

Holmby Westwood Residential Historic District



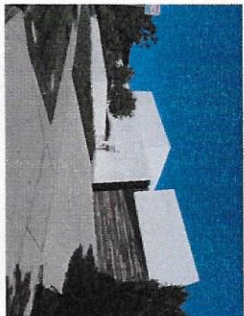
Holmby Westwood - Proposed Historic Preservation Overlay Zone (HPOZ)



Outreach Meeting | October 8, 2015



Why an HPOZ for Holmby Westwood?

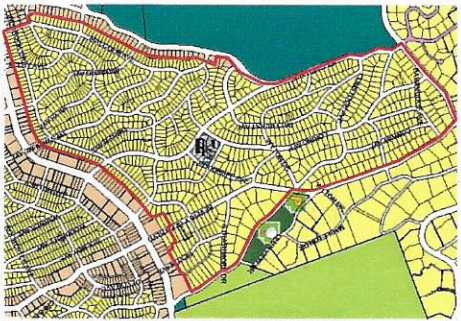


- To preserve the character of the neighborhood
- To protect architecturally significant historic homes (1925-1959)
- To prevent out of character and scale development

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Holmby Westwood Zoning



- RE, RS, R1, RU, RZ, RW1
- Specifically includes:
- R1-1
 - RE20
 - [Q]PF



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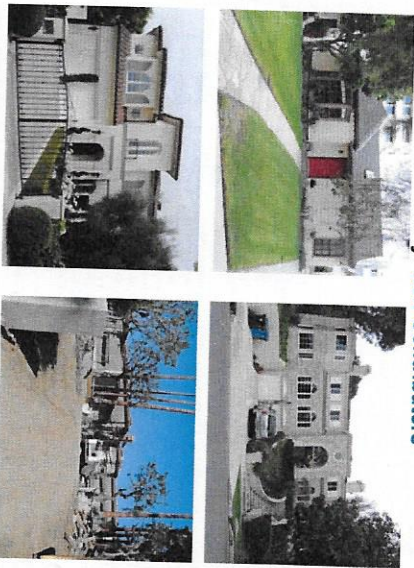
What does an HPOZ do?

- Zoning overlay that regulates exterior changes to properties within the district
- Aims to preserve the historic character of the neighborhood by requiring projects to comply with design guidelines in the Preservation Plan
- HPOZ Program initiated in 1983 (LAMC Section 12.20.3)
- Currently 30 HPOZs all over the city, including many in West Adams, Mid-Wilshire, Hollywood, Valley, and Harbor areas



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Historic Resources Survey: Non-Contributors

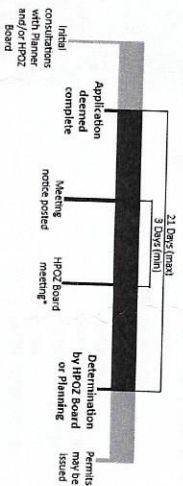


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HPOZ Review Process

Conforming Work (CWC or CMNC)

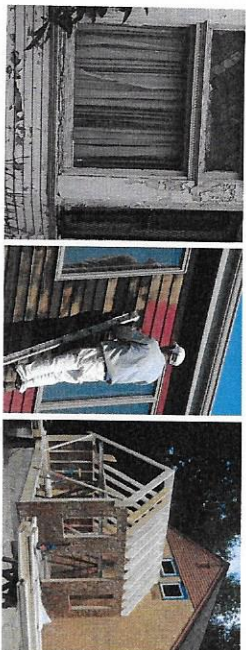


- Conforming Work**
- Maintenance, repair, and restoration projects require low-level review (21 days / no fee)
 - Includes re-roof, new paint colors, small additions in the back, compatible re-succo

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HPOZ Review Process



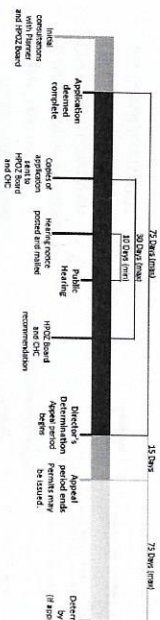
- Exemptions**
 - No review required for interior work, foundation repair, minor landscaping, same color paint, etc.
- Delegations**
 - New paint color, general maintenance and repair, in-kind replacement to correct deterioration, etc.
- Higher Review Level**
 - Additions (250 square feet or more), alterations to character defining features, etc.

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HPOZ Review Process

Certificate of Appropriateness (COA) or Certificate of Compatibility (CCMP)



- Certificate of Appropriateness or Certificate of Compatibility**
- Higher-level review (75 days / fee varies depending on project type)
 - Applies to significant alterations on the front, large additions, demolition, and new construction

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Interim Control Ordinances

- Neighborhood Conservation Initiative
- Adopted on March 25, 2015
- Affects five proposed Historic Preservation Overlay Zones (HPOZs)
- Will be in place until **March 25, 2017**
- No building permits for the erection, construction, demolition, alteration of, or addition to, a building or structure, or removal of an exterior feature of any building or structure on any lot located wholly or partly within the ICO area will be issued.



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HPOZ Program Changes:

- Delegations:
- Additions or new construction less than 250 SF in rear
- Repair/maintenance to fix decay (no change in materials, design, or paint)
- Removal of non-historic materials or features
- Roof repair/maintenance
- Door/window alteration (not street visible)
- Hardscape replacement (in-kind) in front yard
- Paint (change in color)
- Porch/Deck alterations (in rear)
- Fence addition in front or side yard (not street visible)

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HPOZ Program Changes:

- Each HPOZ will have the same project review processes (Exemptions and Delegations)
 - Each HPOZ may vary depending on the Preservation Plans Guidelines.
- Exemptions:
 - Interior alterations
 - Foundation and repair work
 - Paint (no change in color)
 - Removal of security bars installed outside the Period of Significance
 - Repair or replacement of gutters and downspouts
 - Rear yard hardscape and landscape work
 - Front yard landscape alterations, where at least 60% of the yard is planted landscape and where no paving, artificial turf, fences, hedges, and trees are added or replaced
 - Tree pruning
 - Installation of mechanical equipment (not street visible)
 - Removal of fences or walls built outside of the Period of Significance
 - Installation of swimming pools in the rear yard



- Goals for Today and Comments:**
1. Establishment of small Working Group
 2. Working Group meeting timeline
 3. Homework for next meeting:
- Read example Preservation Plan

Contact Information

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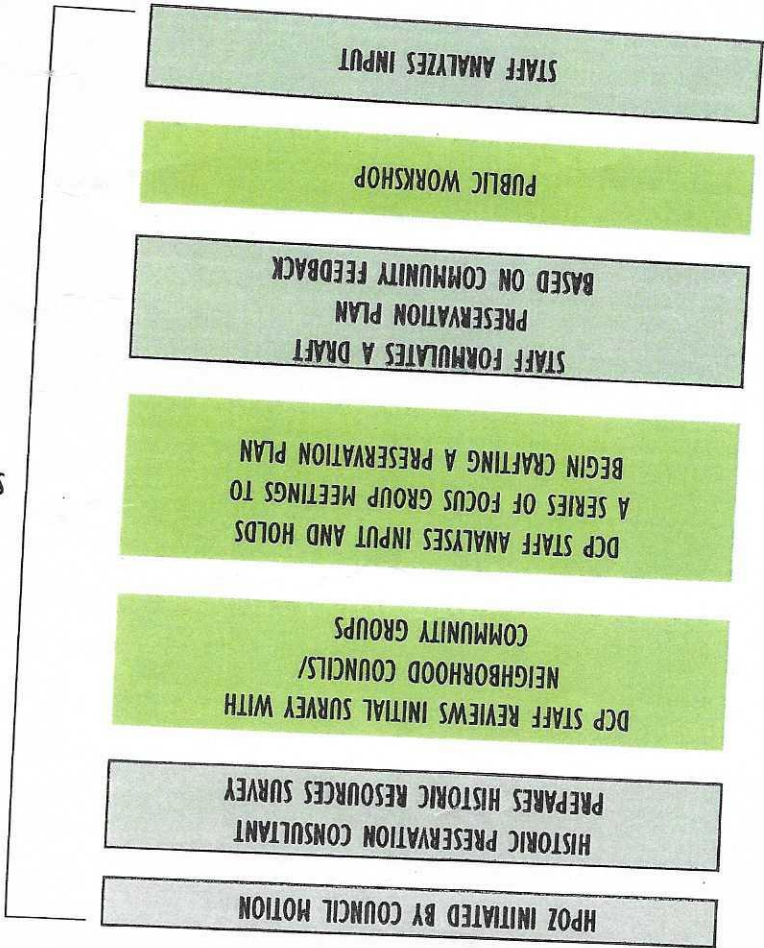
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Historic Preservation Overlay Zones Initiation and Adoption Process

Public Input Opportunity
Internal Staff Review and Analysis

SURVEY & DEVELOPMENT PHASE



PLAN ADOPTION PHASE

