

PART II DESIGN GUIDELINES

6.0 Design Guideline Overview

INTRODUCTION

Part II of this Preservation Plan contains four chapters. The Design Guidelines include Architectural Styles, Residential Rehabilitation and Infill, Commercial/Industrial Rehabilitation and Infill, and Public Realm chapters.

A brief overview of these chapters begins below, and a User's Guide follows on the next page. The Architectural Styles chapter, used with the Historical Resource Survey, is intended to work together with the applicable chapters of the Rehabilitation and Infill Guidelines, as well as the Public Realm Chapter.

ARCHITECTURAL STYLES

The Architectural Styles portion of this Preservation Plan consists of the Architectural Styles History section and the Architectural Styles section. The Architectural Styles History section is an overview of the different architectural styles within the periods of significance in Los Angeles. The Architectural Styles section describes the specific architectural styles that exist in the University Park HPOZ. These descriptions, used with the Historic Resources Survey, are intended to give property owners a starting point to identify the predominant style or styles of their homes or buildings and assist them in determining what types of work might be appropriate.

More information on specific topics can be found by using the resources in the Appendices to this document or by consulting with your HPOZ Board.

REHABILITATION AND INFILL GUIDELINES

Following the Architectural Style pages are Guidelines for Rehabilitation and Infill. Different guidelines apply to different types of projects. Each guideline section is arranged by building element (doors, windows, etc.).

The Guidelines are composed of the following sections:

- Residential Rehabilitation
- Residential Infill
- Commercial/Industrial Rehabilitation
- Commercial/Industrial Infill

The Rehabilitation and Infill Guidelines are designed to assist the HPOZ board, property owners, and contractors in the application of preservation principles to work planned for structures and sites within the HPOZ. These design guidelines are divided into Residential and Commercial/Industrial chapters, each with Rehabilitation and Infill sections. “Rehabilitation” guidelines generally apply to work on historic (“Contributing”) structures, while “Infill” guidelines apply to planned new construction and work on “Non-Contributing” structures. “Design Guideline User’s Guide” **Table 1**, outlines the applicable guideline sections to use, as well as a discussion of key terms follows in this section.

Rehabilitation or Infill?

Rehabilitation Guidelines

The Rehabilitation Guidelines of both the Residential and Commercial/Industrial chapters are designed to assist the planning and review of projects involving Contributing structures, buildings, and sites. Elements of the Rehabilitation Guidelines may also be applicable in the planning and review of work on Non-Contributing structures that date from the period of significance of the HPOZ. The Rehabilitation Guidelines also apply to properties from the period of significance infilled to vacant lots.

Infill Guidelines

The Infill Guidelines of both the Residential and Commercial/Industrial chapters are designed for use in the planning and review of new construction on vacant lots. The infill guidelines are also applicable to the review of work involving certain non-contributing structures, buildings, and sites that do not date from the period of significance of the HPOZ. The Residential Infill Guidelines are intended for use in the planning and review of new construction on vacant lots in residential areas. The Commercial/Industrial Infill Guidelines are intended for use in the planning and review of new construction on vacant lots in commercial/industrial areas. The infill guidelines also apply to the review of work involving Non-Contributing structures, buildings, and sites that do not date from the period of significance of the HPOZ.

Residential or Commercial/Industrial?

Residential Guidelines

The residential chapter of the guidelines is used for single-family structures and multi-family structures in residential areas, and is also intended for the review of new residential infill construction. It is also used in the planning and review of projects for structures that were originally built as residential structures which have since been converted to commercial/industrial use. For instance, the Residential

Rehabilitation Guidelines would be used to plan work to a historic structure built as a residence that is now used as a child-care facility.

Commercial/Industrial Guidelines

The Commercial/Industrial chapter of the guidelines is used for rehabilitating existing structures, buildings, and sites and new infill construction in areas that are historically commercial/industrial, including structures which are partially or wholly residential. For example, plans for a new commercial/industrial or multifamily development on a blockfront that currently is characterized by two story early 20th century commercial/industrial buildings should conform to the Commercial/Industrial Infill Guidelines. Industrial lots limit residential uses, but can include a mix of commercial/industrial and agriculture uses.

PUBLIC REALM

The Public Realm chapter of this Preservation Plan covers public spaces. Public spaces include the streetscape, alleys, parks, public structures, and public buildings. These pages will help in the preservation and maintenance of identified historic elements of street, sidewalk, alley, and landscape elements. This could include topography, patterns, features, or materials that contribute to the historic character of the preservation zone. The Public Realm chapter is intended for use in the planning and review of public spaces within the University Park HPOZ.

TABLE 1
DESIGN GUIDELINE USER'S GUIDE

Project Type	Historic Resource Survey classification	Applicable Guidelines	Refer to Page
Rehabilitation	Contributing	Rehabilitation	Residential, Page 46 Commercial, Page 106
Rehabilitation	Non-Contributing (within period of significance)	Rehabilitation & Infill	Residential, Page 85 Commercial, Page 126
Rehabilitation	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 85 Commercial, Page 126
Addition	Contributing	Rehabilitation	Residential, Page 46 Commercial, Page 106
Addition	Non-Contributing (within period of significance)	Infill	Residential, Page 85 Commercial, Page 126
Addition	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 85 Commercial, Page 126
New Construction	Contributing	Rehabilitation & Infill	Residential, Page 85 Commercial, Page 126
New Construction	Non-Contributing (within period of significance)	Infill	Residential, Page 85 Commercial, Page 126
New Construction	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 85 Commercial, Page 126

7.0 Architectural Styles

SECTION 7.1 ARCHITECTURAL STYLES HISTORY

19th Century Styles (1860's - 1900's)

Eastlake/Stick	The nineteenth century architectural styles popular in Los Angeles included the Italianate, Queen Anne, Victorian, and Eastlake/Stick styles. Most of these styles were transmitted to Los Angeles by means of pattern books or the experience of builders from the eastern United States, who brought these styles to Los Angeles. The prominent architects in Los Angeles in this period included Ezra Kysar, Morgan & Walls, Bradbeer & Ferris, Frederick Roehrig, Carroll Brown, and Joseph Cather Newsom.
Italianate	
Queen Anne	
Shingle	
Victorian	
Victorian Transitional	

These 19th century styles were built most prolifically in the boom years of the 1880s, with consistent building continuing through the turn of the last century. These styles were concentrated in areas near today's downtown Los Angeles. Many examples of 19th century architectural styles have been lost through redevelopment or urban renewal projects. Surviving examples of 19th Century architectural styles are most commonly found in Los Angeles in the Angelino Heights, University Park, Boyle Heights, Lincoln Heights, and Highland Park areas. Surviving examples of the pure Italianate styles are rare in Los Angeles, although Italianate detail is often found mixed with the Eastlake or Queen Anne styles.

Turn of the Century Styles (1890's - 1920's)

American Foursquare	Architectural styles popular in Los Angeles from the late 1890s through the 1910s included the Shingle style, early Colonial and Neoclassical Revival styles, the Transitional Arts and Crafts style, the early Craftsman and Craftsman/Ultimate Bungalow styles, the Foursquare and Hipped Roof Cottage styles, very early Mission Revival style, the Prairie Style, and the Beaux Arts style. In this period, Los Angeles was beginning to develop a broad base of prominent architects. Prominent architects in Los Angeles during this period included Henry and Charles Greene, the Heineman Brothers, Frank Tyler, Sumner Hunt, Frederick Roehrig, Milwaukee Building Co., Morgan & Walls, J. Martyn Haenke, Hunt & Burns, Charles Plummer, Theodore Eisen, Elmer Grey, Hudson & Munsell, Dennis & Farwell, Charles Whittlesby, and Thornton Fitzhugh.
Arts & Crafts	
Colonial Revival	
Commercial Vernacular	
Craftsman	
Mission Revival	

These styles were concentrated in areas spreading from downtown Los Angeles into some of the area's first streetcar suburbs. Although many examples of these styles have been lost through redevelopment, fire, and deterioration, many fine examples of these styles still exist in Los Angeles. These styles can be commonly found in the West Adams area (Pico-Union, University Park, Kinney Heights, Harvard Heights, Western Heights, West Adams-Normandie, Jefferson Park), in Angelino Heights, and in Highland Park. Some early examples of the Craftsman and Beaux Arts styles can be found in the Hancock Park area. Only one surviving example of the work of architects Charles and Henry Greene survives in Los Angeles, in the Harvard Heights HPOZ.

The Eclectic Revival Styles - (1915-1940)

Chateausque
 Dutch Colonial Revival
 Mediterranean/Italian Renaissance
 Revival
 Spanish Colonial Revival

The period between the World Wars was one of intense building activity in Los Angeles, and a wide range of revival styles were built in the area during this period. The Eclectic Revival styles popular in Los Angeles between the First and Second World Wars include the Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, French Eclectic, Chateausque, English and Tudor Revival, Italian Renaissance Revival, Mediterranean Revival, Neoclassical Revival, Egyptian Revival, Monterey and Hispano-Moresque styles. The Craftsman and Craftsman Bungalow styles continued to develop as popular styles through this period. Many of these styles were popular both as residential and commercial styles, with a few, particularly the Mission Revival and Craftsman styles, being particularly popular for use in small and large scale apartment buildings.

All of these styles were based on an exuberantly free adaptation of previous historic or "foreign" architectural styles. The Los Angeles area is home to the largest and most fully developed collection of these styles in the country, probably due to the combination of the building boom that occurred in this region in the 1920s and the influence of the creative spirit of the film industry. Prominent architects working in these styles included Paul Revere Williams, Walker & Eisen, Curlett & Beelman, Reginald Johnson, Gordon Kauffman, Roland Coates, Arthur R. Kelley, Carleton M. Winslow, and Wallace Neff.

Many surviving examples of these styles exist in Los Angeles, particularly in the Hancock Park, Windsor Square, Lafayette Park, Spaulding Square, Larchmont Heights, Whitney Heights, Carthay Circle, South Carthay, Miracle Mile North, and Los Feliz areas.

The Early Modern Styles - (1900-1950)

Art Deco/Moderne
 Prairie

The period between the World Wars was also a fertile one for the development of architectural styles that were based on an aggressively modern aesthetic, with clean lines and new styles of geometric decoration, or none at all. The Art Deco, Moderne, and Modern styles all took root and flourished in the Los Angeles area during this period. The Prairie style and the work of Frank Lloyd Wright could also be included in this category. The influence of the clean lines of these styles also gave birth to another style, the Minimal Traditional style, that combined the spareness and clean lines of the Modern and Moderne styles with a thin veneer of the colonial or historic revival styles. Prominent architects in the Los Angeles region working in these styles included Richard Neutra, Paul R. Williams, R.M. Schindler, Stiles O. Clements, Robert Derrah, Milton Black, Lloyd Wright, and Irving Gill.

SECTION 7.2 UNIVERSITY PARK HPOZ SUBDIVISION GROUPINGS

The University Park HPOZ district was built in five major subdivision groupings that contain an exceptionally fine and intact assortment of historical architecture built by renowned architects between 1887 and 1924. These groupings exhibit a wonderful range of structures with form and detail, when considered together show the most stylistic trends of late 19th and early 20th Century architecture. This diversity in stylistic expression mirrors the imprint of a diverse group of noteworthy developers, builders, and architects.

Adams-Dockweiler Grouping (1887-1924)

The largest of the groupings, the Adams-Dockweiler Grouping contains the greatest range of building types and architectural styles. Local architects who designed these homes include Sumner P. Hunt, James H. Bradbeer, Arthur B. Benton, George Wyman, Abraham Edelman, and August Wackerbarth. Approximately 50% of the buildings in this grouping were architect-designed, a higher ratio of architect-to-builder-built buildings than within the other four groupings.

Park Grove Grouping (1894-1915)

In contrast to Adams-Dockweiler, the Park Grove Grouping consists of a primarily homogeneous collection of Victorian Cottages along the 1900 block of Park Grove Street, each differentiated from one another with a diverse assortment of Colonial Revival, Renaissance Revival, and Queen Anne details.

Park Villa Grouping (1887-1910)

Park Villa Grouping is noteworthy for the early construction dates between 1887 and 1889. These early buildings are the work of builder Henry Martz and are readily discernable from the later buildings in the grouping because of their two-story floor plans and Italianate Revival detailing. Martz's work is a major component defining the architectural character of this neighborhood.

Twentieth Street Grouping (1902-1908)

The 900 Block of Twentieth Street is the only known residential subdivision development of builder W.W. Watts. All the homes within this block from 920 West 20th Street to 932 West 20th Street were designed and built by Watts within the six-year period between 1902 and 1908. The result is an unusually unified streetscape of Craftsman homes. Each individual example has a subtly differentiated set of floor plan and decorative details. This block ranks as one of the most architecturally unified groupings of two-story within Craftsman homes in the University Park HPOZ district.

Washington Villa Grouping (1892-1915)

The Washington Villa Grouping reflects the design presence of two dominant builders who constructed the majority of its early-to-mid 1890's building stock: Lucien L. Bowen and James A. Keeney.

SECTION 7.3 INTRODUCTION TO UNIVERSITY PARK HPOZ ARCHITECTURAL STYLES

The Architectural Styles Chapter of this Plan is intended to give an overview of the predominant styles that may exist in the *University Park* HPOZ. Each architectural style explanation has been divided into two sections, a textual overview of the style and its development, and a listing of some typical significant architectural features of that style. These descriptions are intended to assist property owners and the HPOZ board in determining the predominant architectural style of a building or structure, and in understanding the elements of that style. These descriptions are not intended as comprehensive lists of significant features of any style, and are not to be taken as an exhaustive list of what features should be preserved. Rather, they are intended as a starting point for discussion about what rehabilitation or restoration projects might be appropriate to a particular property.

Each architectural style description contains a note on what architectural styles can commonly be found mixed together. This note is included because architectural styles are not always found in a pure state. Individual owners and builders quite often customized or mixed the elements of different architectural styles together in designing a structure. This may have been because cultural tastes were transitioning between two styles, with some styles falling out of favor and new styles being introduced, or simply due to the personal taste of the designer. It is important to realize that these mixed style structures are no less architecturally significant than the “purer” forms of a particular style, and that mixed style structures are not “improved” through remodeling with the goal of achieving a “pure” style. Los Angeles is particularly rich in inventive, “fantasy” structures that show a great deal of creativity on the part of the architect, owner, and builder, and this richness should be preserved.

The architectural style descriptions may contain some unfamiliar terms. Many of these terms are defined in the Definitions section of this Preservation Plan, or are illustrated in the corresponding section of the Residential or Commercial Rehabilitation Guidelines.

The University Park HPOZ district has approximately 620 parcels, not including vacant parcels and parking lots; of these 436 lots are contributing. Therefore over 70% of the University Park HPOZ is comprised of buildings that contribute to the district.