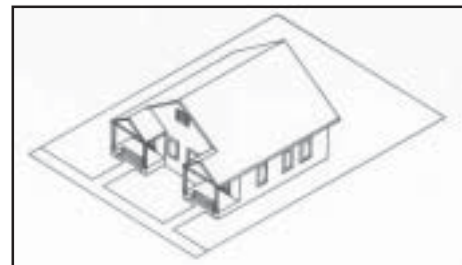


## 6.3.0 Residential Infill



Historic multifamily dwellings were built in a variety of styles.



A simple duplex with dual front porches.



A two-story triplex example common to many Spanish Colonial style neighborhoods.



A traditional design for a fourplex.

### MULTI-FAMILY STRUCTURES

Often owners of vacant lots in residential areas find it financially desirable to building multi-family housing if it is allowed by the zoning code. Typically, multifamily housing should follow the Residential Infill Guidelines contained in this section. The X HPOZ contains examples of several multifamily architectural styles that are compatible with surrounding architectural styles or style groups that might be successfully duplicated in new multifamily construction. (Individual HPOZ boards can develop language like that on the right describing typical historic multi-family housing types in their HPOZ.)

#### The Residential Duplex/Triplex/Fourplex

In the period when many of Los Angeles' HPOZs developed, low density multi-family structures in residential neighborhoods often were developed in the same architectural styles and with similar massing as single-family residences in the same area. The Craftsman and Renaissance Revival styles, in particular, lent themselves to the development of 2- to 4-unit structures, often with simple rectangular massing. Usually, the only external indication that these structures were not single family dwellings was the multi-door entryway, often designed with the same porch form as single family neighbors.

These multi-family structures were usually developed with the same setbacks, height, and often the same roof-forms as their neighbors. In some cases, individual entryways were concealed in a foyer or lobby beyond a common entrydoor, rendering these structures indistinguishable from single family residences in the same neighborhood. In historic residential neighborhoods composed primarily of two-story single family structures, this architectural style may be a useful model for low-density multi-family development.

#### Special Notes for building in the Duplex/Triplex/Fourplex form:

- .1 The scale, roof form and architectural style of the structure should be consistent with these residential infill guidelines and with surrounding historic residential structures.
- .2 Entryways should be located on the street-facing facade of the structure, and should be designed to read as a single entryway. This may be achieved through the location of doorways around a central recessed entry, or through the use of a single exterior doorway leading to an interior entry hall.
- .3 Entryways should be defined by a single, traditionally-styled porch.
- .4 Parking areas should be located to the rear of the structure.

#### Notes on text:

New multi-family residential structures may be developed in either residential or commercial historic neighborhoods as zoning permits. These structures should conform to the design guidelines as laid out in this document. Los Angeles' historic neighborhoods offer a wealth of multi-family housing styles that may be used as models for multi-family infill development which respects and harmonizes with its historic surroundings.

#### Additional graphics:



Traditional Fourplexes occur in many historic areas

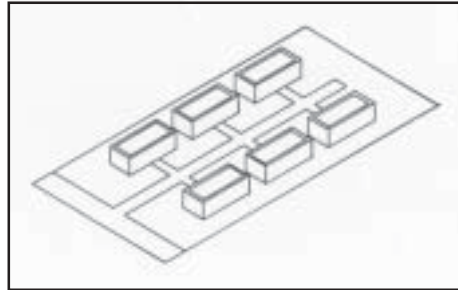


Traditionally designed multi-family buildings of different densities coexist in historic neighborhoods.



The massing and orientation of this infill apartment building ignores its historic context.

## 6.3.0 Residential Infill



Generalized site plan for a bungalow court.



Traditional bungalow court.



Bungalow courts adapt to many architectural styles.

- .5 Front yard areas should be composed primarily of grass or planting areas. Paving front yard areas is inappropriate.
- .6 Setbacks should be consistent with surrounding historic single-family structures.

### The Bungalow Court

A low-scale multi-family housing solution popular in the pre-World War II era, bungalow courts were classically composed as a cluster of small one story residential structures of a common architectural style organized, usually in two parallel lines, around a central courtyard arranged perpendicular to the street, and often anchored by a two story complex at the back of the courtyard.

Important elements of this design style that ensure its compatibility with historic residential development patterns include the small scale of the bungalows, the quality of their architectural detailing, the choice of an architectural style compatible with surrounding residential development, and a treatment of the facades on the bungalows facing the primary street that includes details like porches, entryways, overhanging eaves and other details which emphasize reliance on traditional single-family residential design elements. This type of development may be appropriate in historic areas composed predominantly of small single story cottages or duplexes where multi-family development is permitted by the zoning code.

### Special Notes for building in the Bungalow Court form:

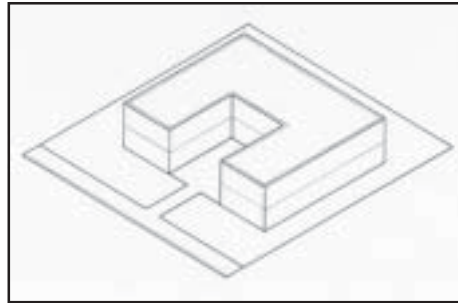
- .1 All buildings within the court should be designed in a cohesive architectural style which reflects an architectural style common in the surrounding neighborhood.
- .2 Entryways within the court should be marked by porches that face onto a central courtyard.
- .3 The central courtyard should be arranged perpendicular to the street, with a central axial path leading through the development.
- .4 The scale of the bungalows should reflect the scale of the surrounding historic residential structures.
- .5 The location of entryways on bungalow facades that face the street is preferred.

Notes on text:

Additional graphics:

## 6.3.0 Residential Infill

### The Courtyard Apartment



A traditional courtyard-style apartment



Courtyard apartments were a popular multi-family housing style in Los Angeles from the 1920s-1950s. Typically, these complexes were designed as two-story L or U shaped structures or clusters of structures which wrapped around a central entry courtyard. These complexes were typically built in a romantic style, often Spanish Colonial Revival or Mediterranean Revival. Later examples were often built in the Minimal Traditional style, often with French Eclectic or Chateausque details.

The defining feature of these complexes is the central courtyard, which was typically the central entryway to individual apartments. Complexes with an L-shaped plan were typically designed in a smaller scale, with individual exterior entryways for each unit. Typically, in these structures second-story entryways were designed as romantic balconies or loggias. Quite often, the street-facing end of the L was marked with large, elaborate windows.

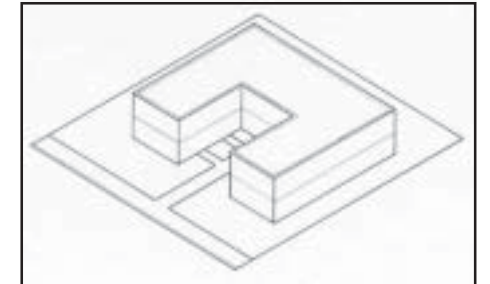
In the U shaped variant of this style, the central courtyard typically led to a central entryway, and each unit was accessed from an interior hallway. These U shaped structures sometimes rose to three stories or higher.

#### Special Notes for building in the Courtyard Apartment form:

- .1 New Courtyard Apartment structures should reflect the scale of surrounding historic residential structures.
- .2 Structures should be arranged on their lots in an L or U shape around a central courtyard which is open to the street.
- .3 Lower scale structures may have individual exterior entryways for each unit. These entryways should each be marked by its own porch. Common balconies or porches spanning more than two entryways are discouraged.
- .4 The central courtyard area should be extensively landscaped. Water features and fountains are encouraged.
- .5 The architectural style and materials of the new structure should reflect an architectural style appropriate to the surrounding historic area.
- .6 Parking areas should be located to the rear or beneath the structure.

#### Notes on text:

#### Additional graphics:



A traditional courtyard-style apartment

