

8.1 Setting

Streetscape, Developmental Pattern, Landscape Features & Open Space



The Angelino Heights streetscape in which the site is set includes a planting strip along the street, setbacks, drives, and walks.



The original character of the streets derived from generous and open front yards often raised with a low masonry retaining wall and concrete front walks.

PURPOSE AND INTENT

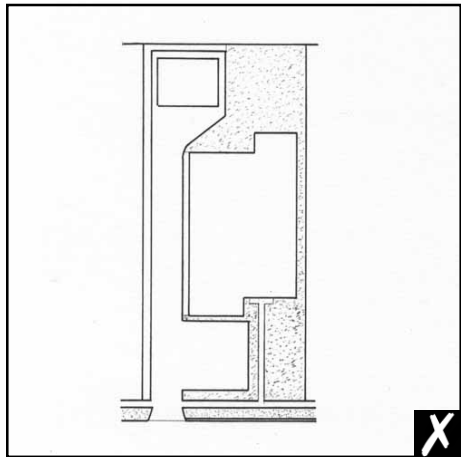
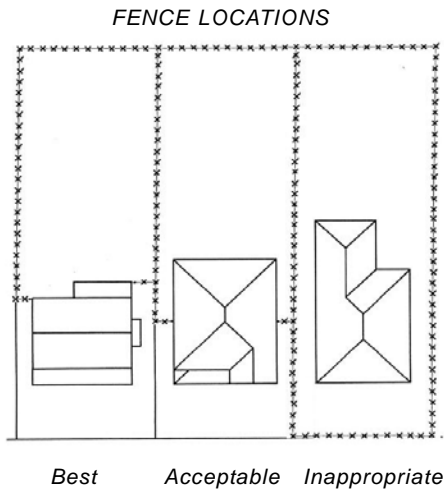
The site design of a historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, setbacks, drives, walks, retaining walls, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in Angelino Heights 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. Preservation of this progression is essential to the preservation of the historic residential character of the neighborhoods.

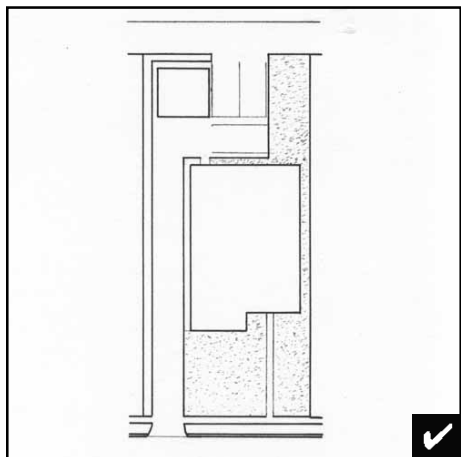
As the first western subdivision in Los Angeles, Angelino Heights shows the characteristic developmental pattern that defines the late 19th and early 20th century American suburbs. The houses, dating from the first and second periods of significance, show this pattern most clearly: lots laid out with a narrow frontage, a primary structure within the front half of the lot and often a rear accessory carriage house or garage. The distinctive curvature of the streets is derived both from the topography and from urban planning ideas popular at the time. Later infill structures dating from the third period of significance followed different massing models and are significant but they did not fundamentally alter this developmental pattern of the neighborhood.

The original character of the streets derived from generous and open front yards often raised with a low masonry retaining wall and concrete front walks. Angelino Heights, like most early American suburbs, has a large inventory of mature trees which contribute to the suburban character of the neighborhood.

GUIDELINES



Hardscape paving in the front yard except for the walk and driveway is not appropriate.



This parcel has parking access via the drive and directly off the alley at rear.

1. Mature trees and hedges, particularly street trees in the public planting strip, should be preserved whenever possible.
2. Historic topographic features should be preserved whenever possible.
3. The front yard as a landscaped feature with a pedestrian walk leading to the entry shall be preserved.
4. The historic front yard pattern of turf and foundation plantings around the base of the building should be retained if it exists, and encouraged as replacement landscaping.
5. Hardscape paving in the front yard except for the walk and driveway is not appropriate.
6. Painting historic exposed masonry retaining walls should not be permitted.
7. If historic retaining walls, pathways, stairs or fences exist, they 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 a historic retaining wall did not exist in the front yard areas of a historic site, new fencing or walls in these locations is strongly discouraged.
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. Landscaping that frames the house rather than eclipses it should be encouraged.

GUIDELINES



Tall metal fencing in front yard is usually inappropriate.



Historic retaining walls should be retained, repaired or replaced in-kind.

11. New fences on lots that have none should not be allowed unless it can be demonstrated that a historic fence existed. If a property has an existing inappropriate fence predating the formation of the HPOZ, that fence may be updated in a style that complements the style of the main structure and shall conform to City fence standards.
12. Historic retaining walls should be retained, repaired or replaced in-kind.
13. Entry gates from the rear of the lot should be setback five feet from the front of the building and shall not affect any historic features.
14. New parking areas, if required, should be located at the rear of the lot and should be appropriately screened from public view.
15. New carports are generally inappropriate, however if a new carport is built, it should not be visible from the street
16. Rear yard fencing for privacy is permitted.
17. New retaining walls should be constructed in a style and with materials that harmonize with other existing historic retaining walls in the area.
18. Chain link or cinder block-type material is inappropriate for publicly visible walls and fencing.
19. If historic fencing or a historic retaining wall did not exist in the front yard areas of a historic site, new fencing or walls in these locations is strongly discouraged.
20. Parking areas and driveways should be located to the side or rear of a structure.
21. 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.



Historic stone retaining walls and steps.

GUIDELINES

22. 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.
23. Swimming pools should be located in the rear yard.
24. Above ground pools are usually inappropriate, however if an above ground pool is necessary, it should be located not visible from the public way.
25. Required parking for existing projects should be designed in a manner appropriate with the historic character of the neighborhood.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

1. Landscape and fence features within the side and rear yard setbacks are exempt from review.

SUBMITTAL REQUIREMENTS

1. Plot Plan showing all existing and proposed landscape features.
2. Photos of existing conditions in the project area.
3. Photos of all elevations.

DELEGATED AUTHORITY TO THE PLANNING STAFF

NONE

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The pattern, rhythm and design of site features in a 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.