LOS ANGELES COUNTY
HISTORIC DISTRICTS FREQUENTLY ASKED QUESTIONS

Why designate?
- To maintain neighborhood historical character;
- To maintain or improve property values;
- To be eligible to receive Mills Act Program property tax relief (http://planning.lacounty.gov/preservation/program); and
- To be eligible to use the State Historical Building Code which provides flexibility for qualified historical properties.

How will designation preserve my neighborhood?
Once designated, design review is required for work, excluding maintenance and repair, to ensure:
- Historically significant buildings aren’t demolished or inappropriately altered; and
- New construction is compatible with the historic character of the neighborhood.

What is proposed work reviewed against?
- Secretary of the Interior’s Standards for the Treatment of Historic Properties (“Standards” - https://www.nps.gov/lps/standards/treatment-guidelines-2017.pdf); and
- Standards and design guidelines for the potential Historic District to be developed by the County.

Are interior remodels or additions allowed after designation?
Yes. Interior work does not require design review and additions that comply with the Standards are allowed.

Does exterior work on all properties within the district have to meet the same standards?
No. There is more flexibility for exterior work on buildings built outside the district’s period of significance or have lost their historical integrity due to alterations.

Is there an additional cost or time required for design review of proposed exterior work?
Most work can be reviewed relatively quickly by County staff at a nominal application fee.

Am I required to restore my home or open it to the public after the district is designated?
No.

What is required to nominate the neighborhood as a Historic District?
A fee and completed application that includes a boundary map, survey of properties and consent from more than 50% of the property owners.

Who prepares the nomination?
Typically, the historic district nominations are prepared by the applicant’s consulting architectural historian because of the necessary research and required property survey.

Once the district is nominated, will I have an opportunity to be heard on the matter?
Yes. There will be at least 3 public hearings where public testimony is encouraged and accepted.

Where can I find more information?
- http://planning.lacounty.gov/preservation/ordinance
- Contact the County’s Historic Program Coordinator, Dean Edwards at (213) 974-0087 dedwards@planning.lacounty.gov