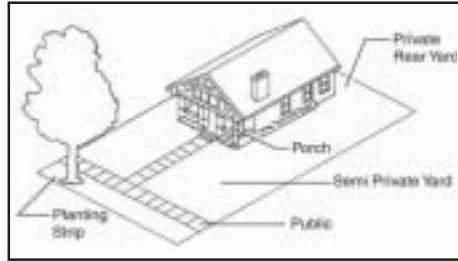


## 6.2.1 Setting - Landscaping, Fences, Walls, Walks, and Open Space



Topography helps define the character of a house's site



Historic street trees define neighborhood character

### PURPOSE AND INTENT

The site design of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walks, retaining walls, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. While many of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Traditionally, residential structures were sited on their lots in a way that emphasized a progression of public to private spaces. Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house. Common setbacks in the front and side yards helped ensure these orderly progressions. In a few areas, transparent fencing was used at the edge of the yard to further define these spaces. Preservation of these progressions is essential to the preservation of the historic residential character of structures and neighborhoods. Preservation of these progressions is often essential to the maintenance of historic neighborhood streets as functioning resource around which a neighborhood interacts.

### GUIDELINES

- .1 Mature trees and hedges, particularly street trees in the public planting strip, should be retained whenever possible, or alternately replaced with in-kind materials.
- .2 Historic topographic features should be preserved whenever possible.
- .3 Leveling or terracing a lot that was traditionally characterized by a steep hillside or raised lawn is not appropriate.
- .4 Historic walkways and other hardscape features in the front yard should be preserved. If these elements are replaced, they should be replaced with materials similar to those historically present in the area.
- .5 If historic plantings do exist, they should be preserved in their original locations. If these features cannot be preserved, they should be replaced in kind.
- .6 If recurring historic plantings exist in the neighborhood, efforts should be made to re-introduce similar landscape elements on new plantings.
- .7 If historic retaining walls, pathways, stairs or fences exist, they

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### Notes on text:

Information on your HPOZ area's historic landscaping and fencing can be inserted here. Consider whether fencing is typical for the area and what type is important to the historic character. The plan may spell out what is important to the area in terms of fencing and landscaping.

The plan may consider whether front yards are typically open, have some fencing, and also touch on typical walkways, retaining walls, hedges, etc., if they have historical significance.

You may also want to think about the range and type of landscape projects that your HPOZ Board should review.

If landscaping or fencing is less of an issue in your neighborhood, you may wish to reflect that by selecting advisory action verbs rather than instructive verbs when developing guidelines on the following guideline pages.

When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Guidelines are different than goals. They should be specific and prescribe a course of action rather than announce a desirable end goal. For help on drafting guidelines, please refer to the introduction of this section.

### Additional graphics:

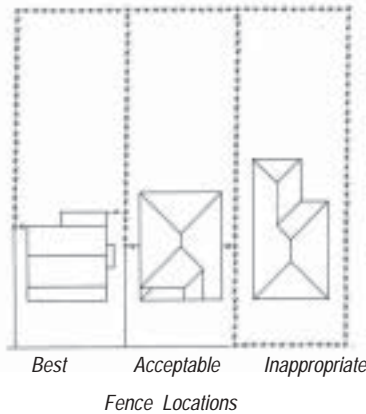


Terraced yards like this define neighborhood character, and should not be levelled.



Flat yards with central paths define the sites in this HPOZ.

## 6.2.1 Setting - Landscaping, Fences, Walls, Walks, and Open Space



Mature trees and retaining walls should be retained.



Some HPOZs may reject overgrown landscaping.

### GUIDELINES con't

should be rehabilitated or preserved in place. If they must be removed, they should be replaced in kind. If reinforcement is necessary, finish materials should match the original in materials and design.

- .8 If historic fencing or an historic retaining wall did not exist in the front yard areas of an historic site, new fencing or walls in these locations is strongly discouraged, except in matters of public safety.
- .9 When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.
- .10 The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized.
- .11 Landscaping should not be so lush or massive that public views of the house are significantly obstructed.
- .12 Painting historic retaining walls is inappropriate.
- .13 New fences should be in character with those seen historically. Front and side yard fencing should be low and transparent.
- .14 Unpainted wood fences are generally inappropriate for front and side yard areas.
- .15 Wood fencing in these areas might be appropriate to Craftsman or Queen Anne structures, and traditionally detailed wrought iron fencing to Queen Anne structures.
- .16 Simple or elaborate wrought-iron fencing might be appropriate for Spanish Colonial Revival style structures.
- .17 Rear yard fencing for privacy, such as opaque wood fencing, may be appropriate.
- .18 New or replacement retaining walls should be constructed in a style and with materials that harmonize with the house and with other existing historic retaining walls in the area.
- .19 Chain link or cinder block-type material are usually inappropriate for publically visible walls and fencing.

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### Notes on text:

Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may be developed and listed here. As you think about appropriate guidelines, it may be helpful to make a separate list of areas of concern regarding work in this section, and then draft a guideline for each item. After doing so, compare your list with those to the left and remove/rephrase/delete/add as appropriate.

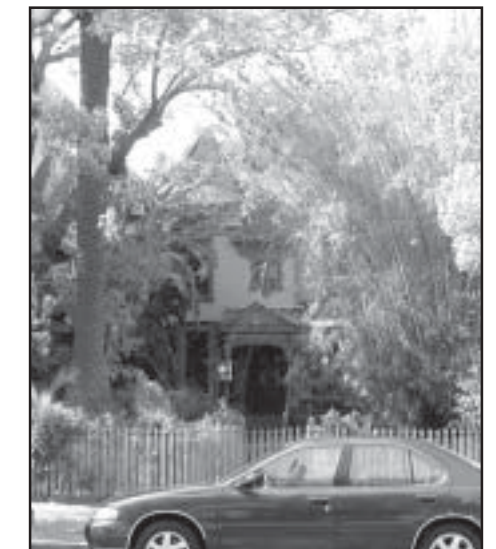
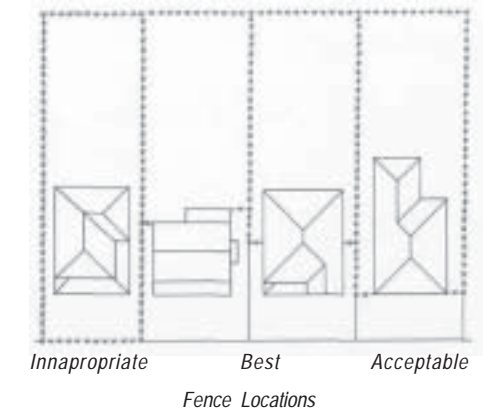
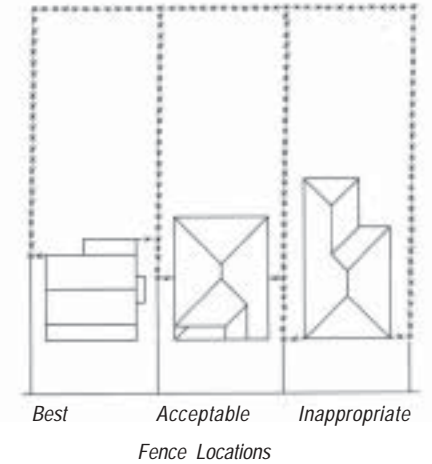
Yard widths are also regulated by the Los Angeles Planning and Zoning Code. Please refer to the Code when customizing these guidelines or consult Planning Department Staff.

The diagrams are examples only, modified diagrams illustrating the preferred location of fencing and similar type elements in your HPOZ may be developed as replacements.

It is important to note that HPOZs do not have Zoning Administrator authority, and may not grant entitlements to overheight fences, etc.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words 'are encouraged', 'are strongly discouraged', 'may', 'should', 'shall', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a concept, the verbs and phrases can be modified to meet local expectations.

### Additional graphics:



Lush landscaping may be appropriate in some HPOZs but not in others.

## 6.2.1 Setting - Landscaping, Fences, Walls, Walks, and Open Space



Low painted picket fences are preferred in most HPOZs.



Tall metal fencing in front yard is usually inappropriate. X



The rhythm and architectural punctuation of structures along a street create a cohesive setting.

### GUIDELINES cont'd

- .20 If historic fencing or an historic retaining wall did not exist in the front yard areas of an historic site, new fencing or walls in these locations is strongly discouraged.
- .21 Parking areas and driveways should be located to the side or rear of a structure.
- .22 Entry gates to rear parking areas should not completely block views of building architectural details or the rear yard, nor should they completely enclose a porte-cochere or similar driveway feature.
- .23 If new parking areas are to be located on a site to accommodate multiple vehicles, these areas should be screened from public view by appropriate fencing or planting strips.
- .24 New carports should not be visible from the street.
- .25 Paving front yard areas is generally inappropriate.
- .26 Swimming pools should be located in the rear yard.
- .27 Above ground pools should be located so they are not visible from the public way.
- .28 Above ground pools are usually inappropriate.

### ADMINISTRATIVE PROCEDURES

#### EXEMPTIONS

- .1 Only landscape elements in the front yard setback shall be reviewed.
- .2 Landscape and fence features within the side and rear yard setbacks are exempt from review.
- .3 The planting of flowers, shrubs, lawns, hedges, and trees is exempt from review.

#### REVIEW DELEGATED TO PLANNING STAFF

- .1 The review of ordinary maintenance and repair applications (as defined in Los Angeles Municipal Code Section 12.20.3.G.1.c) for projects involving work solely within this section shall be delegated to Planning Staff.

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### Notes on text:

Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may also be developed and listed here.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

List specific types of landscape projects, if any, that would benefit from being exempt from the HPOZ review process. This section will be linked to the Exemption section in Chapter III, Function of the Plan.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review. This may create more time for the board to focus on significant projects and speed the review of certain limited projects. Other boards may wish to continue to review all applications. This section will be linked to the Delegation section in Chapter III - Function of the Plan.

Be sure to reference the correct code section. Check with Planning Staff to confirm.

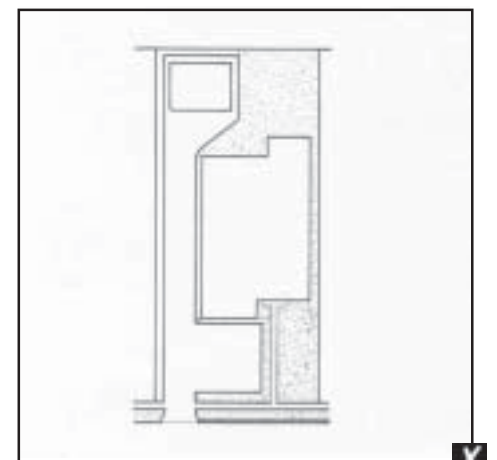
### Additional graphics:



Low painted fences are preferred in most HPOZs. ✓



Historic stone retaining walls and steps.



This paved front yard is inappropriate. X

## 6.2.1 Setting - Landscaping, Fences, Walls, Walks, and Open Space



Historic wrought iron fencing is a feature of some HPOZs, and taller fencing may be appropriate in these areas.

### GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The pattern, rhythm and design of site features in an historic neighborhood should be preserved through maintenance and the introduction of new or replacement features which are compatible with the character of the neighborhood and the site itself. While introduction of compatible elements is often of benefit to the neighborhood, each change to the design of a site should be considered carefully. Historic elements, such as mature street trees, historic walkways or steps, and historic retaining walls, should be preserved and maintained. The depth of front and side yards should also be preserved.

Introduction of new landscaping elements into areas where they would be visible from the public way should be carefully considered. New major site elements that require regrading or excavation, such as terraces or retaining walls, may not fit in with the sloping front yards which characterize some districts. Front yard fencing, while appropriate in some neighborhoods, may not be appropriate in others, where front yards were often open. If new or replacement fencing is required, careful consideration of what fencing styles are appropriate to the style of the house is required. In general, appropriate fencing will be low in scale, and made of wood or metal. Vinyl, unpainted wood, or chain link fencing is generally inappropriate in areas next to the street.

*Please refer to the Appendix for additional assistance and resources.*

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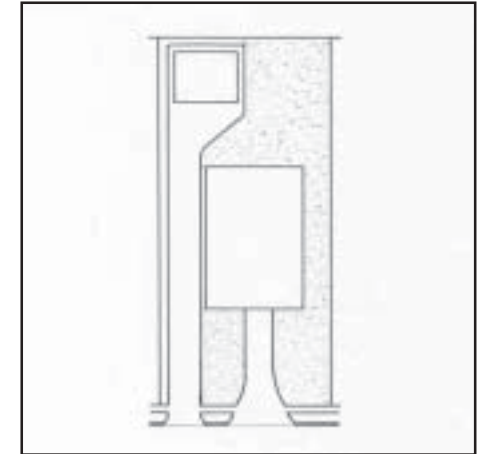
### Notes on text:

*Finish with any background information or advice that the reader might find useful. A reference section at the end of this document will identify other places to find preservation information.*

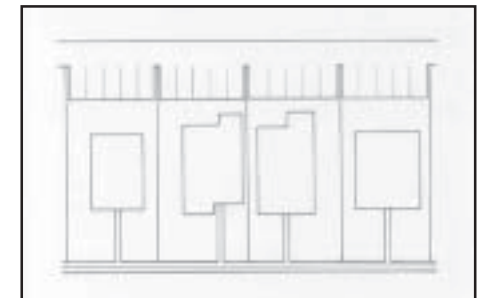
*You may wish to include general advice, recurring problems and locally unique solutions, and if desired, even explain the rationale behind a particularly controversial or complicated local preservation issue specific to your community.*

*There will be an opportunity to list preservation resources, contacts, and directories in the appendix. In this way, the appendix may be updated as appropriate without requiring resubmittal of the entire document to the City Planning Commission for approval.*

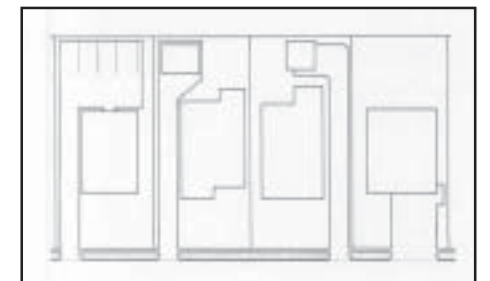
### Additional graphics:



Secondary curb cuts and paved front yard parking areas are not appropriate.



Parking areas are often found directly off the alley



Traditionally, drives lead to parking areas at the rear of structures. The drive on the right leading to a front-yard garage is inappropriate.