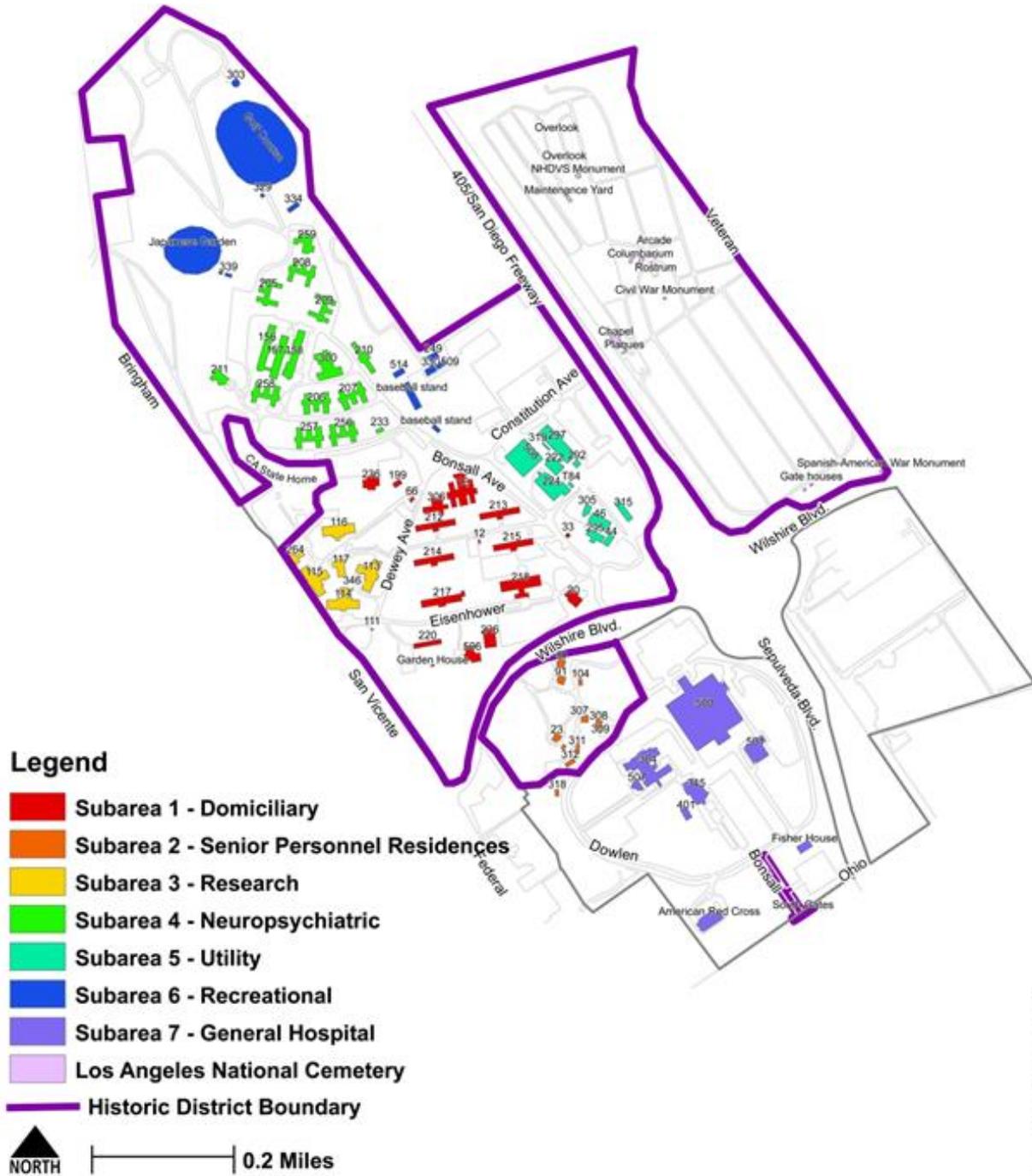
Source: National Register of Historic Places Nomination Form, November 2014.



VA WLA Campus breaks down into two principal parts, separated into north and south by Wilshire Boulevard. Within these parts, the campus further breaks down into 7 distinct subareas.

Figure D- 2: Campus Subareas

Source: National Register of Historic Places Nomination Form, November 2014.



Among the overarching features of the Draft Master Plan, those relating most closely to historic preservation issues and the National Register-listed historic district include: (1) relocating two contributing buildings to nearby sites, in a similar site design/ configuration; (2) demolishing one contributing building; (3) retaining a majority of the historic resources on the north campus and reusing them; (4) revitalizing the campus, better integrating/connecting its neighborhoods and amenities, and building upon the existing neighborhood character and scale in order to form a cohesive, welcoming environment; (5) creating zones of uses, with the north campus primarily accommodating residential uses and other uses being relocated to the south campus; (6) increasing residential density as one progresses from the northern areas (Subarea 4) to south (Subarea 1); this strategy reflects the types of housing and care planned for the sites and is tailored to the needs of the Veterans; (7) incorporating outdoor recreational areas throughout the site, to better capitalize on opportunities for indoor- outdoor integration; and (8) incorporating a landscaped “Greenway” throughout the campus, which relates to and links the existing buildings, new buildings and facilities, historic landscapes, and natural topography.

The West Los Angeles VA Historic District boasts a rich history, extending back to the late 19th century. The district was found eligible and designated under National Register Criterion A for its association with the Second Generation Veterans Hospital era and, in the case of the LA National Cemetery, NE area, for its association with the development of national cemeteries. The district is also eligible under National Register Criterion C, for its cohesive grouping of Mission/Colonial Revival Style architecture. In addition, the campus includes significant buildings and features reflecting the earliest era identified in the historic context statement for VA facilities nationwide, the National Home of Disabled Volunteer Soldiers. Although constructed in phases over time, the campus exhibits a unified site plan, with contributing resources including not only buildings but also site plan features, circulation paths and roads, and landscaping features.

In total, the West Los Angeles VA Historic District consists of:

- 66 “Contributing” or significant features, include 55 buildings, 3 sites, 1 structure, 7 objects, and
- 44 “Noncontributing” or ineligible features, including 37 buildings, 1 site, 6 structures



North Campus, Subarea 1: Building 226 (Wadsworth Theater), constructed 1940, north elevation



North Campus, Subarea 1: Bldg. 66, News Stand (Streetcar Depot), constructed 1890.

Contributors to the historic district are listed in tabular form in Section 4. Two contributors are also individually listed on the National Register: Building 20, Chapel, and Building 66, News Stand (Streetcar Depot). The following provides the numbers of contributors and noncontributors located in each of the three areas of campus.

Northeast Campus

- LA National Cemetery (all features are contributing)

**Reference “Figure D-3 Detail, Northeast Campus, Los Angeles National Cemetery”*

North Campus Subarea 1 (Residential)

- Contributors: 16 resources, plus site plan/ landscaping features
- Noncontributors: 4 resources

Subarea 3 (Research)

- Contributors: 5 resources, plus site plan/ landscaping features
- Noncontributors: 3 resources

Subarea 4 (Neuropsych.) (also called Brentwood Hospital)

- Contributors: 15 resources, plus site plan/ landscaping features
- Noncontributors: 3 resources

Subarea 5 – Utility

- Contributors: 6 resources, plus site plan/ landscaping features
- Noncontributors: 12 resources

Subarea 6 – Recreation

- Contributors: 1 resource/feature (golf course)
- Noncontributors: 15 resources

**Reference “Figure D-4 Detail, North Campus, Subareas 1 through 6”*

South Campus

Subarea 2 - Staff Residences

- Contributors: 4 properties, plus site plan/ landscaping features
- Noncontributors: 8 properties

Subarea 7 - General Hospital

- Contributors: South Gate feature and landscape/ site plan features
- Noncontributors: Remainder of built features are noncontributing

**Reference “Figure D-5 Detail, South Campus, Subareas 2 and 7”*

Figure D-3: Detail, Northeast Campus, Los Angeles National Cemetery

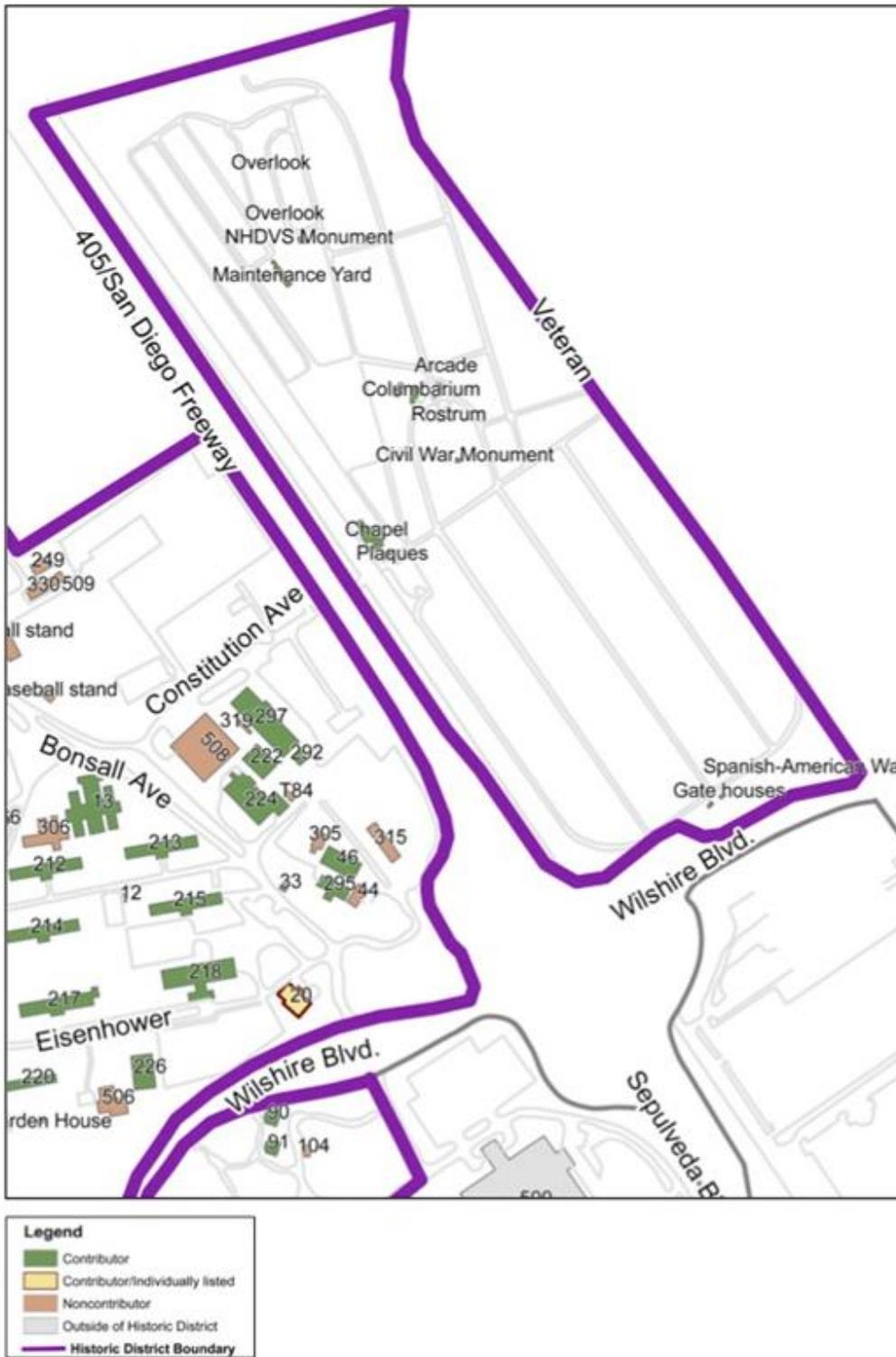


Figure D- 5: Detail, South Campus, Subareas 2 and 7

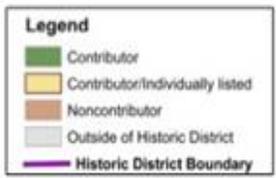
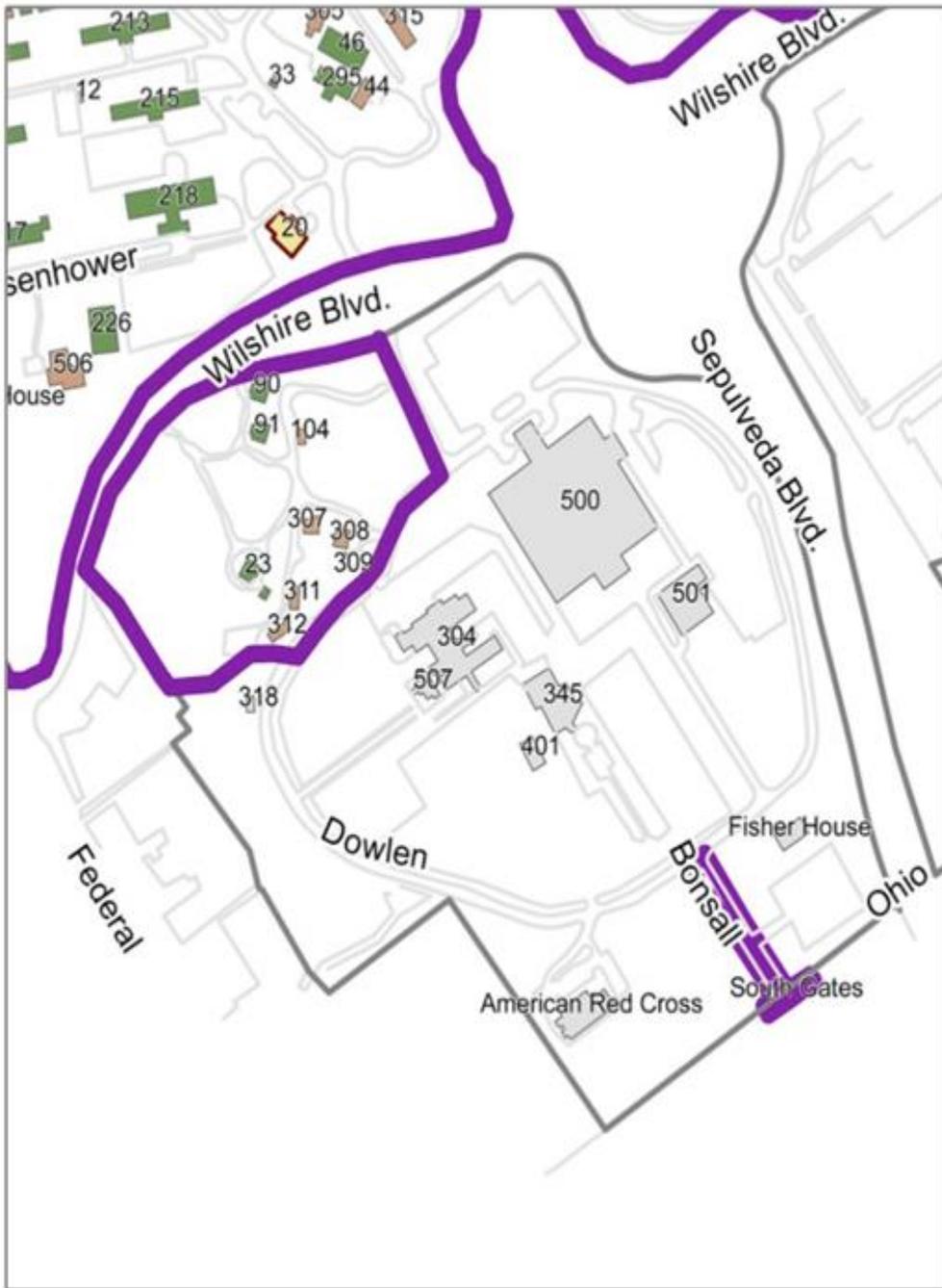


Figure D- 6: Resource List, West Los Angeles VA Historic District

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 1 (Residential), N	13	1929	C	Storage (Mess Hall)	52,604 s.f. 1 floor
Subarea 1 (Residential), N	33	1893 (1995)	C	Quarters	1,200 s.f. 1 floor
Subarea 1 (Residential), N	111	1936	C	Gate House (West Gate)	144 s.f. 1 floor
Subarea 1 (Residential), N	199	1932	C	Vacant (Hoover Barracks)	3,600 s.f. 2 floors
Subarea 1 (Residential), N	212	1938	C	Salvation Army/Prosthetics (Hospital)	62,560 s.f. 4 floors
Subarea 1 (Residential), N	213	1938 (1989)	C	NHCU Pod & Dialysis (Hospital)	62,560 s.f. 4 floors
Subarea 1 (Residential), N	214	1938 (1990)	C	Domiciliary (Hospital)	53,000 s.f. 4 floors
Subarea 1 (Residential), N	215	1938 (1985)	C	NHCU (Hospital)	53,000 s.f. 4 floors
Subarea 1 (Residential), N	217	1941 (1990)	C	Domiciliary	58,608 s.f. 4 floors
Subarea 1 (Residential), N	218	1941	C	Administration Building	75,120 s.f. 4 floors
Subarea 1 (Residential), N	220	1939	C	Dental/Research (Female Domiciliary)	29,875 s.f. 4 floors

Contributing and Noncontributing Resources					
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Subarea 1 (Residential), N	226	1940	C	Outleased – Wadsworth Theater	20,875 s.f. 1 floor
NW, Subarea 1 (Residential),	236	1945	C	Police HQ	7,108 s.f. 1 floor
Subarea 1 (Residential), N	n/a	1947	C	Garden House (Memorial to Women Veterans)	
Subarea 1 (Residential), N	20	1900	C / Individually listed	Chapel (Catholic and Protestant Chapel)	8,758 s.f. 1 floor
Subarea 1 (Residential), N	66	1890	C / Individually listed	News Stand (Streetcar Depot)	600 s.f. 1 floor
Subarea 1 (Residential), N	12	1989	NC	Emergency Generator	
Subarea 1 (Residential), N	301	1951	NC	AFGE Union	2,649 s.f. 2 floors
Subarea 1 (Residential), N	306	1957	NC	Cafeteria/Post Office	14,281 s.f. 2 floors
Subarea 1 (Residential), N	506	c. 1985	NC	VA District Council	9,320 s.f. 1 floor
Subarea 3 (Research), N	114	1930	C	Research Lab (Research Lab Annex, Barracks)	69,921 s.f. 4 floors
Subarea 3 (Research), N	115	1930	C	Research Lab (Research Lab Annex, Barracks)	60,314 s.f. 3 floors

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 3 (Research), N	116	1930 (1997)	C	Outleased – New Directions (Barracks)	60,309 s.f. 3 floors
Subarea 3 (Research), N	117	1930	C	Research Lab (Mortuary)	20,873 s.f. 2 floors
Subarea 3 (Research), N	264	1944	C	FBI (Annex Theater)	10,080 s.f. 2 floors
Subarea 3 (Research), N	113	1930 (c. 1995)	NC	Animal Research (G.M. Annex, Barracks)	60,000 s.f. 4 floors
Subarea 3 (Research), N	340	1959	NC	Human Radiation Lab	362 s.f. 1 floor
Subarea 4 (Neuropsych), N	346	1970	NC	Storage Waste	100 s.f. 1 floor
Subarea 4 (Neuropsych), N	156	1923	C	Vacant (Hospital Building)	60,000 s.f. 3 floors
Subarea 4 (Neuropsych), N	157	1923	C	Vacant (Hospital Building)	60,000 s.f. 3 floors
Subarea 4 (Neuropsych), N	158	1923	C	Vacant (Evaluations/Admissions/Clinic)	55,886 s.f. 3 floors
Subarea 4 (Neuropsych), N	205	1937	C	Mental Outpatient Psychiatry (Hospital Building)	53,047 s.f. 3 floors
Subarea 4 (Neuropsych), N	206	1940	C	Mental Health Homeless (Hospital Building)	47,099 s.f. 3 floors

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
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Subarea 4 (Neuropsych), N	207	1940	C	Outleased – Salvation Army (Hospital Building)	47,015 s.f. 3 floors
Subarea 4 (Neuropsych), N	208	1945	C	Health/Voc Rehab Medicine (Hospital)	47,265 s.f. 3 floors
Subarea 4 (Neuropsych), N	209	1945	C	Housing (original use, Hospital and Canteen)	46,708 s.f. 3 floors
Subarea 4 (Neuropsych), N	210	1945	C	Research/MIREC (Hospital Building) (Women's Ward)	39,677 s.f. 3 floors
Subarea 4 (Neuropsych), N	211	1946	C	Theater (Brentwood)	11,490 s.f. 1 floor
Subarea 4 (Neuropsych), N	256	1946	C	Day Treatment Center Mental Health	47,675 s.f. 3 floors
Subarea 4 (Neuropsych), N	257	1946	C	Mental Health/New Directions/Metha	57,386 s.f. 3 floors
Subarea 4 (Neuropsych), N	258	1946	C	Administration/Mental Health	65,576 s.f. 4 floors
Subarea 4 (Neuropsych), N	259	1945	C	Com Work Therapy	8,685 s.f. 1 floor
Subarea 4 (Neuropsych), N	300	1952	C	Dietetics (Mess Hall)	68,824 s.f. 3 floors
Subarea 4 (Neuropsych), N	233	c. 1960s	NC	HAZMAT Building	840 s.f. 1 floor

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 5 (Utility), Nd	46	1922	C	Engineering Shop	11,034 s.f. 1 floor
Subarea 5 (Utility), N	222	1938	C	Mail Out Pharmacy	23,225 s.f. 3 floors
Subarea 5 (Utility), N	224	1946	C	Outleased – Laundry	29,257 s.f. 1 floor
Subarea 5 – Utility	292	1946	C	Water Treatment Plant	864 s.f. 1 floor
Subarea 5 (Utility), N	295	1947	C	Steam Plant	5,720 s.f. 1 floor
Subarea 5 (Utility), N	297	1948	C	Supply Warehouse	32,700 s.f. 1 floor
Subarea 5 (Utility), N	44	1897 (2001)	NC	Engineering Shop	12,809 s.f. 1 floor
Subarea 5 (Utility), N	63	1959	NC	Engineering M&O (Maintenance & Operation)	720 s.f. 1 floor
Subarea 5 (Utility), N	83	1958	NC	Welding Shop	1,300s.f. 1 floor
Subarea 5 (Utility), N	299	c. 1940s	NC	Switchgear	
Subarea 5 (Utility), N	305	1955	NC	Transportation	1,920 s.f. 1 floor

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 5 (Utility), N	315	1948 (continuous)	NC	GSA Motor Pool	3,600 s.f. 1 floor
Subarea 5 (Utility), N	319	1956	NC	Supply Storage	800 s.f. 1 floor
Subarea 5 (Utility), N	508	1998	NC	Laundry	45,000 s.f. 1 floor
Subarea 5 (Utility), N	509	1999	NC	Recycling Center	3,750 s.f. 1 floor
Subarea 5 (Utility), N	510	2002	NC	Transportation	4,782 s.f. 1 floor
Subarea 5 (Utility), N	511	2003	NC	Storage	9,638 s.f. 1 floor
Subarea 5 (Utility), N	T-84	1967	NC	Laundry Annex	1,580 s.f. 1 floor
Subarea 6 (Recreational), N	n/a	1946	C	Golf Course	
Subarea 6 (Recreational), N	249	c. 1940s	NC	Greenhouse	2,800 s.f. 1 floor
Subarea 6 (Recreational), N	303	1940	NC	Water Tank	
Subarea 6 (Recreational), N	319	1956	NC	Supply Storage	800 s.f. 1 floor

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 6 (Rec), N	326	c. 1990s	NC	Horticulture Office	200 s.f. 1 floor
Subarea 6 (Rec), N	327	c. 2013	NC	Horticulture Restrooms	80 s.f. 1 floor
Subarea 6 (Rec), N	329	c. 1940s	NC	Golf Club House	265 s.f. 1 floor
Subarea 6 (Rec), N	333	c. 1960s	NC	Horticulture Tool Shed	192 s.f. 1 floor
Subarea 6 (Rec), N	334	c. 1960s	NC	Refreshment Stand (Golf Course Storage)	252 s.f. 1 floor
Subarea 6 (Rec), N	336	c. 1960	NC	Baseball Park Restrooms (Field House)	190 s.f. 1 floor
Subarea 6 (Rec), N	339	1960	NC	Bandstand	
Subarea 6 (Rec), N	512	c. 1990s	NC	Bird Sanctuary Workshop	700 s.f. 2 floors
Subarea 6 (Rec), N	325	c. 1990s	NC	Horticulture Restrooms	180 s.f. 1 floor
Subarea 6 (Rec), N	n/a	No date	NC	Baseball Field House	
Subarea 6 (Rec), N	n/a	No date	NC	Baseball Lot Club	

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 6 (Recreational), N	n/a	c. 1970s	NC	Japanese Garden	
Subarea 6 (Recreational), N	T79	1957unknown	NC	Plant Nursery	1,550 s.f. 1 floor
Subarea 2 (Residential), S	14	1900	C	Garage	200 s.f. 1 floor
Subarea 2 (Residential), S	23	1900	C	Quarters	3,448 s.f. 1 floor
Subarea 2 (Residential), S	90	1927 (1995)	C	Duplex Quarters	4,752 s.f. 1 floor
Subarea 2 (Residential), S	91	1927 (1995)	C	Duplex Quarters	4,752 s.f. 1 floor
Subarea 2 (Residential), S	104	c.1920s	NC	Garage 2-Car	
Subarea 2 (Residential), S	307	1955	NC	Single Quarters	1,200 s.f. 1 floor
Subarea 2 (Residential), S	308	1955	NC	Single Quarters	1,728 s.f. 1 floor
Subarea 2 (Residential), S	309	1955	NC	Garage	400 s.f. 1 floor
Subarea 2 (Residential), S	310	1955	NC	Garage	400 s.f. 1 floor

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
Subarea 2 (Residential), S	311	1994	NC	Mobile House	1,400 s.f. 1 floor
Subarea 2 (Residential), S	312	1994	NC	Mobile House	1,400 s.f. 1 floor
Subarea 2 (Residential), S	318	1994	NC	Mobile House	1,400 s.f. 1 floor
Subarea 7 (General Hospital), S	n/a	c. 1892	C	South Gate	
LA National Cemetery, NE	1001	1941 (1980)	C	Chapel (Administration Building)	4558 s.f. 1 floor
LA National Cemetery, NE	4601	1940	C	Columbarium	
LA National Cemetery, NE	1501	1940 (c. 1990)	C	Comfort Station (Rest Rooms)	
LA National Cemetery, NE	n/a	1939-1941	C	Maintenance Building (1 of 2)	
LA National Cemetery, NE	n/a	1940	C	Maintenance Building (2 of 2)	
LA National Cemetery, NE	n/a	c. 1940	C	Fuel Storage Building (1940)	
LA National Cemetery, NE	n/a	1940; c. 1940 (2009; c. 1940)	C	Arcade; Rostrum; Gate houses	

Contributing and Noncontributing Resources					
West Los Angeles Veterans Affairs Historic District, National Register					
Subarea, Zone, and Campus Area (N, S, NE)	Bldg. No.	Date of Construction (Year Altered)	Contributing (C); Non-contributing (NC)	Bldg. Name/Function (Historic Name/Function)	Square Footage, Number of floors
LA National Cemetery, NE	n/a	c. 1920s	C	Terraces/Overlooks (2)	
LA National Cemetery, NE	n/a	c. 1937	C	U.S. Flagpole	
LA National Cemetery, NE	n/a	c. 1920s	C	NHDVS Monument	
LA National Cemetery, NE	n/a	1896 (moved 1942)	C	Civil War Monument	
LA National Cemetery, NE	n/a	1950 (re-created 1973)	C	Spanish-American War Monument	
LA National Cemetery, NE	n/a	c. 1889	C	Bivouac of the Dead Plaques (6)	
LA National Cemetery, NE	n/a	c. 1889-present	C	Burial sections with headstones and markers	

Figure D- 7: Contributing Site Plan, Landscape, and Streetscape Features

Contributing Site Plan, Landscape, and Streetscape Features West Los Angeles Veterans Affairs Historic District		
Campus Area	Subarea	Feature Name/Function (Historic Name/Function)
Northwest	Subarea 1	<p>The circulation patterns and relationships of buildings to open space are contributing features throughout Subarea 1. Contributing streetscape features include the triangular-shaped street grid at Bonsall, Dewey, and Eisenhower Avenues (from NHDVS period, with earlier buildings arranged parallel to the streets; row of palm trees along the southern portion of Bonsall Avenue are evident in historic photos of the NHDVS period and are a contributing landscape feature).</p> <p>Contributing site plan features include the relationship between Bldg. 13 and Wadsworth Theater (Bldg. 226); these two buildings exhibit an axial site plan and form the apex and base of the triangle formed by the street grid. Parallel walking paths connect the spaces/buildings and further define the axial site plan.</p> <p>Also contributing to the streetscape is the arrangement of Bldgs. 212, 213, 214, 215, 217, and 218, which are perpendicular to the street grid and set back from roads with generous expanses of lawn. Walking paths parallel to the roadway north of Eisenhower Avenue reflect the design of the site plan and are contributing features.</p> <p>Other contributing landscape features in Subarea 1 include the allee of trees immediately south of Bldg. 220; the open area at NE corner of San Vicente and Wilshire Blvds, also recently known as Los Angeles National Veterans Park, which is spanned by a eucalyptus wind break.</p>
Northwest	Subarea 3	Contributing landscape/ site plan features include axial site plan and relationships of buildings to open spaces; mature Moreton Bay Fig trees screening facades of Bldgs. 113 and 114.
Northwest	Subarea 4	<p>Contributing landscape/ site plan features include the site's topography; mature eucalyptus trees between Subareas 4 and 5; the natural drainage gully, separating the campus from adjacent residential community; Bonsall Avenue, a contributing streetscape throughout the campus, and secondary streets lined with sidewalks.</p> <p>Contributing landscape features also include lawns surrounding each building and relationships of buildings to open spaces/site plan. The site plan of Buildings 205, 208, and 209 is contributing; the site plan consists of the three buildings, on an elevated quad, connected by an enclosed semi-circular passageway that connects the basements of the buildings. The axis of the landscaped quad follows through Bldg. 157 and terminates with Bldg. 258. A secondary axial relationship between buildings commences with Bldg. 300, which is balanced by Bldg. 256. The axial site plan of Bldgs. 206 and 207 is also considered contributing.</p>
Northwest	Subarea 5	Relationship of buildings to open space, site plan.
Northwest	Subarea 6	Golf course; row of mature palm trees along north side of Constitution Avenue, back by row of eucalyptus trees; the trees that link the cemetery with the northwest part are also considered a contributing feature.
Southwest	Subarea 7	Contributing site plan/streetscape features include configuration of Bonsall Ave. (location and width), from South Gate to the split at Dowlen Dr., as a terminus of the main street through the west side of campus.

Contributing Site Plan, Landscape, and Streetscape Features West Los Angeles Veterans Affairs Historic District		
Campus Area	Subarea	Feature Name/Function (Historic Name/Function)
Southwest	Subarea 2	Contributing site plan/streetscape features include grid of Canary Island palm trees in NW corner of subarea, near intersection of Wilshire Blvd and Federal Ave; wide expanses of lawn with mature trees fronting Bldg. 23; road leading south from gate at Wilshire to Bldg. 23; stone-pier fence with supporting wood rails perpendicular to the road
Northeast	LA National Cemetery, NE	Multiple contributing site plan/landscape elements across the 114-acre park-like grounds. Contributing features also include streetscapes, such as roads, curbs, and walkways.
	Multiple Subareas	Landscape plan, roads, curbs, walkways, and plantings

Visual Overview of Development History

This series of figures offers a visual overview of the development of the northern part of the West Los Angeles VA campus, with captions highlighting noteworthy changes over time. As these historic aerial photographs show, this part of the campus changed relatively little from the immediate postwar period to the present.

Figures D- 8 and D- 9: In Subarea 1 (lower right-hand quarter), note axial path from Wadsworth Theater (Building 226) to Building 13. Also in Subarea 1, extending outward from this walkway, images show two buildings originally located between Buildings 217 and 214 (on the west) and Buildings 218 and 215 (on the east). Originally, on the west, was a rectangular building, and on the east, a square-plan hipped roof building. By 1964, the hipped-roof building had been removed; by 1999, the rectangular building on the west was no longer extant. Also of note is the emerging landscape design throughout the campus, as well as the landscaped traffic circle just south of Building 114 in Subarea 3.

Source: HistoricAerials.com



Figure D- 8: 1947



Figure D- 9: 1952

Figures D-10 and D-11: Forming a diagonal swath through the upper-right of the photograph is Interstate 405, which separates east and west portions of VA WLA campus. The 1968 topographic map shows the footprints of the original barracks just northwest of Subarea 1 and northeast of Subarea 3. One barrack (Building 199) is extant; most of the surrounding area currently serves as an asphalt parking lot. Source: HistoricAerials.com.



Figure D-11: 1964

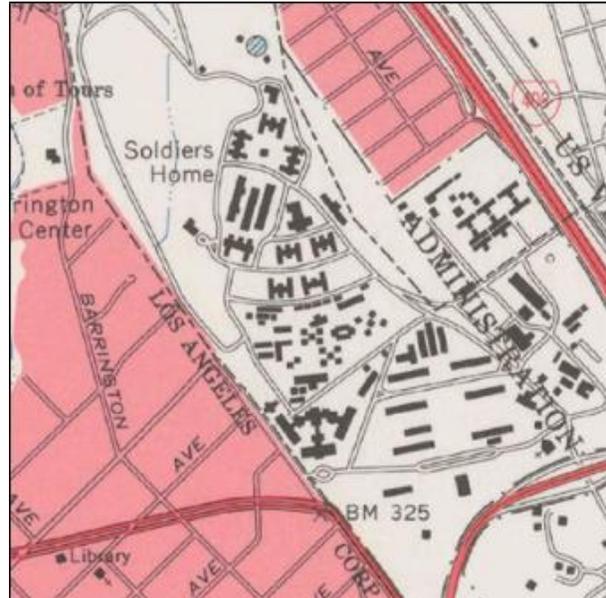


Figure D- 10: 1968

Figures D-12 and D-13: In 1975, the clusters of 5 barracks buildings, located northwest of Building 13, were extant.
Source: HistoricAerials.com.



Figure D-12: 1972

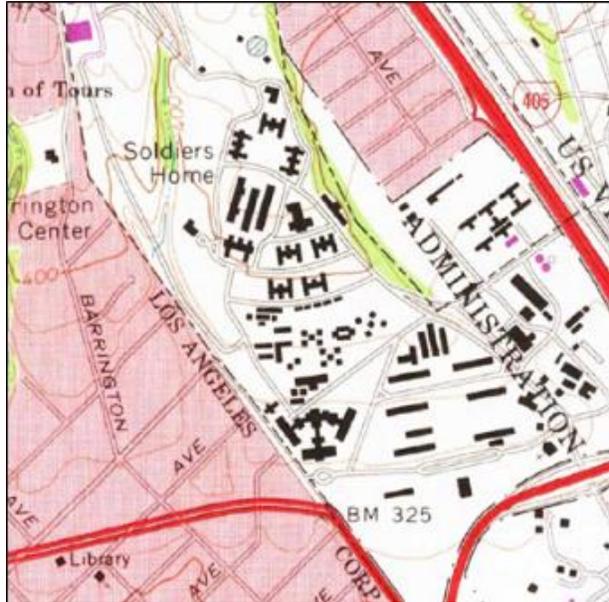


Figure D-13: 1975

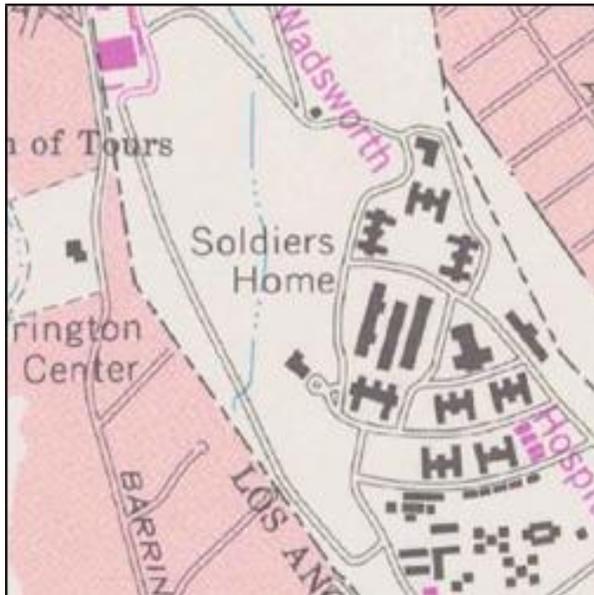


Figure D- 14: 1981

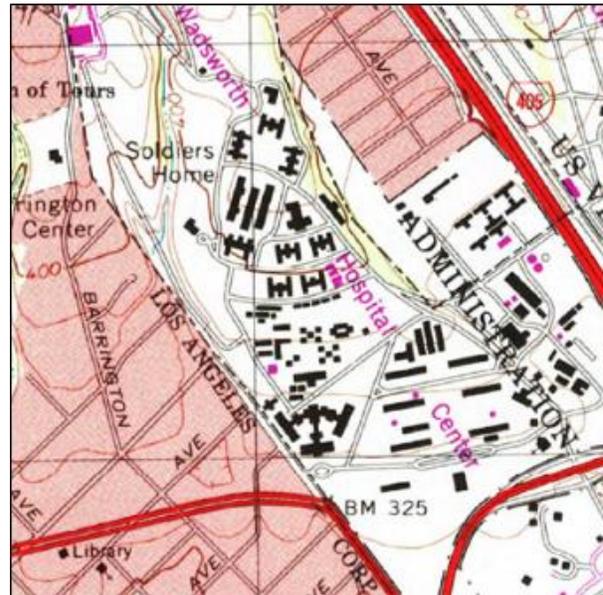


Figure D- 15: 1999

Figures D-14 and D-15: By 1981, all but 1 (Building 199) of the cluster of 5 barracks buildings had been removed (located northwest of Building 13).
 Source: HistoricAerials.com.



Figure D-16: 2012

Figure D-16: In spite of various changes over the decades, the northern part of VA WLA Campus appears largely as it did circa 1945.

Regulatory Basis for Incorporating Historic Preservation into Master Plan

In accordance with the National Historic Preservation Act of 1966 (NHPA), as amended, the U.S. Department of Veterans Affairs must consider the reuse and preservation, where feasible, of historic properties, defined as properties included in or eligible for the NRHP, before constructing new buildings. The NHPA also calls upon VA to consider the potential effects of any federally funded project on historic properties..

Pursuant to the National Environmental Policy Act (NEPA), Section 106 of the NHPA, and Department of Veterans Affairs policy, undertakings likely to result in an adverse effect to a historic property must be studied and efforts made to avoid, reduce, or mitigate adverse effects. According to 36 Code of Federal Regulations (CFR), Section 800.5 (1): “An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.”

Adverse effects to historic properties can include:

1. Physical destruction of or damage to all or part of the property;
2. Alteration of a property that is not consistent with the SOI Standards ;
 - a. This can include vacating a historic property for an extended period of time without adequately “mothballing” or stabilizing and protecting it, or securing it from vandalism
3. Removal/relocation of the property from its historic location and setting;
4. Change of the character of the property’s use or of physical features within the property’s setting that contribute to its historic significance
5. This can include new construction within the boundaries or immediately adjacent to the historic district that changes the setting or feeling within;
6. Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property’s significant historic features;
 - a. Transfer/lease/sale of property out of federal ownership without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property.



**North Campus Subarea 4:
Neuropsychiatric Hospital area,
Buildings 156, 157, 158, constructed
1923 (n.d.), north perspective.**

For projects subject to Section 106 review, the process must include consultation with the State Historic Preservation Officer (SHPO) and other external parties, often including the Advisory Council on Historic Preservation.

This process can be greatly streamlined by building into the project design the avoidance and/or reduction of adverse effects through application of the SOI Standards, as described in the next section.

Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties

As codified in 36 CFR 67, adherence to the SOI Standards generally allows a project to avoid adverse effects to historic properties. The SOI Standards offer guidelines and approaches for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing additions or making alterations. Guidance is also provided for new construction adjacent to historic properties, in order to ensure avoidance of adverse impacts to integrity through a change in setting. In this way, the SOI Standards outline common-sense approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance.

The SOI Standards for Rehabilitation, which is the treatment approach applicable to most of the contributing resources of the West Los Angeles VA Historic District, are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. Removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical/physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected/preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Professional Qualification Standards for Historic Preservation Professionals

To ensure compliance with NHPA/NEPA, historic resource analysis and preservation-related tasks described in this document must be completed by qualified historic preservation professionals meeting and/or exceeding the minimum requirements set forth by the National Park Service and codified in 36 CFR Part 61 in its Professional Qualifications Standards (PQS). The PQS define minimum levels of education and professional experience required to perform identification, evaluation, registration, and historic preservation treatment activities. In some cases, additional levels of professional expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved.

These minimum PQS are:

Historian: a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archaeologist: a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

Architectural Historian: a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Historic Architect: a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.
 - a. Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

VA Directive 7545, Cultural Resource Management

VA has issued an agency-wide directive for meeting its cultural resource management responsibilities under NEPA and NHPA. These policies and regulations are described in the Department of Veterans Affairs VA Directive 7545: Cultural Resource Management. Guidance for implementation is provided in VA Handbook 7545, Cultural Resource Management Procedures and VA Handbook 7545, Cultural Resource Management Checklist (VA 2011a and 2009). The directive was established for “VA medical centers, cemeteries, regional offices, and staff offices to comply with historic preservation laws, regulations, and guidelines.”³

VA directive on cultural resource management specifies that the following activities have the potential to have an adverse effect on historic properties and cultural resources:

1. Major construction projects
2. Minor construction projects
3. Routine maintenance and non-recurring maintenance
4. Leasing, land acquisition, and disposal
5. Building demolition
6. Enhanced use asset and enterprise development



North Campus, Subarea 4, Neuropsychiatric Hospital, Building 256, constructed 1946. North elevation.

In addition, VA Historic Preservation Office (HPO) provides guidance for implementing VA programs to comply with federal historic preservation requirements. In terms of administrative structure, VA HPO is housed within the Office of Construction & Facilities Management. VA HPO is an important resource for historic preservation guidance, information, and technical assistance. Contact information for VA HPO is as follows: Historic Preservation Office (003C2); Office of Construction & Facilities Management; Department of Veterans Affairs; 810 Vermont Avenue, NW; Washington, DC 20420; (202) 632-5529; Kathleen. schamel2@va.gov or Douglas.pulak@va.gov.

Historic Preservation and the Greater Los Angeles Urban Master Plan

Among the overarching features of the Draft Master Plan, those relating most closely to historic preservation issues and the National Register-listed historic district include: (1) relocating two contributing buildings to nearby sites, in a similar site design/ configuration; (2) demolishing one contributing building; (3) retaining a majority of the historic resources on the north campus and reusing them; (4) revitalizing the campus, better integrating/connecting its neighborhoods and amenities, and building upon the existing neighborhood character and scale in order to form a

³ Department of Veterans Affairs, 5 December 2011, VA Handbook 7545, Cultural Resource Management Procedures, page 1.

cohesive, welcoming environment; (5) creating zones of uses, with the north campus primarily accommodating residential uses and other uses being relocated to the south campus; (6) increasing residential density as one progresses from the northern areas (Subarea 4) to south (Subarea 1); this strategy reflects the types of housing and care planned for the sites and is tailored to the needs of the Veterans; (7) incorporating outdoor recreational areas throughout the site, to better capitalize on opportunities for indoor- outdoor integration; and (8) incorporating a landscaped “Greenway” throughout the campus, which relates to and links the existing buildings, new buildings and facilities, historic landscapes, and natural topography.

The Draft Master Plan is on a positive course with respect to achieving this balance. The Draft Master Plan remains largely conceptual in nature, and therefore will still require ongoing preservation input. In addition, the Draft Master Plan focuses only on portions of the north campus. Thus far, the Draft Master Plan proposes a balance of rehabilitation and re-use of contributing buildings and features and sensitively scaled and sited new construction/in-fill that appear capable of retaining the integrity of the historic district, should the Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOI Standards) continue to be applied at the district- and project-level as phases are implemented. Additional information and analysis of plans for the historic district as a whole are still needed, in order to ensure compliance with federal law and VA directives for cultural resources. Some issues for further study are included in the “Recommendations to Avoid Adverse Effects” and “Design Approach Recommendations” sections of this Appendix.



**North Campus, Subarea 4,
Neuropsychiatric Hospital, Building
258, constructed 1946, view northwest
(VA Archives, circa 1950s).**

Plan Elements and Strategies for Conformance with SOI Standards

In terms of the Draft Master Plan, the overall design concept complements and builds on the existing character and domestic scale of the north campus's historic neighborhoods. At present, the following components of the Draft Master Plan will help facilitate conformance with the SOI Standards:

1. The overall balance of rehabilitation/reuse of National Register-listed historic properties and sensitively scaled and sited new construction/in-fill;
2. The use of altered or underutilized sites, or sites on the periphery of the historic district, for possible new construction/in-fill;
3. Plans for compatible scale, massing, and complementary but differentiated architectural style, for new construction/in-fill;
4. The recognition of the extant historic character of the neighborhoods/building groupings throughout the north portion of the campus, in particular in Subareas 1, 3, and 4, and the intention to build upon and complement this historic scale and character; this includes "locating similar, compatible uses in these neighborhoods" in order to create a "sense of place and community";
5. The recognition and retention of contributing landscapes, streetscapes, and site plan features and the intention to retain historic landscapes and improve connections between the 10 neighborhoods planned for the north campus with a landscaped greenway; and
6. Increased density for existing neighborhoods with historically appropriate infill housing.

Physical Changes to Historic Properties: Preliminary Plans

While exact plans are not yet available for all contributors to the district, as this study was prepared (September 2015), among the historic district's 66 contributing resources, a total of 3 contributors would be affected by the project:

Subarea 1: Building 199 (Hoover Barracks) Listed on National Register as a contributor to historic district

Plans: Retention and relocation to a receiver site nearby (to be determined)

Notes: This building was originally one in a series of barracks constructed on the site in the early 1930s. This building is the lone/single survivor. The site surrounding Building 199 has been altered significantly; the adjacent area consists of an asphalt parking lot added after the period of significance. The conceptual plan is to relocate the building, in a similar site configuration, to a receiver site close-by. With careful project planning and site selection, such a change could be mitigated to avoid adverse effects to the historic district. However, additional detail on the relocation specifics and site will be needed in the next phase of the project in order to adequately analyze project effects and meet the requirements of Section 106 and NEPA.

Subarea 1: Building 236 (Police Station) Listed on National Register as a contributor to historic district

Plans: Demolition and relocation

Notes: Building 236, adjacent to Building 199, shares the same altered site and setting. It does not share significant site-plan or landscaping features with other contributing elements of the

district. At this conceptual stage, given the significant level of retention/reuse of a majority of the historic district contributors (in particular, those sharing historic site plan/landscape, streetscape features), the loss of Building 236, while adverse, is not expected to result in a significant loss of integrity to the historic district as a whole. However, additional detail on the specifics of demolition, as well as an analysis of adverse effects, mitigation measures, alternatives, and consultation, will be required in the next phase of the project in order to meet the requirements of Section 106 and NEPA to analyze project effects.

Subarea 1: Building 66 (Depot). Listed on National Register both as a contributor to historic district and as an individual resource

Plans: Relocation to a receiver site nearby (general location on the railway thoroughfare would be retained)

Notes: Additional plan detail is needed; these plans remain conceptual in nature. The Depot's setting and location on the former railway thoroughfare are important character-defining features. The relocation of the building should be planned carefully, with a nearby receiver site on the same thoroughfare, sited in such a way that the building's relationship to the street remains recognizable and intact. With careful project planning and site selection, such a change could be mitigated to avoid adverse effects to the individual resource and/or the historic district. However, additional detail on the relocation specifics, receiver site, and rehabilitation plans will be needed in the next phase of the project in order to meet the requirements of Section 106 and NEPA to analyze effects.

Professional Qualification Standards for Historic Preservation Professionals

To ensure compliance with NHPA/NEPA, historic resource analysis and preservation-related tasks described in this document must be completed by qualified historic preservation professionals meeting and/or exceeding the minimum requirements set forth by the National Park Service and codified in 36 CFR Part 61 in its Professional Qualifications Standards. As described previously, the PQS define minimum levels of education and professional experience required to perform identification, evaluation, registration, and historic preservation treatment activities. In some cases, additional levels of professional expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved.

Recommendations to Avoid Adverse Effects

In order to avoid adverse effects:

1. All physical changes to historic properties should meet the SOI Standards (including all rehabilitation, new construction, mothballing, additions, and relocation projects)
2. Plan for ongoing conformance with SOI Standards through engaging a qualified historic preservation professional early in the process, as Master Plan phases are launched.
3. Engage in early consultation with California State Historic Preservation Office and other external stakeholders.
4. Continue to utilize the wealth of previous studies and data (including the National Register nomination for the West Los Angeles VA Historic District, previous Section 106 studies completed for seismic upgrades projects and rehabilitation of Building 205, 208, 209) in order to inform and guide future rehabilitation projects on campus.
5. The Draft Master Plan calls for extensive rehabilitation of historic buildings. In order to provide the necessary planning/programming data, VA should commission an analysis covering the economics of rehabilitation, including rehabilitation costs and available Federal and state Investment Tax Credits.
6. Where buildings are slated for rehabilitation, identify and document character-defining

features and plan for their retention, repair, and maintenance (or in-kind replacement if necessary).

7. Avoid demolition of the National Register-listed contributing properties of the historic district as well as the individually listed properties, significant site plan, streetscape, and landscape features.
8. Ensure the early involvement of a qualified historic preservation professional as formal compliance with the NHPA and NEPA begins. Mothballing: for historic properties that are ultimately slated for rehabilitation but will remain vacant for more than three years, Master Plan phases and implementation should include a plan for stabilization and mothballing, to avoid adverse effects through neglect. National Park Service Preservation Brief 31 provides the appropriate measures and process for an adequate mothballing plan.
9. Archaeological Resources: the current scope of the Master Plan project did not include an updated study or survey for archaeological resources. Previous archaeological studies conducted for the West Los Angeles VA Campus indicated a high sensitivity for archaeological resources; future phases of the master plan project should include an adequate survey/study of archaeological resources in order to ensure compliance with applicable laws and VA policies vis-à-vis cultural resources.
10. Compliance with NHPA and NEPA will be greatly streamlined if the Master Plan design phases and projects meet the SOI Standards; engage a qualified historic preservation professional throughout the process.
11. In order to facilitate conformance with the SOI Standards, continue following the conceptual design recommendations listed below:

Design Approach Recommendations

The following design approaches and recommendations were provided to the master plan team, with the aim of avoiding adverse effects to historic properties:

Rehabilitation and Reuse

1. Follow the guidance provided in the SOI Standards in any rehabilitation and reuse project involving a historic property.
2. Where possible, reuse buildings in accordance with their original use. This will decrease the need for wide-scale removal of and alteration to character-defining features and spaces
3. Prioritize the reuse and re-purposing of existing buildings first, before the construction of new buildings.

Selection of New Construction/In-fill Opportunity Sites:

1. Areas on the periphery and/or outside of historic district boundaries
 - a. Noncontributing surface parking lot and noncontributing playing field northwest of Buildings 205/208/209
 - b. Noncontributing areas throughout Subarea 7 (near hospital)
2. Areas with lighter concentrations, or fewer unified collections, of character-defining site features, streetscapes, or landscapes
3. Areas where immediate setting has been altered with noncontributing properties and/or site features constructed outside the period of significance (most commonly, these consist of asphalt surface parking lots)
 - a. Surface parking lots north of Bldg 13, between Subareas 1 and 4; Surface parking lot west of Buildings 205/208/209 in Subarea 4
 - b. Building 199 is a district contributor but immediate setting has been altered; the building could be relocated or incorporated into an in-fill project
 - c. Building 113 is a noncontributing building within a contributing, significant site-

plan (with Buildings 114, 115, 117); restoration of original features or sensitively designed new construction/in-fill would be acceptable

Character and Scale of New Construction/In-Fill:

1. In-fill/new construction should be compatible, differentiated, and visually subordinate to adjacent district contributors and the scale and character of historic district overall
 - a. Consult preservation professional for input on SOI Standards compliance, in particular as regards new construction adjacent to contributing properties and features of the historic district
2. Removal of incompatible, noncontributing properties or features (whether altered or added after the period of significance) offers an opportunity for in-fill/new construction
 - a. If new construction is compatible with but differentiated from the historic district, such projects offer opportunities to complement and reinforce the character of the historic district and surrounding campus
 - b. Similarly, restoring historic features and/or site plan configurations from period of significance offers opportunities to reestablish connections between areas that have been interrupted by recent construction or alterations, such as surface parking lots, etc.
3. Follow SOI Standards for new construction adjacent to historic properties
 - a. Standard #9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”
 - b. Standard #10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”
4. Additions should be guided by the following general ideas:
 - a. Additions to contributors to the National Register- listed historic district are generally discouraged (but might be possible for secondary/tertiary contributors, on secondary elevations, or on a case-by-case basis)
 - b. Additions should be compatible, differentiated, and visually subordinate in massing and architectural detailing to the historic property

At each stage in the planning, design, and implementation process:

1. Consult qualified preservation professional to promote ongoing conformance with SOI Standards.

Glossary of Preservation-Related Terminology

Character-Defining Features: The physical characteristics and elements that convey how and why a property is historically significant. Should a historically significant property lose too many of its principal character-defining features, it might lose historic integrity and therefore its status as an eligible historic property. Therefore, character-defining features require careful treatment and consideration in any project that might change their appearance. Character-defining features can reflect the historical, architectural, and/ or cultural significance of a property and range from the larger characteristics of site plan and building-to- open space configuration, massing and building plan, to smaller details such as materials, craftsmanship, finishes, decorative details, interior spaces and features, as well as overall setting and environment.

Contributors or Contributing Resources: Properties and/ or features, including buildings, structures, objects, and/or site plan features, within the boundaries of a designated historic district that contribute to the significance of the historic district. Contributing resources to a historic district are designated and listed.

North Campus, Subarea 2, Building 90, constructed 1927 (altered 1995). West elevation.



Historic District: A collection or concentration of properties and features (sites, buildings, structures, objects, and/or other planning features) possessing a cohesive, unified character and a shared history, in terms of patterns of development, events, significant individuals, social/aesthetic history, or architectural style. Historic districts generally include both “Contributing Resources” (properties meeting eligibility criteria) and “Noncontributing Resources” (properties not meeting eligibility criteria).

Historic Property: A building, structure, district, site, or object that is eligible for, or included in, the National Register of Historic Places (NRHP).

Integrity: The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics (character-defining features) from the property’s period of significance. As described by the National Park Service, historic integrity is the composite of seven aspects: location, design, setting, materials, workmanship, feeling, and association. Historic integrity enables a property to continue reflecting and conveying the reasons for its historic significance, through the retention of character-defining features. A property can be in poor condition, however, and still retain integrity. Deterioration does not denote a lack of integrity.

National Register of Historic Places (NRHP): A list of properties maintained by the National Park Service of designated historic properties, including buildings, structures, districts, objects, and sites.

Noncontributors or Noncontributing Resource: Properties and/or features, including buildings, structures, objects, and/or site plan features, within the boundaries of a historic district that do not contribute to the significance of the historic district.

Period of Significance: The date or span of time during which a property or historic district attained its significance.

Rehabilitation: A treatment approach that provides guidelines for achieving a compatible use for a historic property through repair, alterations, and additions while also preserving the character-defining features that convey the property's social, historical, cultural, and/or architectural values. The Secretary of the Interior's Standards include detailed and comprehensive principles and guidelines for rehabilitation.



Figure D-17: South Campus of VA WLA, 1931. South perspective.

Toward the top of the photo are the parallel, rectilinear forms of Buildings 156, 157, and 158 (constructed in 1923), in relative isolation from the rest of the campus. Below them, slightly to the left, are Buildings 113, 114, 115, and 116 (constructed in 1930). The horizontal traffic artery extending through the center of the photo is present-day Wilshire Boulevard, with the earliest buildings and development of the north campus shown beyond. Source: Los Angeles Public Library.