Proposed Sunset Square
Historic Preservation Overlay Zone (HPOZ)

Informational Open House July 16, 2016

Agenda

Workshop begins 10:00 am

Presentations 10:30 am

Visit Stations 11:00 am

Workshop ends 12:30 pm
What is an HPOZ?

- Zoning overlay
- Regulates exterior changes to properties within the district
- Reviews owner-initiated projects
- Allows for changes to homes/properties, and is a way of managing change
What does an HPOZ mean for you?

- Maintains neighborhood character and a sense of place
- Board and planning staff resources provide a flexible framework for creative problem solving
- Opportunity to apply for the Mills Act, a **property tax reduction** program, and use the savings to rehabilitate your historic property

Proposed Sunset Square HPOZ
How did we get here?

- 1986: Homeowners begin an informal survey of historic properties in the neighborhood
- 2004: Community members petition former Council Member Tom LaBonge for a motion to study the area as a potential HPOZ
- 2014: Survey LA identifies two potential districts: Orange Grove-Selma and the Sierra Bonita-Hawthorn Craftsman District
- 2015: Interim Control Ordinance restricts development while the HPOZ is considered
- 2016: Historic Resource Survey conducted and working group drafts Preservation Plan
History of Sunset Square

- **1894**: Laurel Canyon Line opens along Sunset Blvd
- **1901**: Dr. Alan Gardner subdivides first tract in Sunset Square
- **1910**: Hollywood annexed into Los Angeles
- **1920**: Construction peaks in Sunset Square, 47 houses constructed
- **1980’s**: Hollywood Heritage is formed to preserve Hollywood’s unique character
- **2005**: Community group adopts the name “Sunset Square” and pursues an HPOZ
History of Sunset Square

- Period of Significance: 1908-1941
- Architectural styles:
  - Period Revival (1918-1942)
    - American Colonial Revival, Tudor Revival, Mediterranean Revival, Spanish Colonial Revival
  - Arts and Crafts (1890-1930)
    - Craftsman
- Character defining features
Proposed Sunset Square HPOZ Boundaries
Fairfax to Vista Street between Hollywood and Sunset
Historic Resources Survey

Designates each property in the district as **Contributor** or **Non-Contributor** based on year of construction and current condition.

Total Properties: 349  
Contributing: 151  
Altered-Contributing: 66  
Non-Contributing: 128  
Non-Visible: 4
Historic Resources Survey: Contributors

Proposed 27th and 28th Street HPOZ

Proposed Sunset Square HPOZ
Historic Resources Survey: Non-Contributors
Preservation Plan

• Design guidelines unique to the HPOZ
• Based on the Secretary of the Interior’s Standards for Rehabilitation
• Emphasis on retaining historic character of the property
• Available to download online
Preservation Plan

- Chapter 6: Setting, Public Realm, and Landscape
- Chapter 7: Residential Rehabilitation for Contributing Elements
- Chapter 8: Residential Additions and Accessory Structures for Contributing Elements
- Chapter 9: Residential Alterations for Non-Contributing Elements
- Chapter 10: Residential Infill
HPOZ Board

- 5 members:
  - 2 members appointed by Cultural Heritage Committee (1 architect)
  - 1 member appointed by Mayor’s office
  - 1 member appointed by Council District office
  - 1 member appointed by board
Restoration

Structure as Surveyed

Structure Following Severe Fire

Original Proposal For Restoration

Approved Restoration Proposal

Proposed Sunset Square HOZ
249 sq-ft Addition

Existing West Elevation

Proposed West Elevation

Existing East Elevation

Proposed East Elevation

North

West

East

South
HPOZ Adoption Process

- Study Area Chosen
- Historic Resources Survey Completed
- **Preservation Plan Drafted / Community Workshops**
- Official Public Hearing (July 27)
- Cultural Heritage Commission – Certify Survey and Boundaries (August 18)
- City Planning Commission – Certify HPOZ and Preservation Plan (September 22 in the valley)
- City Council PLUM Committee – Recommend adoption of the HPOZ (October-November)
- City Council Adopts HPOZ

Get Involved!
- Sign-Up to be on Interest List
- Attend a Commission Meeting
- Submit comments via e-mail or mail

Proposed SunsetSquare HPOZ
Thank you!
Proposed Sunset Square HPOZ

Contact Information
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For more information, please visit: http://preservation.lacity.org/hpoz/la/sunset-square