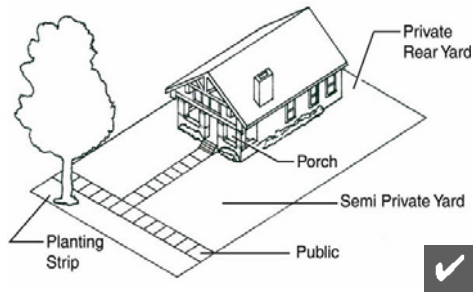
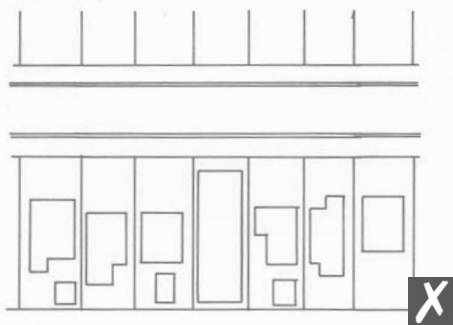


8.12 Massing and Orientation



A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.



New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks.



This house's side entrance is not appropriate in most historic areas

PURPOSE AND INTENT

The historical developmental pattern of structures is a significant character-defining feature of a historic district. Developmental pattern refers to the configuration of residential lots, the location and orientation of structures on the lots, and the relationship of lots and buildings to the street.

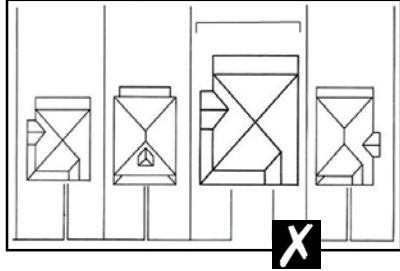
The height and massing of structures in a historic neighborhood will generally be fairly uniform along a blockface. The zoning in Angelino Heights contains a variety of multi-family zones, although the predominant historic developmental pattern is that of single family homes. Height for multi-family zoned lots in Angelino Heights that are amongst single family structures should be built to the height of other single family homes along the same block to preserve this predominant historic developmental pattern. Currently the LAMC requires a 33 foot height limit for single family homes in the R1 zone except when 40% of the residences on both sides of the block of a street as the frontage of a subject lot exceed the 33 foot height. New structures may be built to a height of the average of the building heights that exceed 33 feet.

Nearly all historic residential structures were designed to present their front facade to the street, and not to a side or rear yard.

GUIDELINES

1. New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. The property owner should provide an analysis of the building lot coverage using the City of Los Angeles' Zoning Information Map Access System (ZIMAS) and Sanborn Maps for the Contributing existing residential buildings with frontage on both sides of the block of the same street as the frontage of the subject lot, except for vacant lots, to demonstrate that their proposal does not exceed the prevailing lot coverage on the block for the proposed development.
2. New residential structures should present their front door and major architectural facades to the primary street, and not to the side or rear yard.
3. On corner lots, a corner entryway between two defining architectural facades may be not be inappropriate.

GUIDELINES



Traditional site design with a front walk through an open front yard leading to a welcoming porch, a side driveway leading to a rear garage, and relatively narrow side yard setbacks.



A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

4. A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.
5. New structures should be massed such that their floor plan is consistent with the pattern of development of historic structures of the neighborhood.
6. If the historic development pattern for a vacant lot is known, new construction on the lot should be encouraged to follow this historic pattern.
7. The property owner should provide an analysis of the building heights as defined by Los Angeles Municipal Code (LAMC) Section 12.21.1 of the Contributing existing residential buildings with frontage on both sides of the block of the same street as the frontage of the subject lot, except for vacant lots, to demonstrate that their proposal does not exceed the prevailing height of these buildings.