

RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use Projects
Objective 2: Employ Distinguishable and Attractive Building Design



Los Angeles
Department
of City Planning

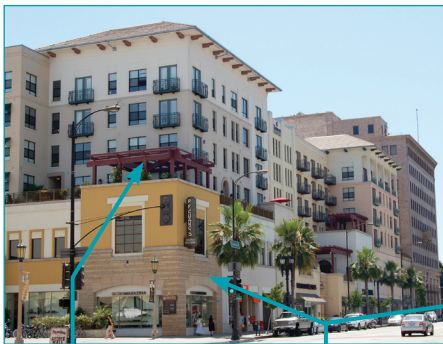
OBJECTIVE 2:

Employ Distinguishable and Attractive Building Design

Building Façade

- 1 Add architectural details to enhance scale and interest on the building facade by breaking it up into distinct planes that are offset from the main building façade. Porches and stoops can be used to orient housing towards the street and promote active and interesting neighborhood streetscapes.
- 2 Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated façades can prevent residential buildings from appearing commercial.
- 3 Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.

RECOMMENDED



✓ Upper stories are offset

✓ Building base establishes pedestrian scale



✓ Modulated façade and variation in wall planes provide additional articulation

NOT RECOMMENDED



Monolithic buildings lack architectural details that contribute to scale and visual interest

Objective 2: Employ Distinguishable and Attractive Building Design

- 4 Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive façades.
- 5 Utilize windows and doors as character-defining features to reflect an architectural style or theme consistent with other façade elements. Windows should project or be inset from the exterior building wall and incorporate well designed trims and details.
- 6 Treat all façades of the building with an equal level of detail, articulation, and architectural rigor.

RECOMMENDED



Interesting and varied architectural treatments using different colors and materials accentuate the building form



Plenty of windows and doors enliven the ground floor and create foot traffic

NOT RECOMMENDED



Missed opportunity to provide transparent elements on the ground floor to activate pedestrian-friendly uses

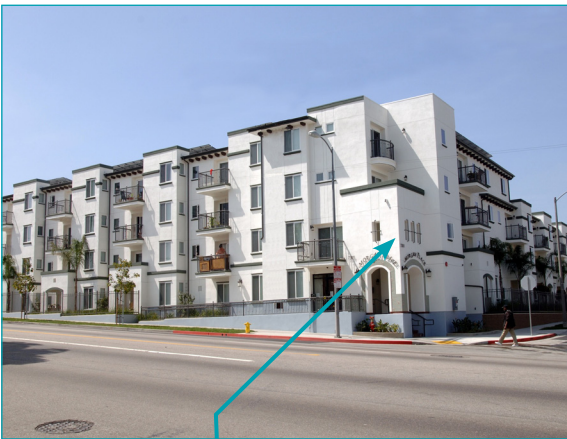


Lack of 3-dimensional architectural treatments creates a dull and repetitive façade

Building Façade (cont.)

- 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, **gables**, **dormers**, or innovative architectural solutions.
- 8 Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.
- 9 Include overhead architectural features such as eaves, awnings, canopies, **trellises**, or **cornice treatments** at entrances and windows that provide shade, provide passive cooling, and reduce daytime heat gain.

RECOMMENDED



✓ A modulated roof and variety of architectural features creates a sense of dimension



✓ Trellis used as an entryway treatment



✓ Strong façade rhythm along street frontage is accomplished through the use of architectural elements

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- 10 Orient windows on street facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- 11 Orient interior unit spaces so that larger windows for more public rooms, such as living and dining areas, face onto the street.
- 12 Design balconies such that their size and location maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

RECOMMENDED



Functional balconies



Windows oriented toward the main street increase the sense of "eyes on the street" and neighborhood safety

NOT RECOMMENDED



Windows oriented inwards with blank walls on the street



Lack of balconies or open space

Building Materials

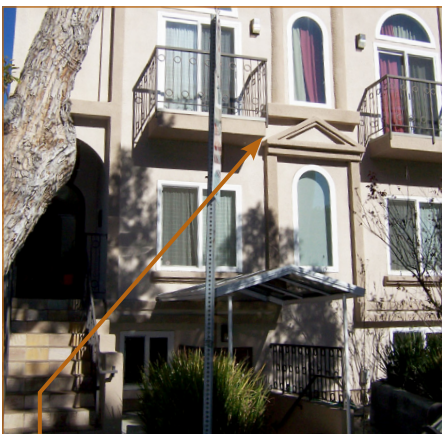
- 1 Approach character-defining details in a manner that is true to a style of architecture or common theme.
- 2 Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s).
- 3 Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style.
- 4 Apply changes in material purposefully and in a manner corresponding to variations in building mass.

RECOMMENDED



✓
Varied building materials correspond to the architectural style

NOT RECOMMENDED



! "Faux" architectural treatment is inconsistent with the architectural style it attempts to emulate



! Hastily applied stucco window trim does not correspond to the window sill. Façade materials show signs of weather and wear

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- 5 Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link, wrought iron spears, and barbed wire.
- 6 Exterior bars on windows convey an environment of hostility and are therefore strongly discouraged.

RECOMMENDED



✓ Variations in fence height, materials and texture



✓ Landscaped planters act as a buffer for ground floor units and eliminate the need for security doors

NOT RECOMMENDED



⚠ Wrought iron spears and bars on windows create a sense of danger more than safety



Special Design Considerations for Historic Properties

Ensure that any additions, alterations, or improvements to buildings designated as Historic Resources or otherwise identified as eligible Historic Resources as part of Survey LA, comply with the U.S. Department of the Interior's Standards for the Treatment of Historic Properties. Guidelines for preserving, rehabilitating, and restoring historic buildings can be found online at: http://www.nps.gov/history/hps/tps/standguide/overview/choose_treat.htm

Preserve original building materials and architectural features

Preserve, repair, and replace, as appropriate, building elements and features that are important in defining historic character. Retain the original building continuity, rhythm, and form created by these features. Consult historic documentation and photographs of the building before commencing work.

- Original building materials and details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Materials, which were originally unpainted, such as masonry, should remain unpainted.
- Avoid hiding character defining features behind displays, signage, and/or building alterations and additions. Remove non-historic additions to expose and restore the original design elements.
- The materials and design of historic windows and doors should be preserved.



Repair deteriorated materials or features in place, if feasible.

When it is infeasible to retain materials or features, replacement should be made with in-kind materials or with substitute materials that convey the same form, design, and overall visual appearance as the original.

Design building additions on historic buildings to be compatible with the massing, size, scale, and architectural features of an historic structure or site, while clearly reflecting the modern origin of the addition.

- Additions should be subordinate in massing to the main structure and located toward the rear, away from the primary façade.
- Within historic districts or eligible historic districts, new infill structures should harmonize in style, scale, and massing with the surrounding historic structures.
- New window and door openings should be located on a secondary façade. The arrangement, size, and proportions of historic openings should be maintained; avoid filling in historic openings, especially on primary facades.

