

Some Communities with HPOZs in the City of Los Angeles:

- Adams-Normandie
- Angelino Heights
- Banning Park
- Carthay Circle
- Gregory Ain Mar Vista Tract
- Hancock Park
- Harvard Heights
- Highland Park
- Lafayette Square
- Lincoln Heights
- Melrose Hill
- Miracle Mile North
- Pico-Union
- South Carthay
- Spaulding Square
- University Park
- Van Nuys
- Vinegar Hill
- West Adams Terrace
- Western Heights
- Whitley Heights
- Windsor Square

Who can I call for more information?

Contact your neighborhood's HPOZ planner for more information.

Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone (213) 978-1200 Fax (213) 978-0017
www.preservation.lacity.org/hpoz

Additional Contacts:

Mills Act

The Mills Act (also known as Historical Property Contracts) can provide a property tax reduction to help owners of qualified historic buildings offset costs of restoring, repairing, or maintaining their properties.

Department of City Planning, Office of Historic Resources
<http://www.preservation.lacity.org>
(213) 978-1200

California State Office of Historic Preservation

The State Office of Historic Preservation helps administer the Federal Rehabilitation Tax Credits.
<http://www.ohp.parks.ca.gov>
(916) 653-6624

California Historical Building Code (CHBC)

The California Historical Building Code allows owners of a qualified historic property to use alternate construction materials or standards than would be required under the California Building Code.
<http://www.dsa.dqs.ca.gov/SHBSB>

HPOZLiving



*A Guide to Los Angeles' Historic
Preservation Overlay Zones*



What is an HPOZ?

A Historic Preservation Overlay Zone (HPOZ) is a designated historic district in the City of Los Angeles. An HPOZ contains buildings and structures from a similar time period that have kept many of their original design features. Angelino Heights was Los Angeles' first HPOZ, established in 1983. Today, there are over 20 HPOZs and several more in the process of being established.

What are the benefits of being in an HPOZ?

Contributing buildings in HPOZs qualify for financial incentives including the Mills Act which can provide property tax reduction to owners of historic properties. Historic properties can also use the more flexible regulations in the California Historical Building Code to obtain building permits.

HPOZs often attract greater investment in an area and encourage neighborhood pride. Research shows that property values in most historic districts rise faster than property values in neighborhoods that are not designated historic.

Do I need permission to do work to my property?

Yes. Exterior work such as building an addition, repairing or replacing windows and doors, and installing a fence is approved by a local five-member design review board or the Planning Department. Interior remodeling does not require HPOZ approval.

How is my project reviewed?

It depends. There are different levels of review for buildings considered historic ("Contributing") and non-historic ("Non-Contributing").

Contributor versus Non-Contributor

A Contributing structure is any building identified as "historically significant" that still retains its original design features. A Non-Contributor is not from the historic period of development of the HPOZ, or has been so altered that it no longer retains most of its historic features.

Review of a Contributor

Minor exterior work, like painting or window repair, is approved as "Conforming Work." Conforming Work does not require a formal application and can be approved in 1 to 21 days.

Work that can affect the historic appearance of a contributor, like an alteration to the front or a large addition, requires a special permit called a "Certificate of Appropriateness" (COA). Owners must submit an application and detailed plans for a COA. The process can take up to 75 days and can be appealed.

Review of a Non-Contributor

Any request for exterior work on a non-contributor is reviewed as Conforming Work unless the work involves the construction of a new building, building replacement, or demolition.

Demolition, building replacement, or construction of a new building on a Non-Contributing property requires a special permit called a "Certificate of Compatibility" (CCMP). As with a Certificate of Appropriateness, owners must submit an application and detailed plans. This process also can take up to 75 days and can be appealed.

What standards are used to evaluate my project?

HPOZs that do not have an adopted Preservation Plan use the Secretary of the Interior's Standards for Rehabilitation as the benchmark for review of projects. These Standards are used throughout the country to make sure alterations and additions to historic properties are carried out appropriately.

The HPOZ Ordinance allows HPOZ neighborhoods to create a "Preservation Plan" that tailors the Secretary of the Interior's Standards for Rehabilitation to meet the unique needs and conditions of the community. The Preservation Plan can exempt certain projects from review and authorize the Planning Department to approve or deny conforming work.

What is the role of the HPOZ Board?

On each five-member HPOZ Board, three members must live or own property in the HPOZ; one member must be an architect, and one member must be a contractor or realtor. The HPOZ Board is the decision-maker on conforming work unless delegated to the Planning Department in a Preservation Plan. The HPOZ Board also makes recommendations to Planning staff on applications for certificate work (COAs and CCMPs). The Planning Department is the decision maker on certificate work.

If I disagree with the Planning Department's decision about a project, can I appeal it?

Yes. The approval or disapproval of Certificates of Appropriateness or Certificates of Compatibility may be appealed to the Area Planning Commission.