

Preservation Plan



- Based on the **Secretary of the Interior's Standards for Rehabilitation**, which emphasize retaining the historic character of the property (building and site)
- Design guidelines specific to the HPOZ
 - Residential Rehabilitation
 - Sealing
 - Windows
 - Doors
 - Porches/Courtyards
 - Roofs
 - Architectural Details
 - Building Materials and Finishes
 - Mechanicals
 - Additions
 - Residential Infill
 - Sealing
 - Massing and Orientation
 - Roof Forms
 - Materials and Design
 - Relocating Historic Structures
 - Public Realm



Proposed Holmby Westwood HPOZ | October 8, 2015

HPOZ Adoption Timeline

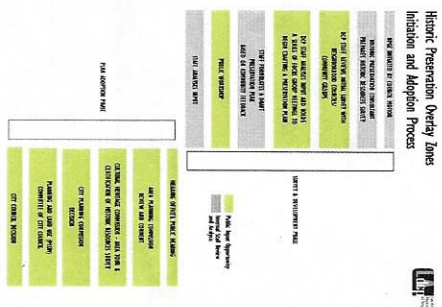
Date	Task or Event
September - 2015	Finalize survey and draft contributor map
October - 2015	Public hearings
Late October - Early February 2016/2016	Workshop on guidelines
Early February or Early March 2016	Complete Draft Preservation Plan
March 2016	Internal Review of Preservation Plan
February - March 2016	Finalize contributor maps and ordinance map. Finalize meeting dates/availability of venues. Draft hearing notice text and have it translated. Complete Graphics work order request for Hearing Notice. Internal review hearing notice.
Late February 2016	Mail out Preservation Plan workshop notice and public hearing notice. Post draft plan hearing notice. Hearing notice must be mailed at least 25 days in advance and posted in newspaper
April 2016	Final Workshop
May 2016	Public hearing
June - August 2016	Complete revisions of Preservation Plans
August 2016	APC
August 2016	Complete staff report
August 2016	City Council
September 2016	City Council
October 2016	City Council
November 2016	PLUM
December - January 2016/2017	City Council

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HPOZ Adoption Process

- Study Area Chosen
- Historic Resources Survey Completed
- Preservation Plan Drafted / Community Workshops
- Official Public Hearing
- Cultural Heritage Commission
- City Planning Commission
- City Council PLUM Committee
- City Council Adopts HPOZ



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HPOZ Working Group Next Steps

- Late October - December Meetings
 - Review Proposed Preservation Plan Language for Rehabilitation
- January - Early February Meetings
 - Review Proposed Preservation Plan Language for Infill
- Mid February or March Meeting
 - Finalize the Survey and Preservation Plan
 - Schedule Workshop & Public Hearing

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What does an HPOZ mean for you?

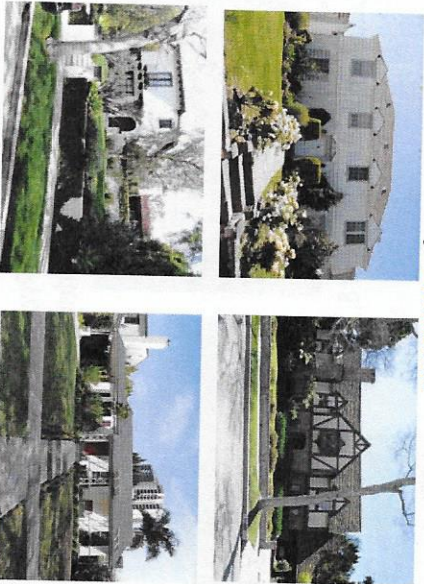
- Improved quality of life due to consistency in neighborhood
- Stabilized or improved property values
- Add value to the neighborhood
- Creates a neighborhood identity and a sense of place
- Opportunity to apply for the Mills Act, a property tax reduction program, and use the savings to rehabilitate your historic property
- Relief from some building code requirements



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Historic Resources Survey: Contributors



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Holmby Westwood HPOZ Boundaries & Historic Resources Survey

- Completed in April 2015 and identified 1,044 properties for the proposed district
- Designates properties as Contributor, Altered Contributor, or Non-Contributor based on year of construction and current condition
 - Contributors and Altered Contributors need to maintain historic character, while Non-Contributors are subject to more relaxed rules
 - 513 properties (49% of 1,044) are Contributors
 - 139 properties (13% of 1,044) are Altered Contributors
 - 373 properties are Non-Contributors
 - Ratio of Contributing buildings (62%) is sufficient to meet the rough 70%-4- desired Contributor level and the neighborhood exhibits the retention of historic spatial and landscape features



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Historic Resources Survey: Altered Contributors



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