

## 6.0 Design Guideline Overview

### INTRODUCTION

This section is composed of two major parts. The first is a series of Architectural Style pages, followed by a detailed series of design guidelines for all types of work within the district. A brief overview of the two parts of this section begins below, and a User's Guide follows on the next page.

### ARCHITECTURAL STYLES

This first section of the Guidelines presents an overview of the development of different architectural styles in Los Angeles, and a brief description of the architectural styles that exist in the HPOZ. These descriptions are intended to give property owners a starting point to identify the predominant style or styles of their homes or buildings, and assist in determining what types of work might be appropriate. The Architectural Style pages are intended to work in concert with the applicable sections of the Rehabilitation and Infill Guidelines.

These Guidelines are intended as a starting point- more information on these 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 Rehabilitation
- Commercial Infill

The Guidelines for Rehabilitation and Infill are designed to assist the HPOZ board, property owners, and contractors apply preservation principles to work planned for structures and sites within the HPOZ. These design guidelines are divided into 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. The Guidelines also distinguish between residential or commercial building types. A table outlining the applicable guideline sections to use, as well as a discussion of key terms follows in this section.

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#### Notes:

*This section should introduce the user to the composition of the Design Guidelines section. It should also introduce key concepts important to the effective implementation of the guidelines, including the distinction between Contributing and Non-Contributing buildings and sites, residential and commercial building types, and a discussion of the applicability of the Rehabilitation or Infill guidelines.*

*The Architectural Styles pages need not be academic compendiums of the entire range of diverse elements of a particular style. They are meant as a starting point, and to help the user identify relevant style information that may be useful in planning rehabilitation work.*

#### SPECIAL NOTE ON DRAFTING GUIDELINES:

*When you begin to draft guidelines to be included in the Preservation Plan, it is important to remember that the design guidelines must clearly express to the applicant what work is or is not likely to be permitted. Therefore, guidelines should be clearly phrased and quite specific in describing requirements or proscriptions.*

*Guidelines are inherently different from the "Goals" or "Objectives" that were expressed in earlier sections of the Preservation Plan. "Goals" and "Objectives" both describe those things your board or neighborhood wish to encourage or attain. Guidelines, on the other hand, express to the applicant in what ways work in the preservation zone should or should not be carried out, and what approaches are and are not appropriate to historic structures or neighborhoods.*

#### *Example:*

*Goal: Encourage traditional front yards.*

*Guideline: 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.*

*Goal: Encourage retention of significant architectural features.*

*Guideline: Preserve original architectural features in place. Deteriorated architectural features should be repaired whenever possible.*

*Some HPOZs may wish to include additional guideline sections not listed here. Examples of these may include guidelines relating to streetscapes, street furniture, public buildings and other property types.*

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## HOW TO USE THESE GUIDELINES

**Example**

You would like to open up and restore an previously altered and enclosed Craftsman Bungalow front porch.

Consult Table 1.0 to determine the applicable guideline section. Refer to the "Porches" section of the Residential Rehabilitation Guidelines to help determine recommended procedures. Consult the Craftsman Bungalow Architectural Style page to review relevant porch information unique to your structure style. You may wish to arrange a consultation with the HPOZ Board before you finalize your proposal. The Board may be able to offer additional guidance and direction if needed. The HPOZ Board will base its review of your project on these guidelines.

Table 1.0 provides an overview of which guideline sections to consult for specific project types. A particular project may incorporate many diverse elements, and as such may blend the boundaries between guideline sections.

You will also wish to consult the applicable Architectural Style pages to help determine what types of work for a specific structure or style are appropriate. Each style page includes both a general description and overview as well as a table listing many common character defining features of the style. The headings of this table link directly to applicable sections of the Design Guidelines.

Different permits and review processes may be required for different types of work. For more information, contact planning staff, or refer to the appendix.

Table 1.0

Project Type	Historic Resource Survey classification	Applicable Guidelines	Refer to Page
Rehabilitation	Contributing	Rehabilitation	Residential, Page 53 Commercial, Page 100
Rehabilitation	Non-Contributing (within period of significance)	Rehabilitation & Infill	Residential, Page 55,88 Comm., Page 100,120
Rehabilitation	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 88 Commercial, Page 120
Addition	Contributing	Rehabilitation	Residential, Page 55 Commercial, Page 100
Addition	Non-Contributing (within period of significance)	Infill	Residential, Page 88 Commercial, Page 120
Addition	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 88 Commercial, Page 120
New Construction	Contributing	Rehabilitation & Infill	Residential, Page 55,88 Comm., Page 100,120
New Construction	Non-Contributing (within period of significance)	Infill	Residential, Page 88 Commercial, Page 120
New Construction	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 88 Commercial, Page 120

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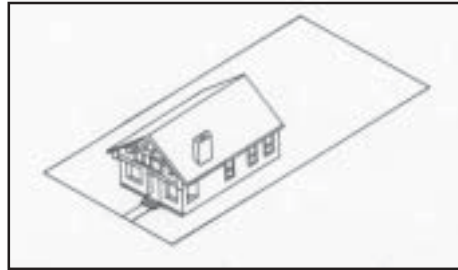
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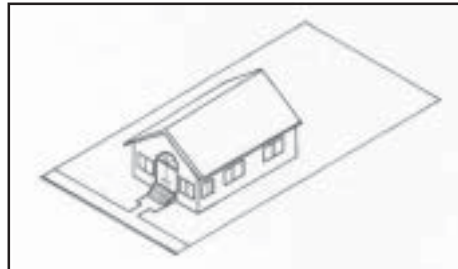
This table will be the starting point of reference for guideline users, directing an applicant to the applicable set of design guidelines. Remember, these guidelines and the Preservation Plan must be somewhat separated from a discussion of the review process and the HPOZ ordinance. Information on process and the ordinance may be placed in the appendix, and thereby updated more easily as needed.

Not all buildings are alike. Although the majority of applications may involve contributing structures, it is important to identify the applicable sections for the review of other types of work. An important differentiation is made for non-contributors built outside the period of significance (stucco apartment blocks, newer homes built in a different style, etc.). The review of non-contributing projects is mainly based on the impact to the surrounding historic context, much like new-infill construction on a vacant lot.

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A structure with intact character defining features is a Contributing Structure.



This Non-Contributing structure is from the same period of significance as its neighbors, but character defining features, such as the front porch, roof details, wood siding, and window type and proportions have been destroyed.



The Non-Contributing structure in the center is not from the period of significance. It was built at a much later date than its neighbors in a later style.

## Contributing or Non-Contributing?

To find out if a particular structure, landscape, natural feature, or site is contributing, consult the Historic Resource Survey, or consult with your HPOZ board. The Historic Resource Survey is a document which identifies all contributing and noncontributing structures, and all contributing landscaping, natural features and sites, within the HPOZ. Depending on the contributing/non-contributing status of a structure, feature, or site, different elements of the Guidelines will be helpful in the planning and review of projects.

## Contributing Structures

Contributing structures are those structures, landscapes, natural features, or sites identified as contributing in the Historic Resources Survey for this HPOZ. Generally, "Contributing" structures will have been built within the historic period of significance of the HPOZ, and will retain features that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the period of significance of the district, will also be "Contributing". Work involving contributing structures should follow the rehabilitation guidelines.

## Non-Contributing Structures

Non-contributing structures are those structures, landscapes, natural features, or sites identified as non-contributing in the Historic Resource Survey for this HPOZ. There are two types of Non-Contributing Structures: those that date from the period of significance and those that do not.

### Non-Contributing - from period of significance

Non-contributing structures that date from the period of significance are structures that were built in the same time period as contributing structures, but have not retained their historic character through subsequent alterations or additions. As such, elements from both the rehabilitation guidelines and the infill guidelines will apply to these structures where appropriate.

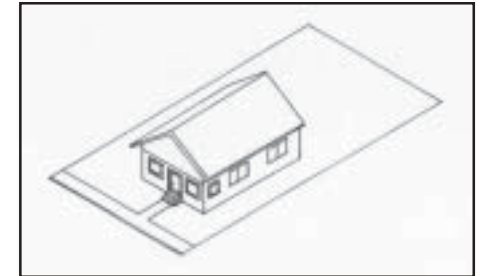
### Non-Contributing – not from period of significance or vacant lots

Non-contributing structures not dating from the period of significance are those buildings that were constructed too recently to contribute to the historic nature of the district. An example might be a more recent apartment block or an infill house constructed much later than its neighbors in a different style. The infill guidelines will apply to these structures, as well as to new infill construction on vacant lots.

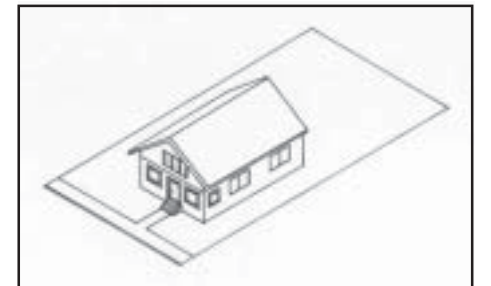
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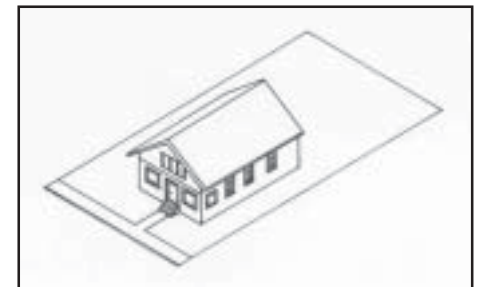
You may wish to include language directing the reader to locations where the Historic Resource Survey is available for public inspection, such as the City Planning Department.



This Non-Contributing structure is from the same period of significance as its neighbors, but character defining features, such as the front porch, roof details, wood siding, and window type and proportions have been destroyed.



This Non-Contributing structure is from the same period of significance as its neighbors, but character defining features, such as the front porch, roof details, wood siding, and window type and proportions have been destroyed.



This Contributing-altered structure has suffered alterations that are deemed to be reversible. Original windows on the side facade remain, and the enclosed porch retains the original detailing and proportions.

You may want to illustrate this concept with photos of these two types of non-contributing structures from your HPOZ

Photos of examples from your HPOZ may be inserted to form a image bar to the left of the text.

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### Rehabilitation or Infill?

#### Rehabilitation Guidelines

The rehabilitation guidelines of both the Residential and Commercial sections are designed to assist the planning and review of projects involving Contributing structures 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.

#### Infill Guidelines

The infill guidelines of both the Residential and Commercial sections 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 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 historically residential areas. The Commercial infill guidelines are intended for use in the planning and review of new construction on vacant lots in historically commercial areas. The infill guidelines also apply to the review of work involving Non-Contributing structures and sites that do not date from the period of significance of the HPOZ.

### Residential or Commercial?

#### Residential Guidelines

The residential sections of the guidelines are used for single-family structures and most multi-family structures in residential areas, and also are intended for the review of new residential infill construction. They are 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 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 day-care facility.

#### Commercial Guidelines

The commercial sections of the guidelines are used for existing structures and sites and new infill construction in areas that are historically commercial, including structures which are partially or wholly residential. For example, plans for a new commercial or multifamily development on a blockfront that currently is characterized by two story early 20<sup>th</sup> century commercial buildings should conform to the Commercial Infill Guidelines.

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