

# Residential Infill

## INTRODUCTION

University Park experienced three significant building booms at the end of the 19<sup>th</sup> and beginning of the 20<sup>th</sup> century. These resulted in the great wealth of historic houses we see today in the district. These booms correspond to the “periods of significance” that define the district. Not all structures in University Park date from these periods of significance and not all lots were built out. These more recent buildings, as well as the construction of new structures on vacant lots, are considered as infill construction.

These infill buildings have a considerable impact on the appearance and continuity of the historic district, and their design and alteration must be carefully considered in the context of the entire district.

“Infill Construction” often results in a “non-contributing” structure, unless the infill structure is from the period of significance of the HPOZ and is being rehabilitated using historic standards. These are also defined in the Historic Resources survey. These Residential Infill Guidelines are intended for the use of residential property owners planning new structures on vacant sites or alterations to Non-Contributing structures or sites within the HPOZ. These guidelines help ensure that such new construction and alterations recognize and are sensitive to their historic context. Please refer to Chapter 5 - Historic Resource Survey for detailed information of Non-contributing structures.

## FORMAT

The Residential Infill Guidelines are divided into six (6) sections, each covering a building design element. Elements from all sections will be important when planning or evaluating proposed new construction or alterations to existing Non-contributing structures or sites.

***The Residential Infill section of the guidelines should be used in the planning and review of most projects involving new structures in residential areas. They are also intended for use in the planning and review of projects for structures in areas that were originally built as residential areas which have since been converted to commercial use.***

## THE DESIGN APPROACH

In addition to following these guidelines, successful new construction should take cues from its context and surroundings. One of the first steps in designing a new building within a historic district is to look at other contributing buildings on the blockface on which the lot is located, and other similar buildings in the neighborhood. In gen-

eral, new construction should not try to exactly replicate the style of the surrounding contributing historic structures. However, it is important that the design of new construction in a historic district be consistent with the design of surrounding contributing historic structures and sites. Design elements that are important in establishing this consistency include massing, materials, scale, siding, roof form, lot coverage, and the patterns of doors and windows.

### **Single Family Housing**

As shown in the section of Architectural Styles, the University Park HPOZ district exhibits a number of different residential architectural styles. Although the various styles appear throughout the district, there are concentration of certain styles that follow the patterns and dates of various building booms. If considering a project that involves new construction on a vacant lot, the first step would be to understand the characteristics of the various styles present on that block. If the existing buildings are all of the same or similar styles, common design themes should emerge. The Architectural Styles section of these Guidelines (pg. 25) contains sections detailing common design elements of each style. The Residential Infill Guidelines that follow point out various design elements that need special attention to insure that new construction is compatible with the historic streetscape.

It is important to note that all the historical residential buildings in the University Park HPOZ district follow certain developmental patterns: they take the form of a single, larger structure located on one or two residential lots, with a smaller “accessory type” building to the rear of the lots. There are no historic examples or porte cocheres, attached garages, or side-entry conditions. All the styles, with exception to the Mission Revival and Spanish Colonial styles feature textured surfaces. All the styles feature covered entries and porches, vertical proportioned windows detailed front doors, and patterned sloped roof surfaces.

Contemporary compatible designs for new infill construction are not necessarily inappropriate in an HPOZ and can contribute to the understanding of historical development of the district by distinguishing what was built in the historic period of significance and changes that have been that are not historic to the structure. This distinction between historic and non-historic elements provides a basis for the reversibility of non-historic elements at a future date. A compatible design must respond to siting with respect to prevailing lot use patterns, orientation of building to the lot, height, massing, pattern of window and door fenestration, and detail. Most importantly, each project should respond to it's surrounding context and help to create a seamless transition from building type to building type.

Different architectural styles or types generally exhibit common architectural design elements. Therefore, if you are considering a project that involves new construction on a vacant lot, the first step in designing a new building is to determine what style elements are present in other building on the block. If the existing buildings are all of the same or similar styles, common design themes should emerge.

### ***Guidelines For Building New Construction - GENERAL:***

1. Historic structures have roof spans that equate to room width i.e. 20-30' which give the building a distinctly massed form.
2. Historic roofs are composed of several volumes reflecting the plan and scale of the house components.
3. Roof overhangs serve as both a design feature that separates the roof massing from the base of the house and to promote better drainage away from the structure.
4. Match pattern of front porches or entry porches in the neighborhood.
5. Respect the pattern of roofs of the adjoining properties.

### **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 University Park HPOZ district 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.

Historically, multi-family development in University Park took the form of the Residential duplex or the Bungalow court, all developed on a single residential lot. More recently, some of the original larger single family residences and accessory buildings have been successfully converted to multi-family units. Some of these style groups, most notably the duplex/triplex/fourplex and the model of the large "front house" with smaller accessory structure might be successfully duplicated in new multi-family construction. In order to maintain the appropriate setting for the historic structure in the district, and to prevent new structures from dominating the streetscape, it is important that multi-family development preserve the appearance of the traditional lot use patterns of the district.

### **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 entry door, 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.

#### ***Guidelines 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.
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.

***Guidelines 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.

***Guidelines for building in the Victorian Style form:***

1. The main building should have a vertical emphasis enhanced by the proportion of height to width of the elevations. Floor to ceiling heights should be 9'-0" or greater. The plan may be box-like or asymmetrical with towers and wings. The secondary building should maintain the vertical character, may be 1 ½ to 2 stories high, but may only cover ¾ of the allowable building width of the lot.
2. Wood shingles, wood siding and asphalt/composition shingles are appropriate finishes.
3. The roof may follow either a flat pitch with wide-overhanging eaves, or a steep pitch (7 in 12 or greater) with a simple yet irregular shape.
4. An applied one-story front porch covering no more than ¾ of the front façade is required. The porch may wrap around one side of the building. The porch should have wood post supports, decorative details and wood railings.

5. Chimneys are generally clad in brick or stone.

***Guidelines for building in the Craftsman Style form:***

1. The main building should have a horizontal emphasis enhanced by the proportion of height to width of the elevations. The secondary building should maintain the horizontal character, may be 1 ½ to 2 stories high, but may only cover ¾ of the allowable building width of the lot.
2. Wood shingles, wood siding and asphalt/composition shingles are appropriate finishes.
3. The roof should be a gently pitched hipped. Roof rafters and supports may be expressed.
4. An applied one-story front porch covering no more than ¾ of the front façade is encouraged. The porch may wrap around one side of the building. The porch should have wood post supports, decorative details and wood railings.
5. Chimneys are generally clad in brick or stone.

***Guidelines for building in the Spanish Style form:***

1. The roof should be a gently parapet-flat, tile-hipped. Gables may end with a curvilinear wall. Clay tiles are appropriate finishes.
2. Stucco wall materials with historic textures should be generally less textured than modern finishes.
3. Roof may be pitched gable or perpendicular series of gables. Roof rafters and supports may be expressed. One or two dormers per side are allowed.
4. An applied one-story front porch covering no more than ¾ of the front façade is encouraged.
5. Stucco chimneys with trim details are typical. decorative brick and stone on better homes is also appropriate.