9.0 Commercial/Industrial Design Guidelines

Commercial/Industrial Rehabilitation

INTRODUCTION

“Rehabilitation” is the process of working on an historic structure or site in a way that adapts it to modern life while respecting and preserving the historic, character-defining features that make the structure or site important.

These Commercial/Industrial Rehabilitation Guidelines are intended for the use of commercial/industrial property owners planning work on contributing structures or sites within the HPOZ. Contributing structures are those structures, landscapes, natural features, or sites identified as contributing in the Historic Resources Survey for this HPOZ. Generally, “Contributing” structures will have been built within the historic period of significance of the HPOZ, and will retain features that identify it as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred. In some instances, structures that are compatible with the architecture of that period or that are historic in their own right, but were built outside of the period of significance of the district, will also be “Contributing”.

The Commercial/Industrial Rehabilitation section of the guidelines should be used in planning and reviewing projects involving most structures in commercial/industrial areas. They are also intended for use in the planning and review of projects for structures that were originally built as commercial/industrial structures which have since been converted to residential use. They are not intended for use on structures that were built as residential structures but have been converted to commercial/industrial use. For instance, the Commercial/Industrial Rehabilitation Guidelines would be used to plan work to a historic structure built as for shops and offices which is now used as residential lofts.

The Commercial/Industrial Rehabilitation Guidelines are divided up into eight (8) sections, each of which discusses an element of the design of historic structures and sites. If you are thinking about planning a project that involves the area around your building, such as parking areas, the “Site Design” section (pg. 109), might be a good place to start. If you are planning work on your roof, you might want to look both at the “Architectural Styles” section (pg. 25) to determine the style of the building, and then at the “Roofs” (pg. 66) section of these guidelines. The Table of Contents details other sections that might pertain to your project.
The Commercial/Industrial Design Guidelines are intended for use in the planning and review of Industrial zoned lots with an HPOZ. Land that is designated in the General Plan for industrial uses should use the Commercial/Industrial Design Guidelines of the Preservation Plan. Industrial lots limit residential uses, but can include a mix of commercial/industrial and agriculture uses. The Rehabilitation Guidelines help with the preservation and rehabilitation of existing historic elements and the Infill Design Guidelines help with new construction.

**Preservation Principles**

The following are the Secretary of Interior Standards:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing the protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
9.1 Site Design

PURPOSE AND INTENT

The design of the site of an 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, 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 the HPOZ 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.

Historically, commercial areas in Los Angeles were characterized by a consistent setback usually aligned against the sidewalk. This alignment provides for a comfortable and inviting pedestrian thoroughfare. Parking was located either to the rear of buildings or was provided on the side of the street. Preservation of this regular street wall is essential to maintaining the historic, pedestrian-friendly character of our historic commercial areas.

GUIDELINES

1. Mature trees and hedges, particularly street trees in the public planting strip, should be preserved.

2. Historic sidewalk features should be preserved wherever possible.

3. Parking areas and driveways should be located to the rear of commercial structures.

4. 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 walls or planting strips. All concrete block walls required by the City of Los Angeles shall be covered in stucco, brick, or masonry.

5. Entrances for commercial parking areas should be located from streets other than those faced by the primary architectural facade of the building wherever possible.

6. The historic street wall should be preserved in any storefront renovations.
9.1 SITE DESIGN

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

The pattern and rhythm of buildings in historic commercial areas should be preserved. 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, sidewalk features, and common setbacks should be preserved and maintained.

Preservation of the historic placement of a structure against the sidewalk, with parking provided on the street or to the rear provides an inviting pedestrian experience for residents and other customers, and helps to preserve or enhance the character of a neighborhood. Any plans for alteration of the footprint of an historic commercial structure should be carefully considered to preserve this relationship between the buildings and the street.

*Please refer to the Appendix for additional assistance and resources.*
9.2 Storefronts

PURPOSE AND INTENT

The most common feature defining historic commercial buildings is the storefront. While some more monumental historic commercial structures, such as banks, may not have classic storefronts as a ground floor feature, the majority of structures within the commercial areas of Los Angeles' HPOZs are defined by their storefronts. Although storefront character varies from area to area, there are features common to almost all storefronts. The most typical historic storefront configuration consists of a low base, known as a bulkhead, upon which large panes of glass are set, with a main store entrance located in the center or to one side of the storefront. Above the largest panes of glass, or the storefront glazing, there is often a band of narrow, horizontal panes known as transoms or clerestory glazing. The store’s signage was historically located on awnings over these windows, was painted on the glass itself, or was located in a sign area just above the clerestory or transom glazing. Often, storefronts will include a second, less prominent door leading to second story offices or apartments.

GUIDELINES

1. Historic commercial entryways should be preserved, both in their form and their individual components.

2. If windows or doors on an historic storefront must be replaced, they should be replaced in kind, matching the materials, dimensions, and glazing of the originals.

3. If an original storefront or its details are missing, replace them with new details in the same design as the originals if the original design is known. If the design is not known, the design of the storefront or storefront details should be compatible with the size of the opening, and the style of the building.

4. The transparency of first floor storefront and transom windows should be maintained. Painting or mirroring storefront or transom windows or entry door glazing is inappropriate.

5. Fixed bars or prominent roll-down gates are inappropriate on historic storefronts.
6. External signage should not be installed to cover storefront windows, doors, or transom areas.

7. Internal signage that substantially blocks the transparency of storefront windows is inappropriate.

8. Awnings should be similar in materials, design, and operation to those used historically.

9. Awnings shall set into individual storefront openings and should be set preferably below clerestory windows.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Preserving the character of historic storefronts is essential to maintaining the character of historic commercial areas. Sometimes storefronts have been radically changed over the years through infill of windows, the exchange of doors, and often through an accumulation of signage obscuring storefront features. It is therefore important to carefully analyze the ground floor of an historic commercial structure to ascertain the original configuration of the storefront area before beginning work.

Please refer to the Appendix for additional assistance and resources.
9.3 Windows and Doors

PURPOSE AND INTENT

Windows and doors strongly define the character of a structure's design. Windows and doors define character through their shape, size, construction, arrangement on the façade, materials, and profile. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of the casing and the head. Most windows found in Los Angeles historic districts are wood-frame true divided light windows. These windows are usually double-hung, fixed, or casement style windows. In some areas, metal frame casement or fixed divided light windows are common.

Doors in historic commercial areas vary from glazed storefront doors to opaque, simple secondary entrances. In addition to the door itself, historic commercial entryways were often framed by a surround that might have included a portico, sidelights, transoms, recessed entryway details, and other features whose preservation is important to its character. In some cases, the color and texture of the glazing are also important.

GUIDELINES

1. Preserve the materials and design of historic openings and their surrounds, including hardware.

2. The historic pattern of openings on a façade should be maintained.

3. The size and proportions of historic openings on a façade should be maintained.

4. Filling in or altering the size of historic openings, especially on primary facades, is inappropriate.

5. Adding new openings to historic facades, especially on primary facades, is also inappropriate.

6. Repair windows or doors wherever possible instead of replacing them.
7. When replacement of windows or doors is necessary, replacement windows or doors should match the historic windows or doors in size, shape, arrangement of panes, materials, hardware, method of construction, and profile.

8. Replacement windows or doors on the rear of side facades and the rear facade may vary in materials and method of construction from the historic windows or doors, although the arrangement of panes, size, and shape should be similar.

9. If a window or door is missing entirely, replace it with a new window in the same design as the original if the original design is known. If the design is not known, the design of the new window should be compatible with the size of the opening, and the style of the building.

10. If energy conservation is the goal, interior or exterior storm windows or doors, not replacement windows or doors, should be installed.

11. Storm windows or doors should be darker or match the existing trim in finish color. Storm windows or doors should either be composed of one large pane of glass covering the entire window or door, or, in the case of operable storm windows, the sash size and placement should match that of the window on which it is mounted.

12. Awnings should be similar in materials, design, and operation to those used historically.

13. Awnings should conform to the shape of the opening on which they are installed.

14. Awnings should only be utilized on openings in structures where their use was likely in historic periods.

15. Burglar or safety bars should only be installed on secondary facades. Bars should match the muntin and mullion patterns of the window on which they are mounted as closely as possible, and should be painted to match the predominant window trim.

16. Burglar or safety bars that are not original to an historic structure should not be installed on facades that can be seen by the public.

17. Bars or grillwork that is original to the structure should be retained.
ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE FOR THE APPLICANT

Replacement of windows and doors can have a serious negative effect on the character of a structure. Generally, historic windows and doors should not be replaced unless they cannot be repaired or rebuilt. If windows or doors must be replaced, the replacement windows or doors should match the originals in dimension, material, configuration and detail. Because it is often difficult to find open-stock windows or doors that will match historic windows or doors in these details, replacing historic windows or doors appropriately often requires having windows or doors custom built.

Typically, older commercial structures in Los Angeles may have had operable shutters or fabric awnings. When thinking about installing awnings on a commercial structure, it is important to consider first if an awning would be appropriate on a structure of its style and period, and next if the awning is appropriate to the building.

Please refer to the Appendix for additional assistance and resources.
9.4 Roofs

PURPOSE AND INTENT

The character of the roof is a major feature for most historic structures. Similar roof forms repeated on a street help create a sense of visual continuity along a street front. Roof pitch, materials, size, orientation, eave depth and configuration, and roof decoration are all distinct features that contribute to the character of a roof.

Traditionally, historic commercial structures commonly had flat roofs. These roofs were necessary to the form of the historic commercial building, and should be maintained. Roofing materials for flat roofed building on which the roofing material is not visible are generally not a character-defining feature of a structure. The roof-level cornice detail of the structure, however, is an important character-defining feature of the structure, and should be maintained.

Commercial structures built in the Spanish Colonial Revival and Mission Revival styles often sported terra-cotta tile roofs that are a distinctive element of these commercial structure. Parapet details were also often used in historic commercial structures to add architectural interest.

Some historic commercial styles did sport pitched roofs and/or dormer windows, and these roof forms should be maintained.

GUIDELINES

1. Preserve the historic roof form.

2. Preserve the historic eave depth or cornice design.

3. Historic cornice detail should be preserved in place wherever possible.

4. If historic cornice detail must be removed, it should be replaced with details that match the originals in design, dimensions, and texture.

5. Historic specialty roofing materials, such as tile, slate or built-up shingle should be preserved in place or replaced in kind.
6. Replacement roof materials on visible roofs should convey a scale, texture, and color similar to those used originally.

7. Dormers should not be added or removed from historic rooflines.

8. Rooftop additions and new skylights should be located to the rear of the structure and designed so as to minimize their impact on visible roof-form.

9. Flat skylights, flush with the roof are encouraged. Bubble skylights are inappropriate.

10. Roof decks and balconies are not allowed adjacent to balconies. Care should be exercised on placement of side yard balconies and roof decks to preserve privacy of neighbors.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Important elements of your historic roof that must be preserved include the roof form, the eave and cornice design, and any decorative or structural details that contribute to the style of a commercial structure. Before undertaking any work on a commercial roof, first consider photographing the areas where work will be done. Some of these elements may have to be removed while the work is done, and it can be helpful to have a record of what they looked like before work started when the time comes to put them back in place.

Please refer to the Appendix for additional assistance and resources.
9.5 Architectural Details

PURPOSE AND INTENT

Architectural details showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types. Features such as lintels, columns, and applied decoration were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.

Determining the architectural style of a commercial building can help you to understand the importance of its architectural details. The architectural styles section of these guidelines, or your HPOZ board, can help you determine what architectural details existed historically on a particular historic structure.

Historically, as today, signage was a detail that played an important role in defining the character of historic commercial areas. The placement and design of signage is therefore an important consideration in preserving the historic character of a commercial district.

GUIDELINES

1. Preserve original architectural details.

2. Deteriorated materials or features should be repaired in place, if possible.

3. When it is necessary to replace materials or features due to deterioration, replacement should be in kind, matching materials and design.

4. 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 itself) and evidence of similar elements on commercial structures of the same architectural style in the neighborhood.

5. Materials, such as masonry, that were not originally painted should remain unpainted.
6. Original building materials and details should not be covered with stucco or other materials. If stucco is resurfaced, care should be taken that details are not lost.

**ADMINISTRATIVE PROCEDURES**

**EXEMPTIONS**

None

**DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING**

None

**GENERAL BACKGROUND AND ADVICE TO THE APPLICANT**

Decorative details should be maintained and repaired in a manner that enhances their inherent qualities and maintains as much as possible of their original character. A regular inspection and maintenance program involving cleaning and painting will help to keep problems to a minimum.

Repair of deteriorated architectural detail may involve selective replacement of portions in kind, or it may involve the application of an epoxy consolidant to stabilize the deteriorated portion in place. These options should be carefully considered before architectural detail is replaced, since matching architectural details often requires paying a finish carpenter or metalworker to replicate a particular element, which can be a major expense.

Plans for new signage should be made after careful consideration of the historic style of the building. New signage should be carefully planned to assure that its design and placement does not conceal important architectural features.

*Please refer to the Appendix for additional assistance and resources.*
9.6 Building Materials

PURPOSE AND INTENT

The characteristics of the primary building materials, including the scale of units in which the materials are used and the texture and finish of the material, contribute to the historic character of a building. For example, the color and finish of historic stucco is an important feature of Spanish Colonial Revival commercial structures.

GUIDELINES

1. Original building materials should be preserved whenever possible.

2. Repairs through consolidation or “patching in” are preferred to replacement.

3. If replacement is necessary, replacement materials should match the original in material, scale, finish, details, profile, and texture.

4. Replacement materials that match the original in appearance should be considered when original materials are unavailable or too costly.

5. Building materials that were not originally painted should not be painted.

6. Original building materials should not be covered with vinyl, stucco, or other finishes.

7. If resurfacing of a stucco surface is necessary, the surface applied should match the original in texture and finish.

8. Sandblasting of historic masonry is prohibited. Low pressure wash and cleaning with appropriate chemicals is appropriate. Stripping of painted masonry surfaces is appropriate.
ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Before you replace exterior building materials, make sure that replacement is necessary. In many cases, patching in with repair materials is all that is needed. For instance, epoxy or another filler can sometimes be used to repair small areas of damage.

Replacement of deteriorated building materials requires careful attention to the scale, texture, pattern, and detail of the original material. The three-dimensionality of wood moldings and trim, the texture of historic stucco, and the bonding pattern of masonry walls are all important to duplicate when replacement is necessary. Replacing or concealing exterior wall materials with substitute materials is not appropriate. For example, placing synthetic siding or stucco over original materials results in a loss of original fabric, texture, and detail. In addition, such surfaces may conceal moisture or termite damage or other causes of structural deterioration from view.

Please refer to the Appendix for additional assistance and resources.
9.7 Additions

PURPOSE AND INTENT

Nothing can alter the appearance of an historic structure more quickly than an ill-planned addition. Additions cannot only radically change the appearance of a structure to passersby, but can also result in the destruction of much of the significant historic material in the original structure. New additions within an historic commercial area may be appropriate, as long as they do not destroy significant historic features, or materials, and are compatible with both the neighborhood and the building to which they are attached.

Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving their historic character and materials.

GUIDELINES

1. Additions should be located in the rear of the structure whenever possible, away from the main architectural façade.

2. Additions should be compatible in size, and scale with the original structure, although subordinate in massing.

3. 2 story additions to 1-story buildings are strongly discouraged.

4. Additions should use similar finish materials and fenestration patterns as the original structure. A stucco addition to a brick structure, for example, would be inappropriate.

5. Addition roofing forms and materials should echo those of the original structure.

6. Rooftop additions should be located to the rear of the structure and set back from front edge of parapet below projected 45-degree line from top of parapet on two lane street and 30 degrees on wider streets.

7. Additions should be sympathetically differentiated from the original structure through their details or massing, communicating clearly that the addition is new construction.
ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

In planning a new addition to an historic structure, it is necessary to plan carefully so that you can avoid significantly altering the structure’s historic character. The impact of an addition on the original building can be significantly be diminished by keeping the location and volume of the addition subordinate to the main structure. An addition should never overpower the original building through height or size. The form, design, placement of windows and doors, scale, materials, details, colors, and other features of new additions should be carefully planned for compatibility with the original building.

While an addition should be compatible, the design of the addition should also be slightly differentiated from the original structure. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, materials, or a slight variation in window pattern. These differences will allow the addition to be distinguished as a new contribution to the historic district, instead of giving a false sense of the area’s history.

Please refer to the Appendix for additional assistance and resources.
9.8 Signage

PURPOSE AND INTENT

Signage can significantly impact the character of an historic commercial building. Appropriate signage can accent the design of the commercial building, punctuating its architectural features and overall design. Inappropriate signage can obscure architectural features and mask historic character. Some key elements of the design of signage for historic commercial structures include dimensions, the materials used in construction, the placement of the signage on the facade, the method of attachment of the signage, how the signage is illuminated, and the overall amount of signage to be placed on the facade.

GUIDELINES

1. Signage on historic structures should conform to all city signage regulations.

2. Signage along the front surfaces of awnings is generally appropriate.

3. Internally illuminated signage that is visible from the street is generally inappropriate.

4. Signage painted on windows is generally appropriate, if it does not significantly reduce (by more the 20%) the amount of transparent window surface in a storefront window.

5. Plastic banner signs are inappropriate.

6. Signage should be attached in a manner that does not damage historic building materials or features.

7. Signage should not obscure significant architectural features. And should fit within bay structure of building. Historically, signage located on flat sign panel above clerestory windows or suspended or projected from building.

8. Significant historic signage should be maintained in place whenever possible.
9. Traditional signage materials such as cast metal letters, hand painting, hollow sheet metal letters, neon, and etched or carved letters on metal or wood panels are encouraged.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

None

DELEGATED AUTHORITY TO THE DIRECTOR OF PLANNING

None

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Most historic commercial structures incorporate locations of signage into their architectural design. For instance, buildings with storefronts were traditionally designed with a blank band above the storefront windows that was intended for signage. In other styles of architecture, signage may have been intended to go above the main entry, be painted on the windows, attached via a hanging projecting sign, or located on window awnings. Look for places on the building facade that do not have architectural ornament, or ask your HPOZ board for a consultation to determine where signage should be located.

In determining signage size, it is important to design the signage in such a way that the important architectural features of the structure are not obscured. Signs that are too large, or many signs that, when taken together, cover a large portion of the facade or storefront glazing are inappropriate. Signage materials and illumination should also be taken into account. Internally illuminated “can lights” or other similar signs are almost universally inappropriate to historic commercial structures. S sensitively designed neon signage may be appropriate to some architectural styles.

Please refer to the Appendix for additional assistance and resources.
9.0 Commercial/Industrial Design Guidelines

Commercial Infill

INTRODUCTION

“Infill” is the process of building a new structure on a vacant site within an existing neighborhood. These Infill guidelines are also applicable to the review of alterations to structures or sites within the HPOZ that are “Non-Contributing” as identified in the Historic Resource Survey.

These Commercial/Industrial Infill Guidelines are intended for the use of commercial/industrial 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.

Non-Contributing structures are those Structures, Landscapes, Natural features, or sites identified as Non-Contributing in the Historic Resources Survey for this HPOZ. Generally, Non-Contributing structures are those that have been built outside of the historic period of significance of the HPOZ, or are those that were built within that period but no longer retain the features (due to subsequent alterations) that identify them as belonging to that period. The historic period of significance of the HPOZ is usually the time period in which the majority of construction in the area occurred.

FORMAT

The Commercial/Industrial Infill Guidelines are divided into four (4) 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.
9.9 Location and Site Design

PURPOSE AND INTENT

Historically, structures in commercial/industrial areas were characterized by a consistent setback usually aligned against the sidewalk. This street wall should be preserved in the design of new infill construction. Commercial/Industrial buildings were typically constructed with their sidewalls abutting one another, establishing a common, consistent street facade. In most cases, a rhythm of building widths was established along a street front that still exists, and this rhythm should be reflected in new construction.

GUIDELINES

1. The facades of new structures in commercial/industrial areas should maintain the setback of existing historic structures along the street front.

2. New structures should reflect the prevailing widths on the street frontages of Contributing Commercial historic structures in HPOZ district.

3. New structures should be built to maintain the street wall, without side setbacks.

4. Parking areas should be located to the rear or side of new structures.

5. New parking areas should be screened from public view by means of fences or plantings along the street wall.

6. At corner sites, the new façade should be aligned along sidewalk edges on both streets. Special design treatments of corners historically included rounded are deviled features and corner tower elements.

7. Entrances for main and secondary uses should face onto street fronts. Common lobbies opening to parking are preferred.
9.10 Building Mass, Scale, and Form

PURPOSE AND INTENT

Historic commercial/industrial areas in the Los Angeles were generally composed of two to three-story flat roofed structures composed as rectangular solids. The volume height and mass of the proposed project should preserve the relationship between buildings and streets. Planning should be done to respect the historic character of the neighboring buildings and care should be exercised to not overpowe the neighbors through height size or bulk. The design of the project should create a new contribution to the district.

GUIDELINES

1. New structures should maintain the average scale of height and width of Contributing historic structures within the HPOZ district.

2. New structures taller than existing historic commercial/industrial structures in the HPOZ district should be designed to be compatible with the existing cornice heights on Contributing structures in the HPOZ district. All portions of buildings above the prevailing height, for Contributing buildings with frontage on both sides of the block of the same street as the frontage of the subject lot, should be setback from the façade to be more compatible.

3. Commercial/Industrial properties sharing a property line with residential uses should maintain code regulated setbacks to reduce the scale and massing along shared lot lines.

4. The basic building form for new commercial/industrial structures should be a simple rectangular solid.

5. New commercial/industrial structures should attempt to reflect the traditional commercial/industrial storefront widths in the historic commercial/industrial HPOZ districts.

6. A flat roof is the preferred roof form.
GENERAL BACKGROUND AND ADVICE FOR THE APPLICANT

The mass of traditional commercial/industrial buildings was divided into a base (storefronts) shafts (upper story tenants) and a cornice top detail. Frequently a further design element of bays reflected the structural design of repetitive elements with an emphasis placed on the main entrance and any secondary upper floor entrance.
9.11 Materials and Details

PURPOSE AND INTENT

Materials commonly used on facades of historic commercial/industrial structures included brick, stucco, and masonry. Architectural details were usually embellishments added to the solid plane of the facade or parapet details rising from it. Echoing these traditions in the design of new construction will help to preserve the distinctive character of our historic commercial/industrial areas.

GUIDELINES

1. Building materials should be similar to those used historically, such as brick, stone, metal, stucco, and wood. Concrete block is inappropriate.

2. New construction should incorporate and articulate horizontal and vertical subdivisions with plane changes, material changes, window groupings, floor-to-floor divisions and cornice treatments to establish scale and interest.

3. Architectural details should replicate, but should not exactly mimic, details found on historic facades.

4. The colors and finish of permanent finish materials, such as brick, tile, and stucco, should be similar to those used historically.

5. The use of architectural detail to break up the visual mass of outsized buildings is encouraged.

GENERAL BACKGROUND AND ADVICE FOR THE APPLICANT

Architectural details showcase superior craftsmanship and architectural design, add visual interest, and distinguish certain building styles and types. Features such as lintels, columns, and applied decoration were constructed with materials and finishes that are associated with particular styles, and are character-defining features as well.
9.12 Openings, Storefronts, and Entries

PURPOSE AND INTENT

Windows and doors strongly define the character of a structure’s design. Windows and doors define character through their shape, size, construction, materials, profile, and arrangement on the façade. Important defining features of a window include the sill profile, the height of the rails, the pattern of the panes and muntins, the arrangement of the sashes, the depth of the jamb, and the width and design of the casing and the head.

In addition to the door itself, historic commercial/industrial entryways were often framed by a surround that might have included a portico, sidelights, transoms, recessed entryway details, and other features whose preservation is important to its character. In some cases, the color and texture of the glazing are also important.

The historic character of commercial/industrial blockfronts is largely defined by the storefronts, entryways, windows and doors that were designed to create street level interest for pedestrians and passersby. While a historic commercial/industrial blockfronts might be composed of a Mission Revival structure, a Moderne structure, and several Italianate structures, all of these structures would have presented a similar face to the sidewalk, with large expanses of glass storefront windows, welcoming well-marked entryways, and largely regular, horizontally massed windows. Maintaining this common vocabulary is an important part of maintaining the character of historic commercial/industrial districts.

GUIDELINES

1. On the ground floor of new commercial/industrial structures, a majority of the primary architectural façade should replicate traditional retail storefronts.

2. The ground floor of the primary architectural façade should be composed primarily of transparent elements. The historic pattern of the structural bay design for storefronts is encouraged.

3. Recessed entryways are strongly encouraged for primary entrances on the ground floor level.
4. Primary entryways should be clearly marked through the use of important defining architectural elements, such as transoms, awnings, lintels, or surrounds.

5. Upper story windows should be regularly spaced and horizontally massed have appropriate size, style, and proportions on the primary architectural façade.

6. On structures occupying corner lots, corner entryways with strong design elements should be encouraged. Entrances for main and secondary (upper) uses should face onto street fronts. Common lobbies opening to parking are preferred.

7. Roll down shutters should be concealed behind the façade. Open grille-type shutters are recommended.

8. Awnings and marquees at entries were traditional to protect pedestrians and define entrance on façade. Awnings should follow guidelines set out in 9.2 Storefronts.

9. New skylights should be low profile metal and glass style.

10. Signage on commercial/industrial infill structures should follow the signage guidelines laid out in the commercial/industrial rehabilitation section.

GENERAL BACKGROUND AND ADVICE FOR THE APPLICANT

The most typical historic storefront configuration consists of a low base, known as a bulkhead, upon which large panes of glass are set, with a main store entrance located in the center or to one side of the storefront. Above the largest panes of glass, or the storefront glazing, there is often a band of narrow, horizontal panes known as transoms or clerestory glazing. The store’s signage was historically located on awnings over these windows, was painted on the glass itself, or was located in a sign area just above the clerestory or transom glazing. Often, storefronts will include a second, less prominent door leading to second story offices or apartments.
10.0 Public Realm: Streetscapes, Alleyscapes, Parks, & Public Buildings

PURPOSE AND INTENT

Along with private residential and commercial buildings and spaces, public spaces and buildings also contribute to the unique historic character of a preservation zone. Public spaces include streetscapes, alleyscapes, and parks. Public buildings cover a broad variety of buildings such as police stations, libraries, post offices, and civic buildings.

Streetscapes add to the character of each HPOZ neighborhood through the maintenance and preservation of historic elements. Street trees in particular contribute to the experience of those driving or walking through an HPOZ area. Character defining elements of streetscapes may include historic street lights, signs, street furniture, curbs, sidewalks, walkways in the public right-of-way, public planting strips and street trees.

Alleys, the lowest category of streets, may not exist in all HPOZ areas, but if present they traditionally serve as the vehicular entry and exit to garages providing an important element of the neighborhood character.

Like alleys, parks are sometimes present in an HPOZ area and, as such, traditional elements should be preserved and maintained, and the addition of new elements should be compatible with the historic character of the neighborhood.

Additions to public buildings may require the installation of ramps, handrails and other entry elements that make a building entrance more accessible. These elements should be introduced carefully so that character-defining features are not obscured or harmed. Guidelines relating to public buildings covering Americans with Disabilities Act (ADA) requirements and location of parking lots are covered in this section. Guidelines for new and existing historic public buildings are the same as those in the commercial rehabilitation and infill sections excluding those on storefronts. Please refer to those sections when making changes, constructing additions or construction of new public buildings.
GUIDELINES

Consult with the Public Works Department regarding new and replacement work in the public right-of-way.

Guiding Principle
Protect and preserve street, sidewalk, alley and landscape elements, such as topography, patterns, features, and materials that contribute to the historic character of the preservation zone.

Consult with the Public Works Department regarding new and replacement plantings in the public right-of-way.

Street Trees

1. Mature street trees should be preserved and maintained.
2. Mature trees should be trimmed so that the existing canopies are preserved.
3. Historically significant landscaping in public planting strips should be preserved and maintained.
4. New plantings in the public planting strip should be compatible with the historic character of the Preservation Zone.

Paving and Curbs

5. Historic curb material and paving should be maintained and preserved.
6. For repair or construction work in the Preservation Zone right-of-way, in-kind historic features such as granite curbs, etc should be replaced.
7. Avoid conflicts between pedestrian and vehicular traffic by minimizing curb cuts that cross sidewalks.

Signage

8. Historic street signs should be preserved and maintained.
9. New street signage should be placed so that historic features are least obstructed.
10. New street signage should be compatible with the historic character of University Park.
Consult with the Public Works Department regarding new and replacement work in the public right-of-way.

Street Furniture

11. New street furniture should be compatible in design, materials and scale with the character of the Preservation Zone.
12. New street furniture, such as benches, bike racks, drinking fountains, and trash containers, should be compatible in design, color and material with the historic character of the Preservation Zone. Use of traditional designs constructed of wood or cast iron is encouraged.

Utilities

13. New utility poles, etc. should be placed in the least obtrusive location. New utility lines should be placed underground to reduce impacts to historic character of preservation zone.

Street Lights

14. Existing historic street lights should be preserved and maintained.
15. New street lighting should be consistent with existing historic street lights. If there are no existing historic street lights, new lights should be compatible in design, materials, and scale with the historic character of the Preservation Zone.

Sidewalks

16. Historic sidewalks should be preserved and maintained.
17. Replace only those portions of sidewalks that have deteriorated. Replacement material should match the existing.
18. New sidewalks should be compatible with the historic character of the streetscape.
19. Maintain public walkway connections between streets and between buildings.

Alley scapes

20. Existing alleys should be preserved and maintained as public right-of-ways.
21. Traditional relationships between alleys and garages should be preserved and maintained.
22. Traditional fencing along alley right-of-ways should be preserved and maintained.
23. The introduction of new fencing should be compatible with existing historic fencing.

**Consult with the Public Works Department regarding new and replacement work in the public right-of-way.**

**Public Buildings**

24. Accessible ramps and entry features should be introduced so that character defining elements of the building’s entryways are impacted to the least extent possible.
25. New access ramps and entry features should be constructed so that they are reversible.
26. New public buildings should be compatible with the character of the Preservation Zone.
27. New parking lots and parking structures should be located to the rear of public buildings to reduce impacts on neighborhood character.
28. Construction of parking areas for public buildings should be screened from view of adjacent residential structures.

**Parks**

29. Existing historic elements such as walkway materials, mature trees, plantings, park benches and lighting should be preserved and maintained.
30. In-kind elements that cannot be repaired should be replaced.
31. New elements such as public benches, walkways, drinking fountains, and fencing should be compatible with the existing historic character of the Preservation Zone.
32. The character of parks should be preserved and maintained. For example, a small strolling park or passive park is not an appropriate candidate for the addition of recreation park elements such as bar-b-que’s, soccer fields or tennis courts.
33. Landscaping to screen public parking lots from view of public streets should be used.
GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Historic elements of the streetscape and alleyways on an ongoing basis should be preserved and maintained. For example, street trees should be inspected regularly for disease and damage. Street trees should be trimmed appropriately to preserve the foliage canopy.

If historic elements must be replaced, they should be replaced in-kind. Any work in the public right-of-way should also be reviewed by the Public Works Department staff.

Construction of new public buildings should be designed to be compatible with existing historic buildings.

Introduction of accessible ramps at the entrances to public buildings should be minimally intrusive on character defining features. Consult specialists in this area or refer to the Department of Interior’s website for more information on locating ramps and other entry elements.

Parking lots with wide expanses of asphalt detract from the historic character of a neighborhood. When possible, new parking lots should be located to the rear of public buildings. If located adjacent to a public sidewalk, parking lots should be screened with plant materials. Multiple overhead utility lines also detract from historic character. An attempt should be make to locate new utility wires underground.

Preserving the pedestrian quality of an area is also important to maintaining historic character. Curb cuts should be kept to a minimum to avoid conflicts between pedestrian and vehicular traffic.

*Please refer to the Appendix for additional assistance and resources.*
11.0 Definitions

Arch: A curved structure for spanning an opening.
Architectural façade: The façade distinguished by the primary architectural features or detail.
Asymmetrical: Having no balance or symmetry.
Awnings: A canopy made of canvas to shelter people or things from rain or sun.
Balcony: An elevated platform projecting from the wall of a building, usually enclosed by a parapet or railing.
Baluster: Any of a number of closely spaced supports for a railing.
Balustrade: A railing with supporting balusters.
Barge Boards (verge boards): A board, often carved, attached to the projecting end of a gable roof.
Battered: Sloping, as of the outer face of a wall, that recedes from bottom to top.
Bay: A part of a building marked off by vertical or transverse details.
Bay window: A window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within.
Belfry: A bell tower.
Blockface: The architectural setting formed by the conjunction of all the buildings in a block.
Board and Batten: Siding application where the vertical joints are covered with narrow strips of wood.
Boxed Cornice: A slightly projecting, hollow cornice of boards and moldings, nailed to rafters.
Bracket: A support projecting horizontally diagonally from a wall to bear the weight of a cantilever or for decorative purposes.
Box (built-in) gutter: A gutter built into the slope of the roof, above the cornice.
Cantilevered: Horizontal element of a structure supported by horizontal, not vertical, structural members.
Canopy: Projecting element, usually over a façade opening, as if to provide shelter.
Casement: A window sash opening on hinges generally attached to the upright side of the windows frame.
Clapboard: A long, thin board with one edge thicker than the other, laid horizontally as bevel siding.
Clerestory window: Ribbon windows on the portion of an interior rising above adjacent rooftops.
Clinker brick: A very hard burned brick whose shape is distorted, knobby or bloated.
Column: A rigid, relatively slender vertical structural member, freestanding or engaged.
Coping: The top layer or course of a masonry wall, usually having a slanting upper surface to shed water.
Corbels: A stepped projection from a wall, usually masonry.
Cornice: A continuous, molded projection that crowns a wall.
Crown: The highest portion of an arch, including the keystone.
**Cupola:** A domelike structure surmounting a roof or dome, often used as a lookout or to admit light and air.

**Dentil:** Simple, projecting, tooth-like molding.

**Dormer:** A projecting structure built out from a sloping roof, usually housing a vertical window or ventilating louver.

**Double-hung window:** A window with two sashes, both of which are operable, usually arranged one above the other.

**Eave:** The overhanging lower edge of a roof.

**Entablature:** The upper section of a building, resting on the columns and constituting the architrave, frieze, and cornice.

**Facade:** The front or any side of a building.

**Fascia:** Any broad, flat horizontal surface, as the outer edge of a cornice or roof.

**Fenestration:** The design, proportioning, and location of windows and other exterior openings of a building.

**Finial:** A sculptured ornament, often in the shape of a leaf or flower, at the top of a gable, pinnacle, or similar structure.

**Front Porch:** An open area beneath a roof or contained within a portion of second level overhang, adjoining the front yard and possibly a portion of the side yard.

**Frieze:** A decorative horizontal band, as along the upper part of a wall.

**Glazed:** Filled with a pane of glass.

**Gothic Arch:** A pointed arch reminiscent of those found on Gothic Cathedrals.

**Grilles:** A decorative screen, usually of wood, tile, or iron, covering or protecting an opening.

**Half-timbering:** Detail creating the appearance of exposed structural timbers on plaster.

**Keystone:** The wedge shaped detail at the top of an arch.

**Louver:** Fixed or movable horizontal slats for admitting air and light.

**Marquee:** A tall projection above a theatre entrance, often containing a sign.

**Massing:** The unified composition of a structure’s volume, affecting the perception of density and bulk.

**Molding:** A slender strip of ornamental material with a uniform cross section and a decorative profile.

**Newel post:** A post supporting one end of a handrail at the top or bottom of a flight of stairs.

**Ogee arch:** An arch formed by two S-shaped curves meeting at a point.

**Oriel:** A bay window supported from below by corbels or brackets.

**Parapet:** A low protective wall at the edge of a terrace, balcony, or above the roof line.

**Patterned Shingles:** Shingles, usually used as a sheathing material, which are cut and arranged so as to form decorative patterns such as fishscales, diamonds, scallops, etc.

**Pedestrian Path:** A hard surface in front of the yard for use by a person to pass from the public area, through the front yard to a building entrance.

**Pediment:** A wide, low-pitched gable surmounting a colonnade, portico, or major bay on a facade.

**Pergola:** An arbor or a passageway of columns supporting a roof of trelliswork on which climbing plants are trained to grow.
**Pier:** Vertical structural members.

**Pilaster:** A shallow rectangular projecting feature, architecturally treated as a column.

**Pinnacle:** A small turret or spire on a roof or buttress.

**Porch:** An exterior covered approach or vestibule to a doorway.

**Porte cochere:** A roofed structure covering a driveway to provide shelter while entering or leaving a vehicle.

**Portico:** A vertically proportioned porch having a roof supported by columns.

**Quoin:** An exterior angle of a masonry wall marked by stones or bricks differentiated in size and/or material from adjoining surfaces.

**Rafter:** Any of a series of small, parallel beams for supporting the sheathing and covering of a pitched roof.

**Rafter tail:** Portion of a rafter which projects under the eave.

**Roof:** The roof is the structure extending above the uppermost floor which covers a building. The terms gable and hip refer to the shape of the roof.

**Scale:** Proportionate size judged in relation to an external point of reference.

**Showcase windows:** Large glazed openings designed to showcase merchandise.

**Sidelights:** Vertical windows along the outside of a door.

**Sleeping porch:**

**Soffit:** The underside of an architectural element, such as a beam or cornice.

**Spandrel:** The roughly triangular space between the left or right exterior curve of an arch and the rectangular framework surrounding it.

**Spindles:** Slender architectural ornaments made of wood turned on a lathe in simple or elaborate patterns.

**Spire:** Structure or formation, such as a steeple, that tapers to a point at the top.

**Splay:** An oblique angle or bevel given to the sides of an opening in a wall.

**Stair tower:** A tower articulating the location of the stairway, usually of a residence.

**Stoop:** A raised platform, approached by steps and sometimes having a roof, at the entrance to a house.

**Streetscape:** The pattern and impression created by the combination of visible elements from all lots on a blockface.

**String courses:** A horizontal course of brick or stone flush with or projecting beyond the face of a building, often molded to mark a division in the wall.

**Surround:** The trim, jamb, head, and other decorative elements surrounding an opening.

**Symmetry:** Correspondence of form on opposite sides of a dividing line or plane.

**Terra-Cotta:** Usually red fired clay.

**Terrace:** An open level area or group of areas adjoining a house or lawn.

**Terrazzo:** A poured flooring material, usually comprised of small pieces of stone or glass in a binding medium.

**Tower:** A structure high in proportion to its lateral dimensions, usually forming part of a larger building.

**Transom:** A window, usually operable, above the head of a door.

**Trusses:** A rigid framework, as of wooden beams or metal bars, designed to support a structure, such as a roof.
**Turret:** A structure (frequently curved) high in proportion to its lateral dimensions, forming part of a larger building.

**Tuscan columns:** Very simple columns with no fluting or other embellishment.

**Veranda:** A large, open porch, usually roofed, extending across the front and sides of a house.

**Yard:** An open space other than in a court or on a lot, unoccupied and unobstructed from the ground upward.

**Windows:** A window is an opening in a wall to light and ventilate an enclosed space.

**Window Sash:** One unit of an operable window, including the frame and glazing.

**Wood shingle siding:** A sheathing material composed of overlapping wood shingles.