

## **PART II      DESIGN GUIDELINES**

### 6.0 Design Guideline Overview

#### **INTRODUCTION**

Part II of this Preservation Plan contains four chapters. The Design Guidelines include Architectural Styles, Residential Rehabilitation and Infill, Commercial/Industrial Rehabilitation and Infill, and Public Realm chapters.

A brief overview of these chapters begins below, and a User's Guide follows on the next page. The Architectural Styles chapter, used with the Historical Resource Survey, is intended to work together with the applicable chapters of the Rehabilitation and Infill Guidelines, as well as the Public Realm Chapter.

#### **ARCHITECTURAL STYLES**

The Architectural Styles portion of this Preservation Plan consists of the Architectural Styles History section and the Architectural Styles section. The Architectural Styles History section is an overview of the different architectural styles within the periods of significance in Los Angeles. The Architectural Styles section describes the specific architectural styles that exist in the University Park HPOZ. These descriptions, used with the Historic Resources Survey, are intended to give property owners a starting point to identify the predominant style or styles of their homes or buildings and assist them in determining what types of work might be appropriate.

More information on specific 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/Industrial Rehabilitation
- Commercial/Industrial Infill

The Rehabilitation and Infill Guidelines are designed to assist the HPOZ board, property owners, and contractors in the application of preservation principles to work planned for structures and sites within the HPOZ. These design guidelines are divided into Residential and Commercial/Industrial chapters, each with 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. “Design Guideline User’s Guide” **Table 1**, outlines the applicable guideline sections to use, as well as a discussion of key terms follows in this section.

### ***Rehabilitation or Infill?***

#### **Rehabilitation Guidelines**

The Rehabilitation Guidelines of both the Residential and Commercial/Industrial chapters are designed to assist the planning and review of projects involving Contributing structures, buildings, 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. The Rehabilitation Guidelines also apply to properties from the period of significance infilled to vacant lots.

#### **Infill Guidelines**

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

### ***Residential or Commercial/Industrial?***

#### **Residential Guidelines**

The residential chapter of the guidelines is used for single-family structures and multi-family structures in residential areas, and is also intended for the review of new residential infill construction. It is 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/industrial 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 child-care facility.

### **Commercial/Industrial Guidelines**

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

### **PUBLIC REALM**

The Public Realm chapter of this Preservation Plan covers public spaces. Public spaces include the streetscape, alleys, parks, public structures, and public buildings. These pages will help in the preservation and maintenance of identified historic elements of street, sidewalk, alley, and landscape elements. This could include topography, patterns, features, or materials that contribute to the historic character of the preservation zone. The Public Realm chapter is intended for use in the planning and review of public spaces within the University Park HPOZ.

**TABLE 1**  
**DESIGN GUIDELINE USER'S GUIDE**

Project Type	Historic Resource Survey classification	Applicable Guidelines	Refer to Page
Rehabilitation	Contributing	Rehabilitation	Residential, Page 46 Commercial, Page 106
Rehabilitation	Non-Contributing (within period of significance)	Rehabilitation & Infill	Residential, Page 85 Commercial, Page 126
Rehabilitation	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 85 Commercial, Page 126
Addition	Contributing	Rehabilitation	Residential, Page 46 Commercial, Page 106
Addition	Non-Contributing (within period of significance)	Infill	Residential, Page 85 Commercial, Page 126
Addition	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 85 Commercial, Page 126
New Construction	Contributing	Rehabilitation & Infill	Residential, Page 85 Commercial, Page 126
New Construction	Non-Contributing (within period of significance)	Infill	Residential, Page 85 Commercial, Page 126
New Construction	Non-Contributing (not in period of significance or vacant lots)	Infill	Residential, Page 85 Commercial, Page 126