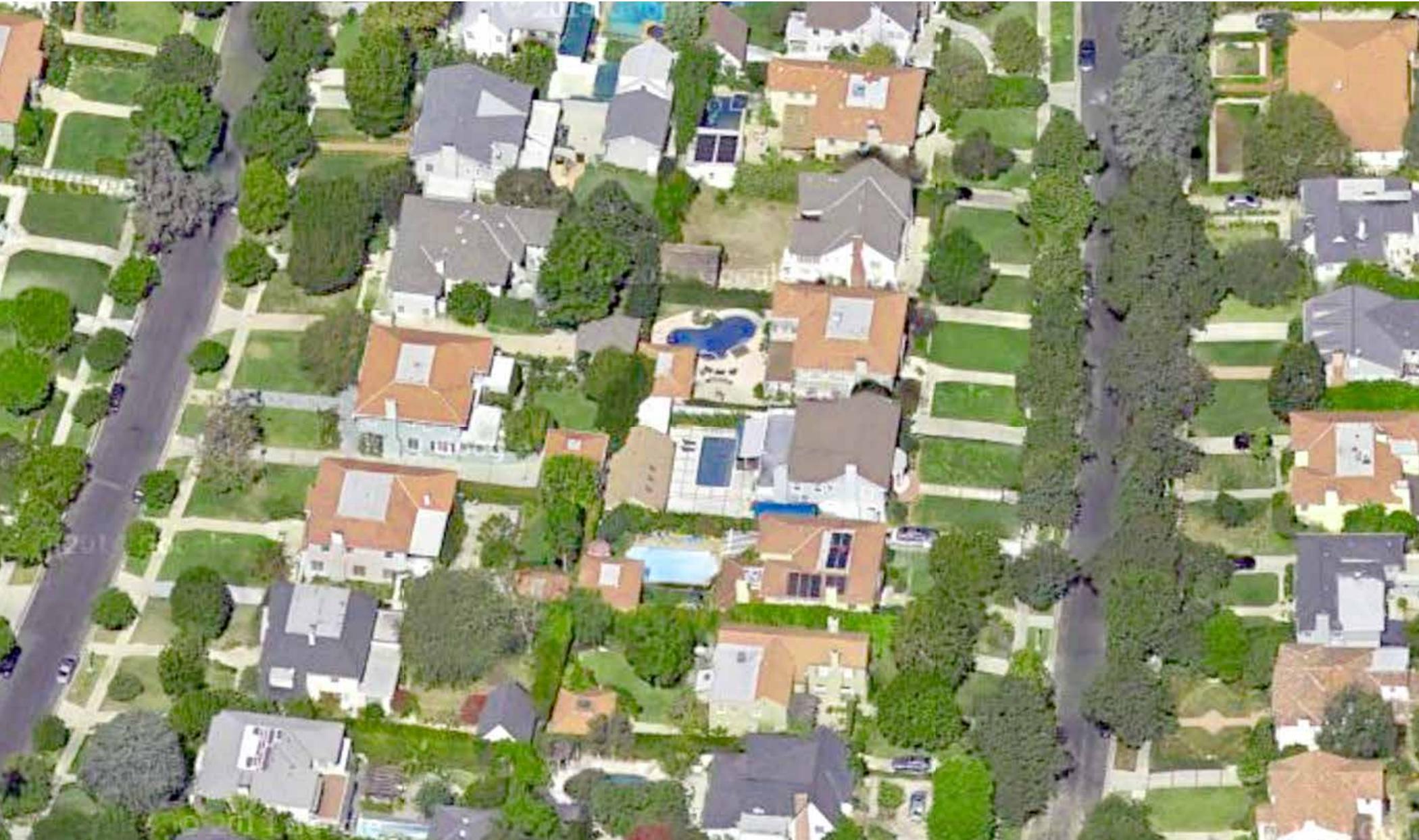


# Your Next Front Lawn

*Prepared for The Hancock Park Garden Club, a Member of the Garden Club of America*



Hancock Park Garden Club  
Founded 1962



# Introduction & Overview

- Who are we?
- What is the project?
- What is our approach?
- What have we done so far?



# Who are we?

## John Kaliski

- Architect, urban designer, educator
- UCLA Luskin School of Public Policy
- Past and current projects include:
  - Ocean Park Boulevard Complete Green Street in Santa Monica
  - Feasibility phases of both the Hollywood Cap Park and Park 101
- *Everyday Urbanism*, Monacelli Press 1999 (1st ed.) and 2009 (2nd ed.)
- Greater Wilshire Neighborhood Council Land Use Committee
- HPOZ Advisory Board
  - Wilshire Park, Country Club Park, Windsor Village
- California Greenworks

# Who are we?

## Takako Tajima

- Trained in landscape architecture, architecture, urban planning
- USC Graduate Landscape Architecture program
- Past projects include:
  - Ocean Park Boulevard Complete Green Street in Santa Monica
  - San Bernardino Valley College Landscape Master Plan
- American Society of Landscape Architects Professional Honor Award
- LafargeHolcim Prize for Sustainable Construction

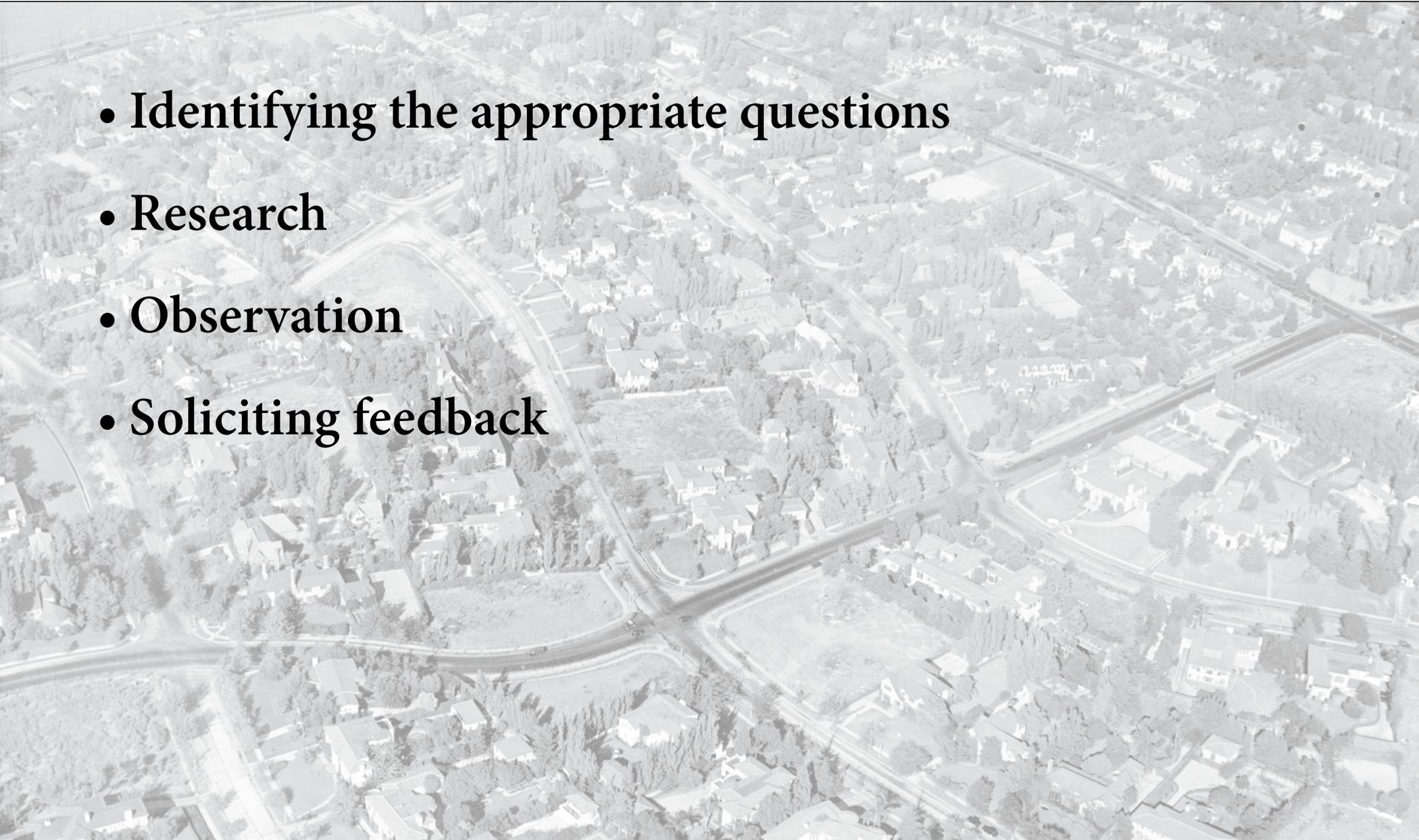
# What is the project?

- The Front Lawn
- Drought: The New Normal
- Legacy Landscapes vs. Collage Gardens
- A New Aesthetic?



# What is our approach?

- Identifying the appropriate questions
- Research
- Observation
- Soliciting feedback



# What have we done so far?

## Research

- Archival
- Regulatory
- Plants

## Field Observations

- General Observations: Hancock Park & Windsor Square
- Specific Observations: Windsor Boulevard  
June Street  
4th Street  
Additional Streets

## Presentation Preparation

Home of Buster Keaton and Natalie Talmadge, Hollywood, California.

# The Los Angeles Front Yard

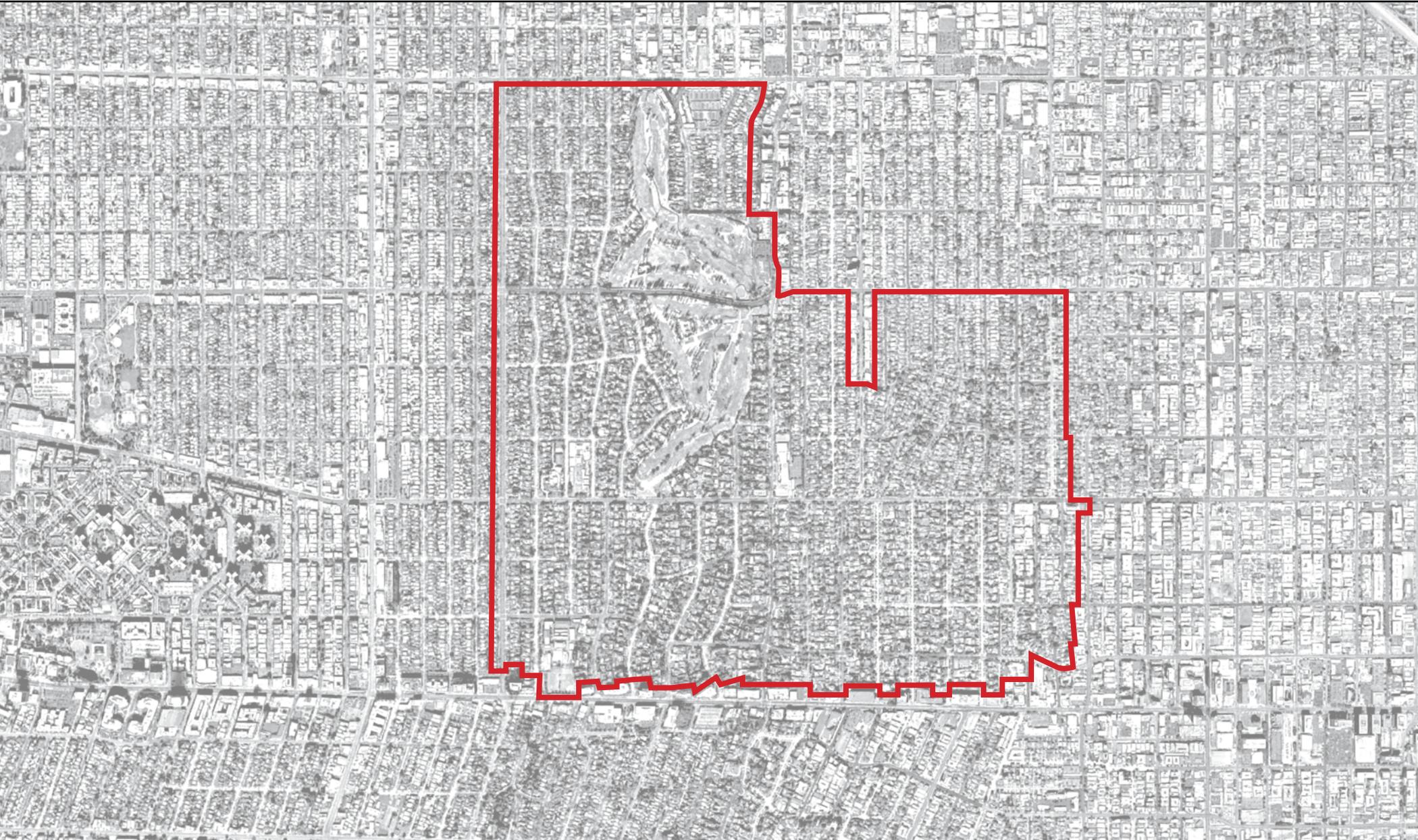
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1. **Then & Now: What has endured?**
2. **Shape & Form: How is it regulated?**
3. **Challenges: What are the challenges to its endurance?**

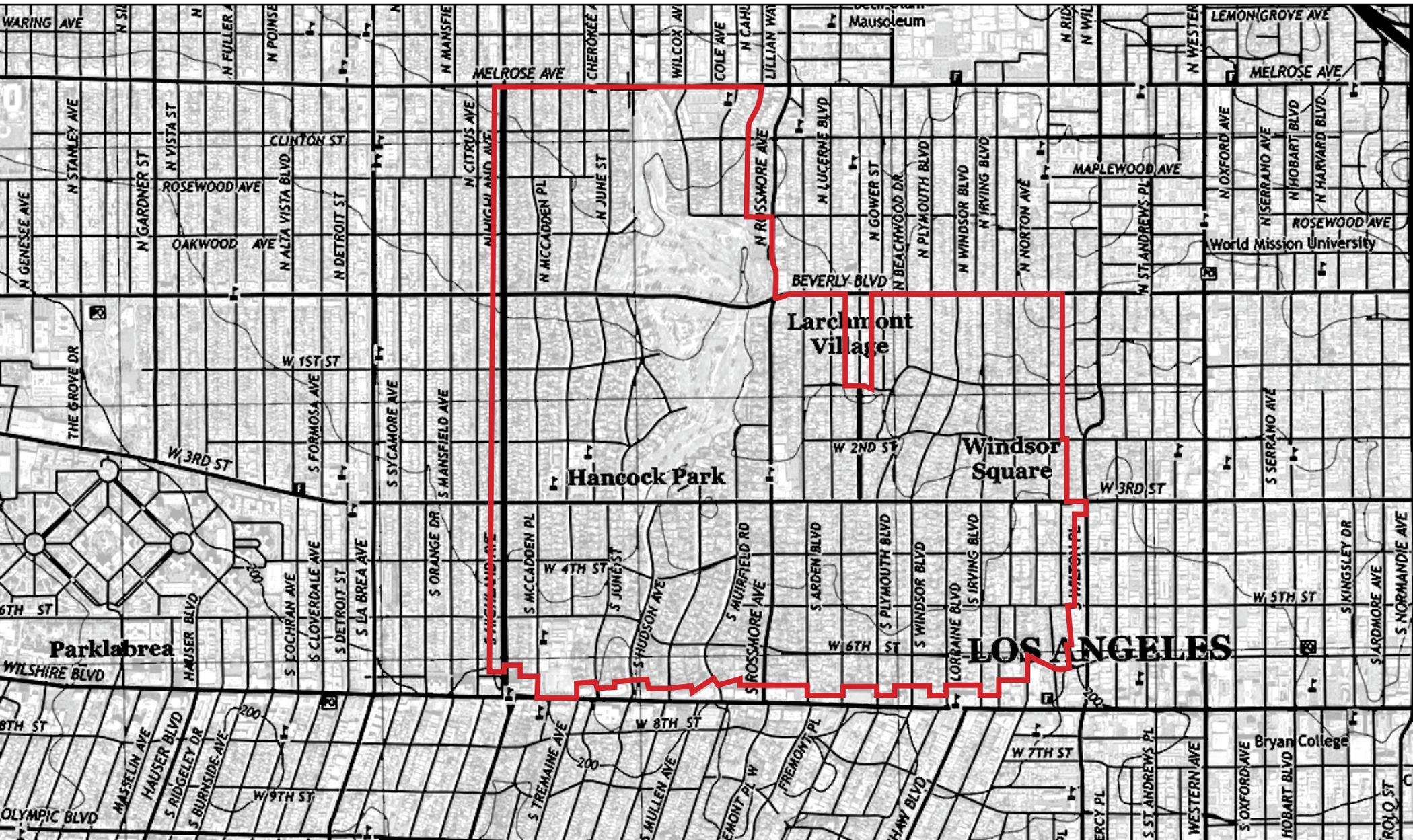
# The Los Angeles Front Yard

Then & Now: What has endured?

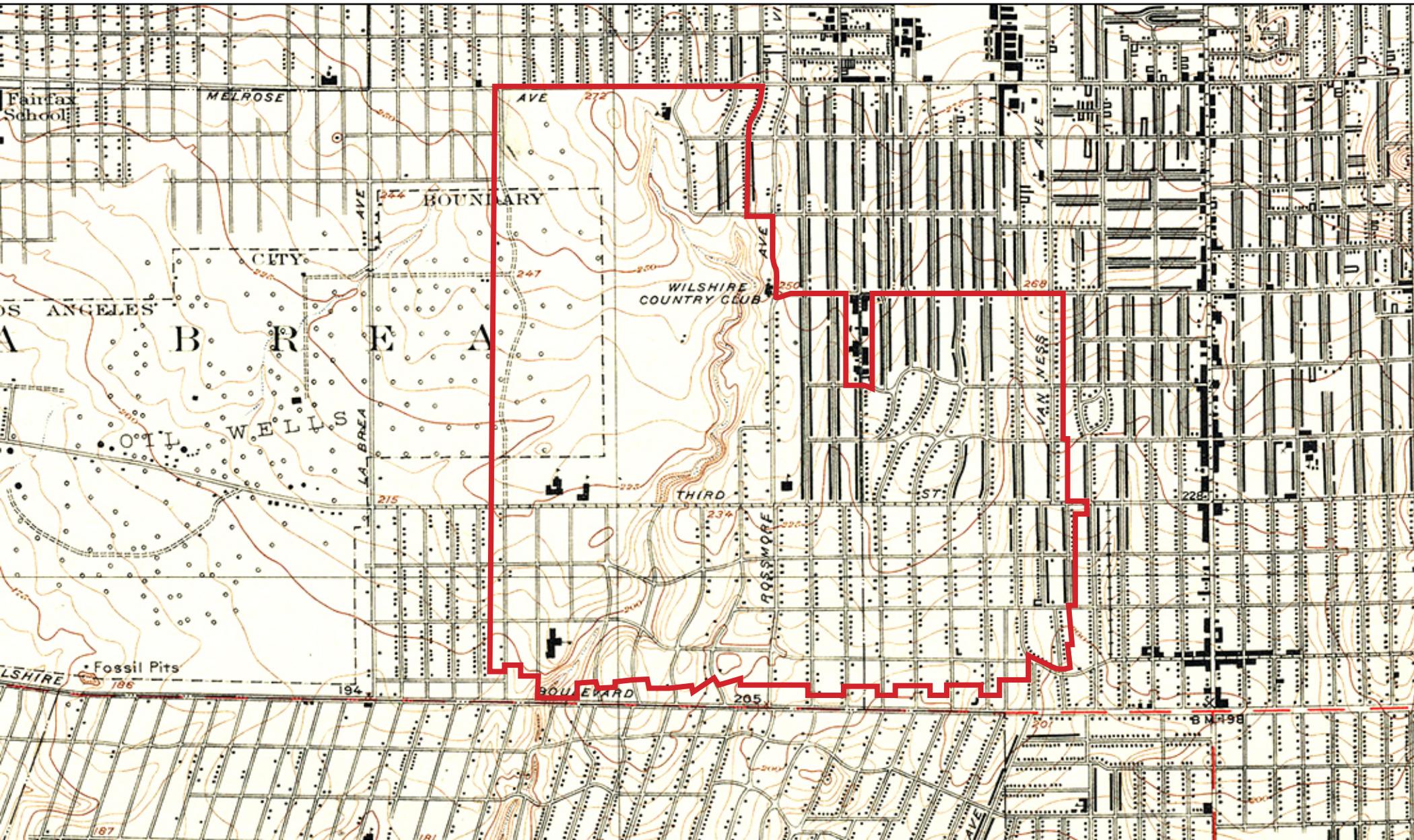
*Neighborhood Scale*



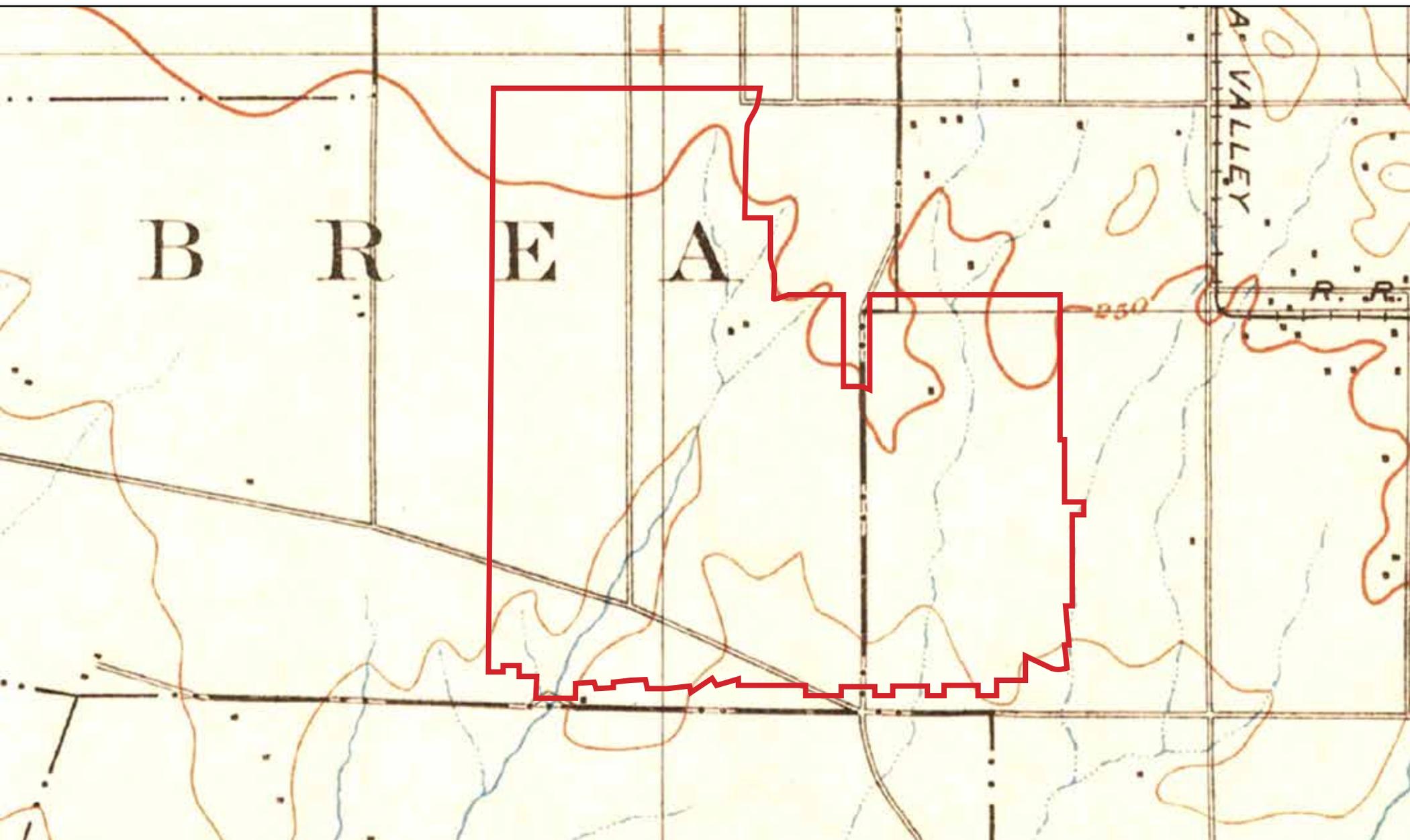
# Hancock Park and Windsor Square (2015)



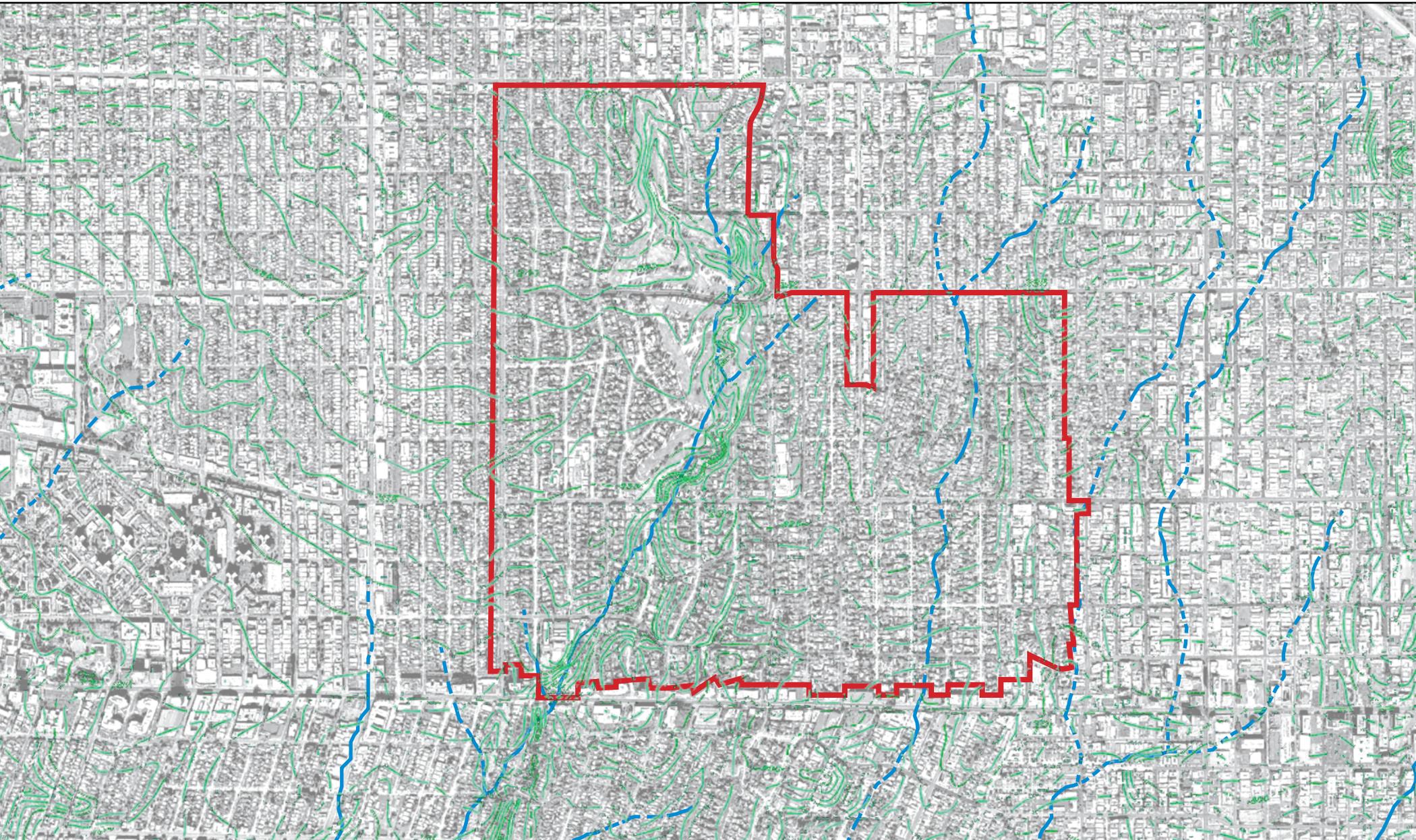
# Hancock Park and Windsor Square (1926)



## Hancock Park and Windsor Square (1902)



# Historic Topography & Waterways over Present-Day Aerial

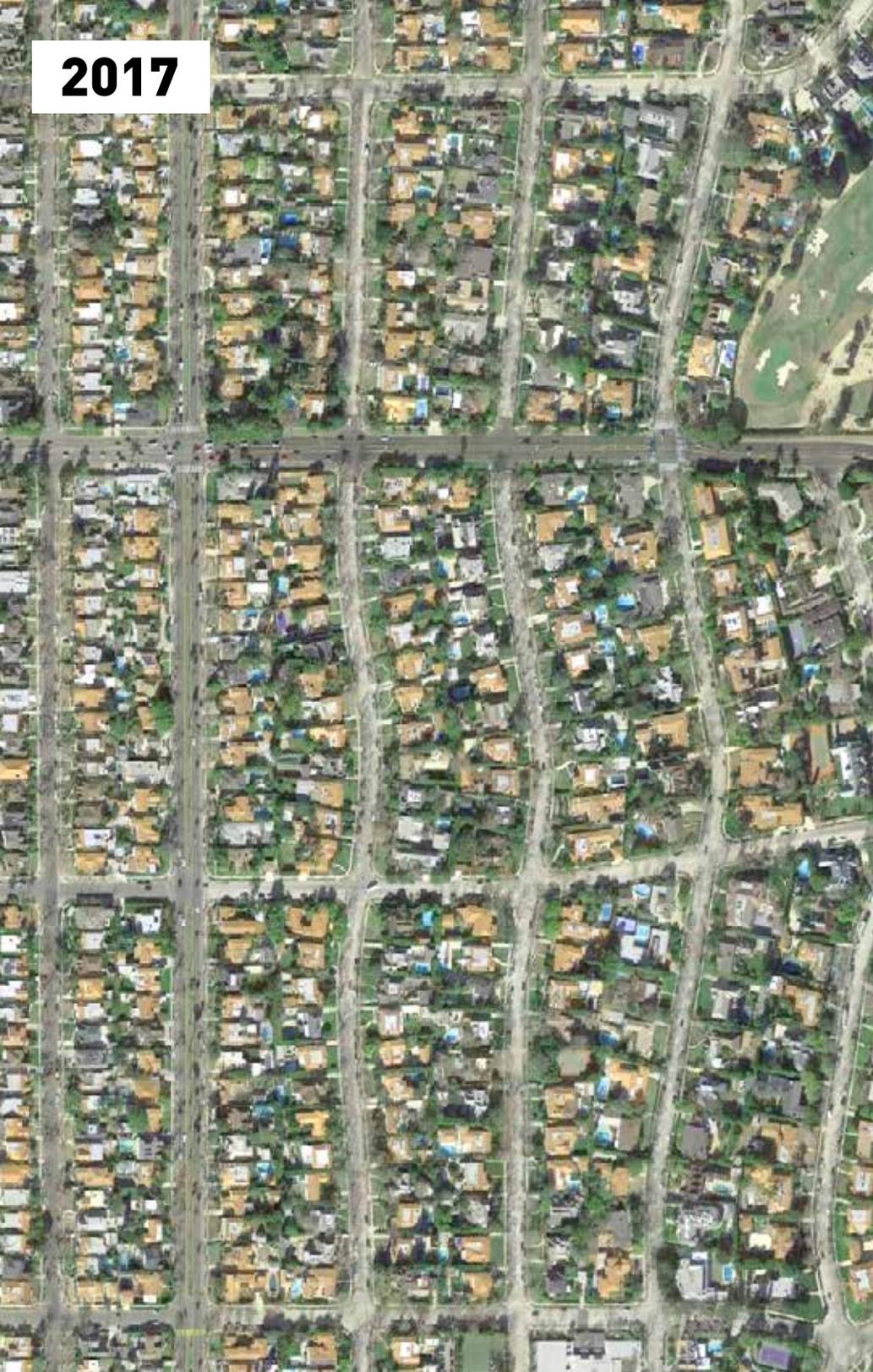


# Hancock Park

*between Highland Avenue and Hudson Avenue and  
between Oakwood Avenue and 2nd Street*



**2017**



**1961**

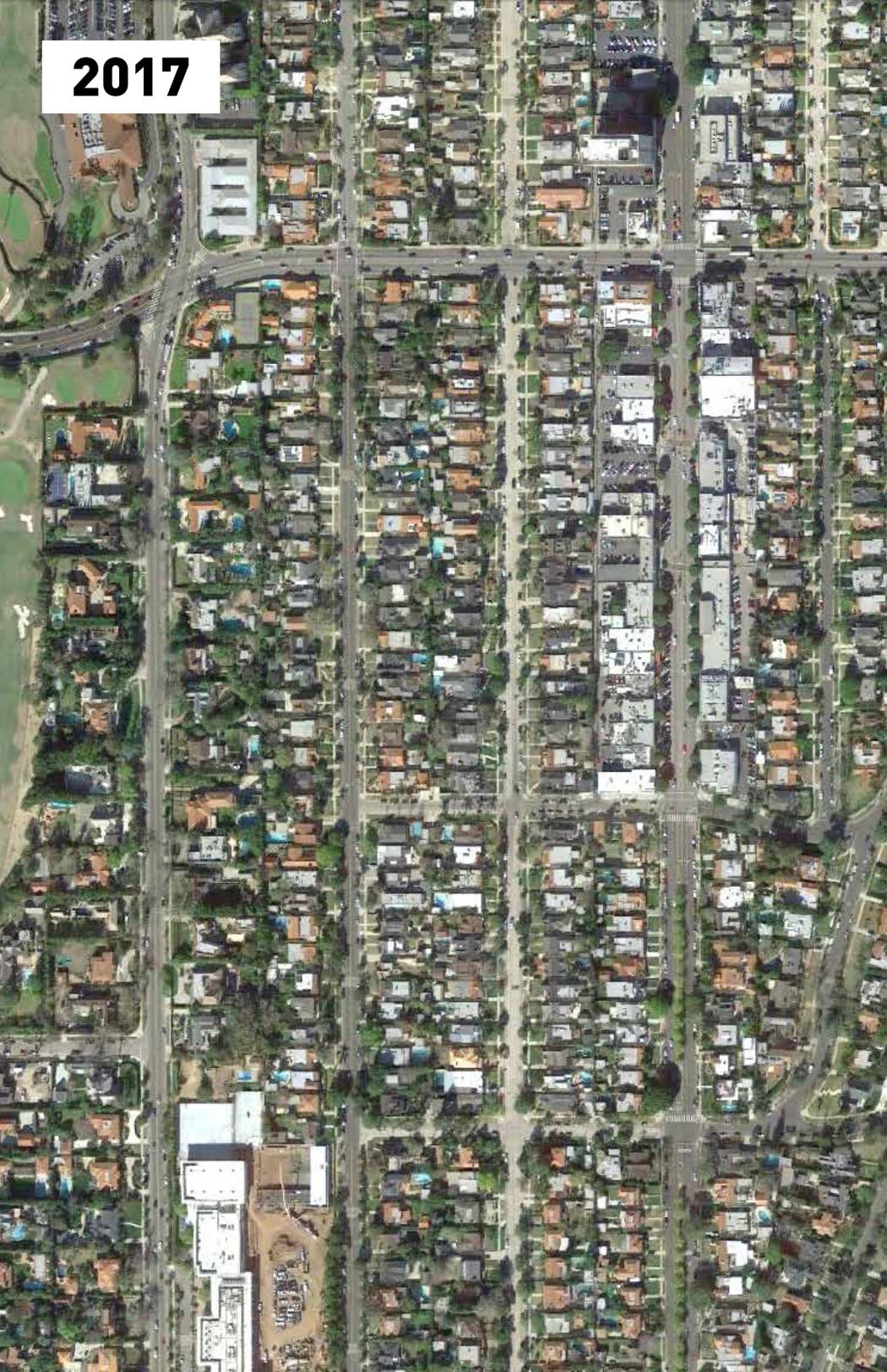


# Windsor Square

*between Rossmore Avenue and Gower Street and  
between Beverly Boulevard and 2nd Street*



**2017**



**1961**



# Hancock Park (1938)

*looking northeast from Highland Avenue and 2nd Street*



# Hancock Park (2015)

*looking northeast from Highland Avenue and 2nd Street*



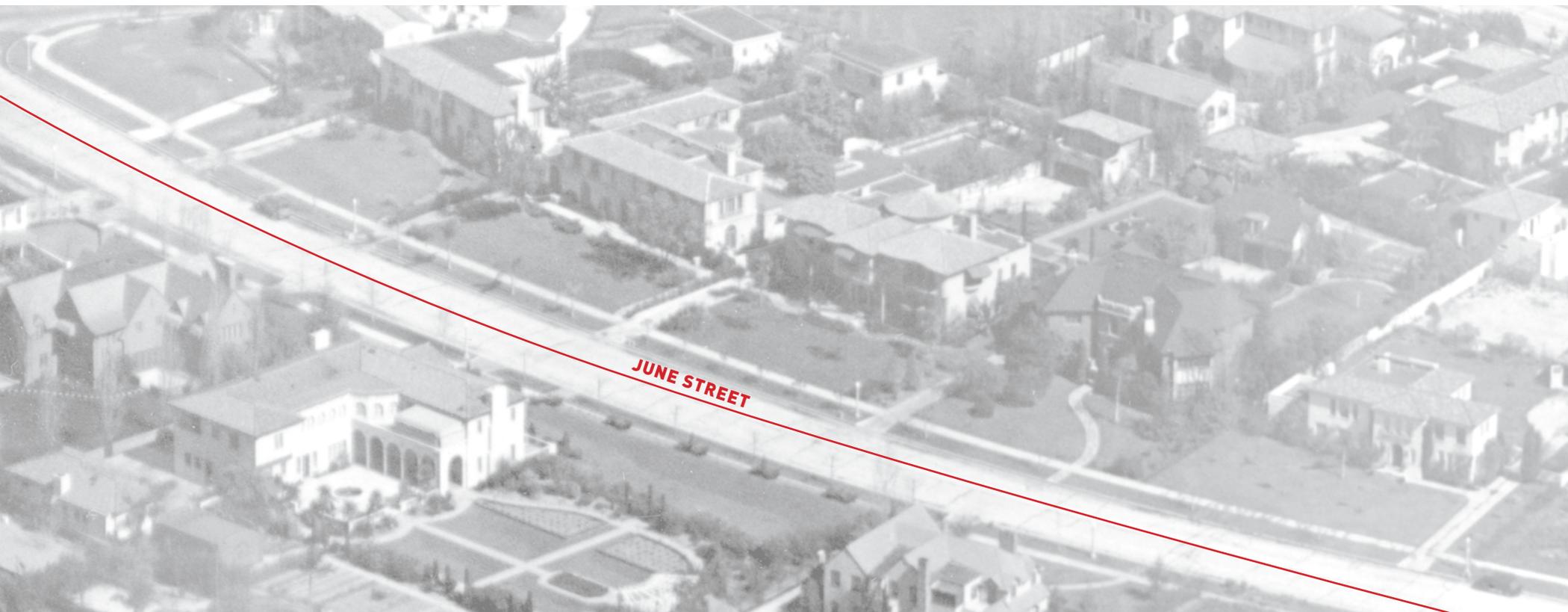
# The Los Angeles Front Yard

Then & Now: What has endured?

*Street Scale*

## **Hancock Park**

*June Street between 6th Street and Wilshire Boulevard*



**2015**



**1931**



# Windsor Square

*Arden Boulevard and Lucerne Boulevard  
between Beverly Boulevard and 1st Street*



**2015**



**1958**



# Windsor Square

*Arden Boulevard at 4th Street*



4TH STREET

ARDEN BLVD

**2015**



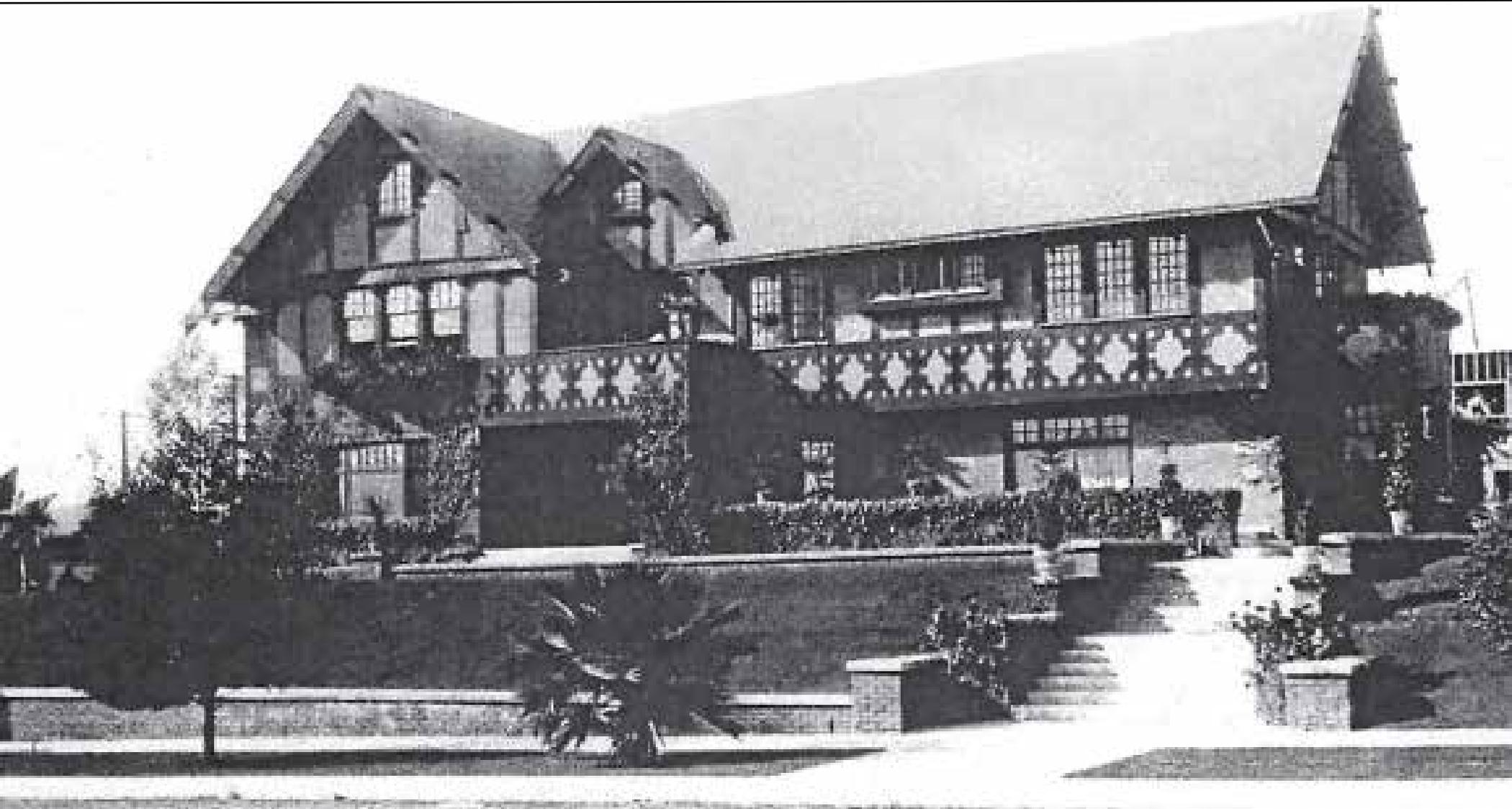
**1920s**



# The Los Angeles Front Yard

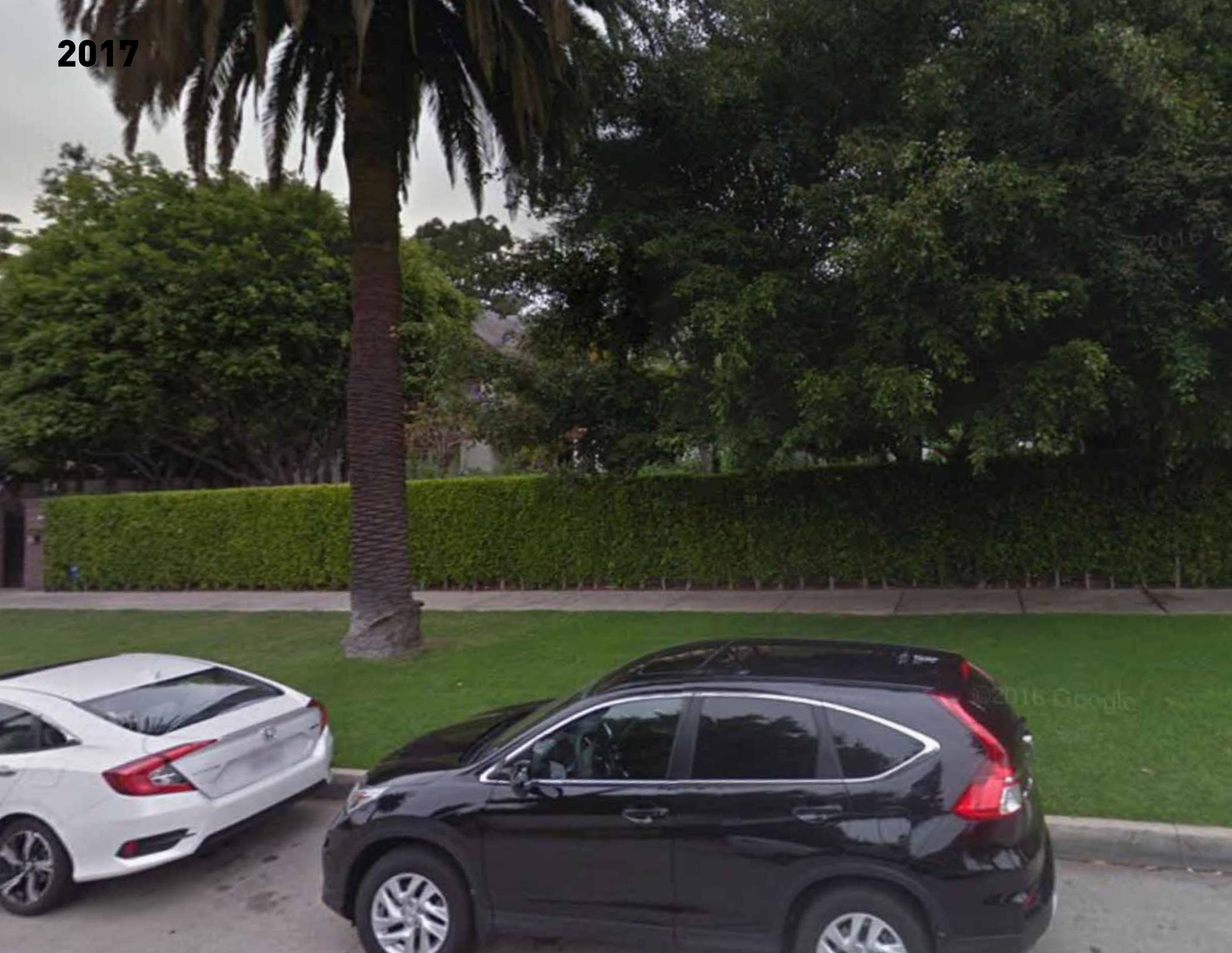
Then & Now: What has endured?

*Property Scale*



**1920s**

2017



1925



26

2017



1932



2017



A rectangular white sign with a red border. At the top, there is a red circle with a diagonal slash over a black letter 'P'. Below this, the text reads '8AM - 11AM' in bold black letters, followed by 'THURSDAY' and 'STREET CLEANING' in smaller black letters.

8AM - 11AM  
THURSDAY  
STREET CLEANING

1926



ITA

2017

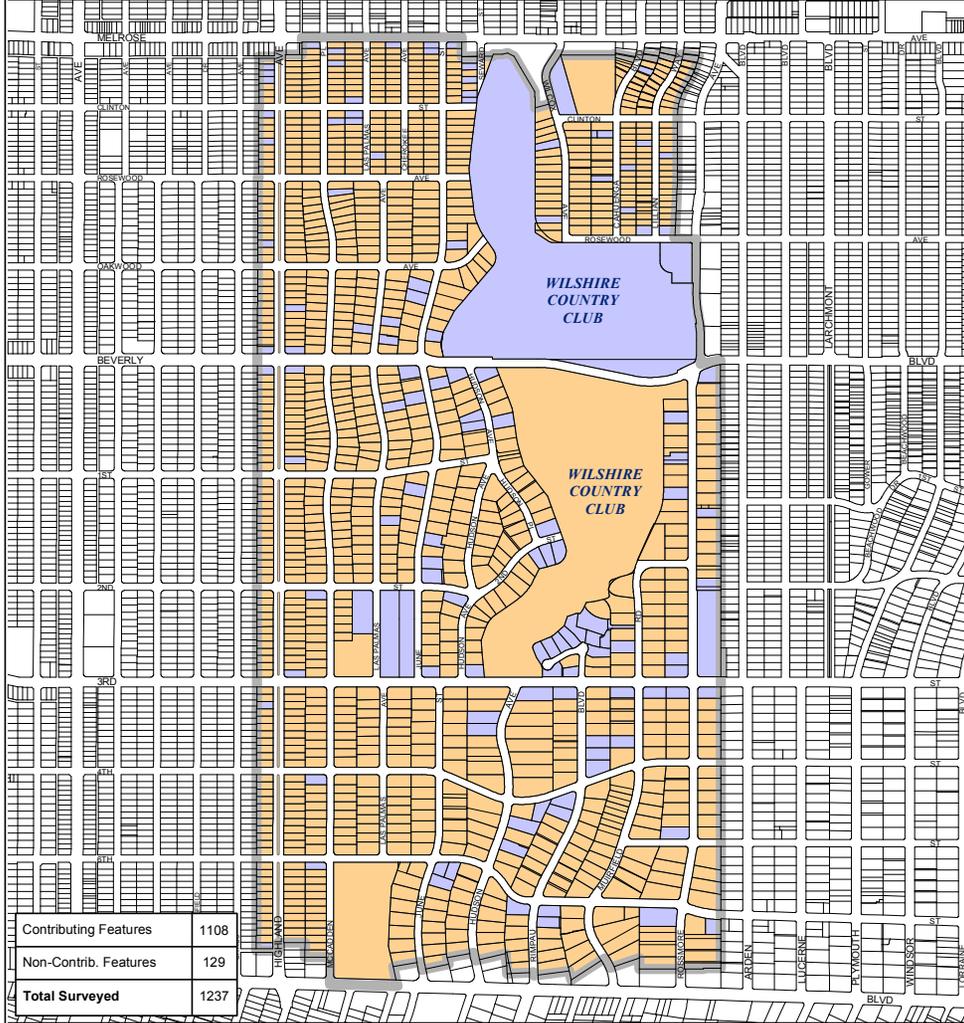


# The Los Angeles Front Yard

Shape & Form: How is it regulated?

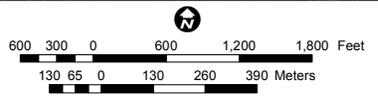
# Hancock Park Historic Preservation Overlay Zone HPOZ Historic Resources Inventory

Ordinance No: 180,162  
Adoption Date: 08/13/2008  
Effective Date: 10/04/2008  
CPC-2007-2705-HPOZ-MSC  
ENV-2007-2706-CE  
Council File Index 08-1757



|                       |             |
|-----------------------|-------------|
| Contributing Features | 1108        |
| Non-Contrib. Features | 129         |
| <b>Total Surveyed</b> | <b>1237</b> |

**Structure Designation**  
 Contributing Feature  
 Non-Contributing Feature  
 HPOZ Boundary



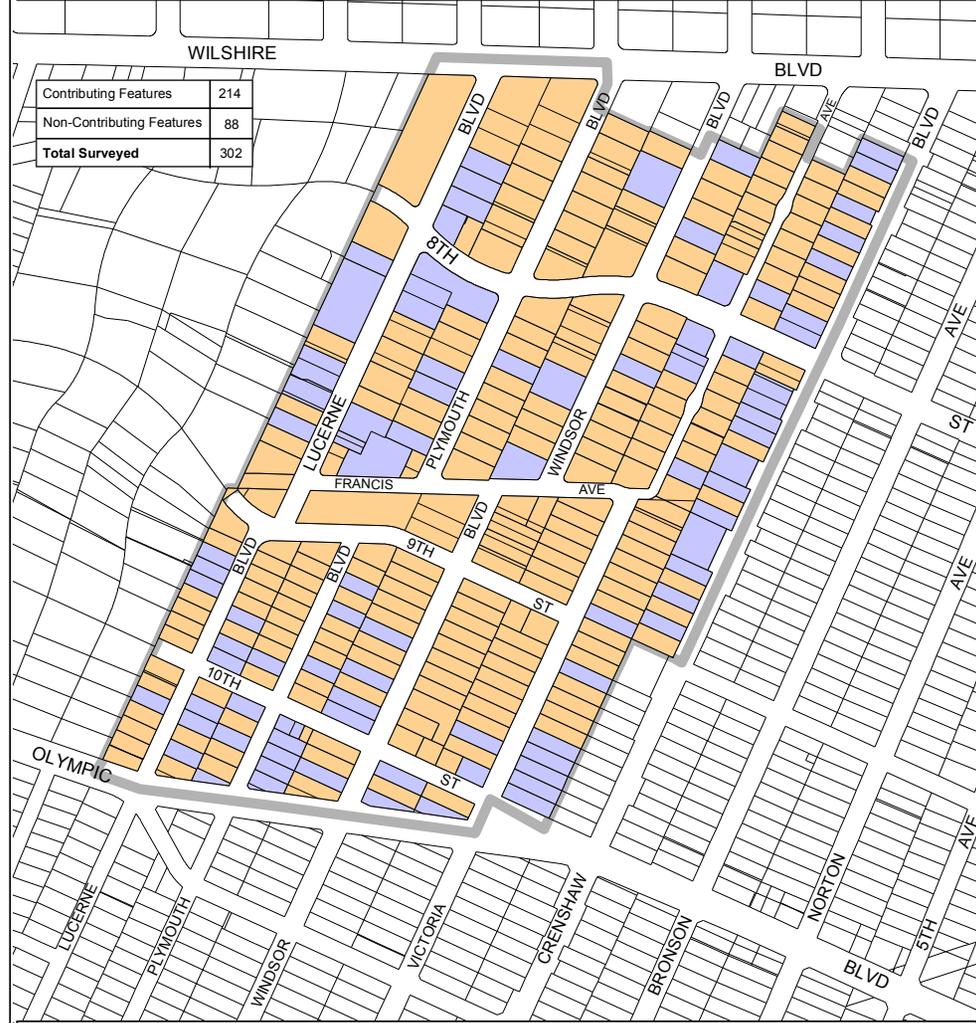
City of Los Angeles - Department of City Planning - Michael J. LoGrande, Director



Last Updated: 11/15/2013

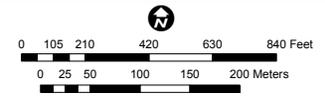
# Windsor Village Historic Preservation Overlay Zone HPOZ Historic Resources Inventory

Ordinance 181373  
Adoption Date: 10-20-2010  
Effective Date: 11-02-2010  
CPC-2010-996-HPOZ-MSC  
ENV-2010-997-CE  
Council File Index 06-2369-S1



|                           |            |
|---------------------------|------------|
| Contributing Features     | 214        |
| Non-Contributing Features | 88         |
| <b>Total Surveyed</b>     | <b>302</b> |

**Structure Designation**  
 Contributing Feature  
 Non-Contributing Feature  
 HPOZ Boundary



City of Los Angeles - Department of City Planning - Michael J. LoGrande, Director



Last Updated: 10/21/2014

# City of Los Angeles Zoning Standards Considerations

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## **Windsor Square HPOZ SFD Zones Include:**

RE15-1 HPOZ, RE9-1 HPOZ, R1-1 HPOZ

Note: there are multi-family zones

## **Hancock Park HPOZ Zones SFD Include:**

RE15-1 HPOZ, RE1-1 HPOZ, R1-1 HPOZ

Note: there are multi-family zones

## **Zoning Standards**

- **Sec. 12.07.01**

“RE” Front Yards: not less than 20% of lot depth, or minimum **25'** or equal to average depths where 40% or more of lots vary by less than 10'

- **Sec. 12.08**

“R1” Front Yards: : not less than 20% of lot depth, or minimum **20'** or equal to average depths where 40% or more of lots vary by less than 10'

- **Sec. 12.21 C.1 (g)**

No automobile parking space shall be provided or maintained within a required front yard...

All portion of the required front yard of one-family dwellings...in the RE...R1...Zones not used for necessary driveways and walkways, including decorative walkways, shall be used for planting, and shall not be otherwise paved...not more than 50% of a required front yard shall be designed, improved or used for access driveways.

- **Sec. 12.22 C.20 (f)**

Fences and Walls in the A and R Zones includes hedges and growths of “thick” shrubs or trees

- **Section 12.22 C.20 (f) (2)**

Front Yards in the R Zones, fences, walls, and landscape architectural features of guard railing around depressed ramps, not more than three and one-half feet in height above the natural ground level adjacent to the feature, railing or ramp, may be located and maintained in any required front yard.

Note: ZA exception for up to eight feet in front yard

# Hancock Park Preservation Plan

## *Section 8.0 Residential Design Guidelines, Maintenance, Repair, and Rehabilitation*

---

### **Objective 1.1**

Recognize that the maintenance, enhancement, and preservation of the character of the neighborhood as a whole takes precedence over the treatment of individual buildings, structures or sites.

### **Goal 2**

Preserve the historic streetscape of Hancock Park.

### **Objective 2.1**

Promote the maintenance and enhancement of the traditional streetscape and parkways.

### **Section 3.5 Exemptions**

Landscaping in front yards (except landscaping in public rights-of-ways and landscaping specifically called out in the Historic Resources Survey;

### **Section 3.6a**

*Delegated Authority to the Planning Director*

Fences, walls, and hedges in the front yard;

### **Section 3.6b**

*Delegated Authority to the Planning Director*

Pavement, and hardscape materials not located in the existing footprint of walks and driveways;

### **Section 3.6e**

*Delegated Authority to the Planning Director*

Natural features and landscaping within the public right-of-way/easement;

### **Section 7.2 Principal 1**

The historic appearance of the HPOZ should be preserved. This appearance includes both the structures and their setting.

### **Section 7.2 Principal 6**

Additions to the public realm should be designed to preserve the significant historic fabric of contributing structures or sites

# Hancock Park Preservation Plan

## Section 8.0 Residential Design Guidelines, Maintenance, Repair, and Rehabilitation

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### Section 8.2 Setting

#### *Landscaping, Fences, Walls, Walks, & Open Spaces*

Purpose and Intent: preservation of progressions, maintenance of historic neighborhood streets or sites.

#### Guidelines

- Mature trees and hedges, particularly street trees retained or replaced with in-kind plantings.
- Historic topographic features.
- Historic walkways and other hardscape features in the front yard preserved.
- If historic retaining walls, pathways, stairs or fences preserved in place or replaced in-kind.
- New or replacement retaining walls to harmonize with the house and with other existing historic retaining walls.
- New fencing is strongly discouraged except on Rossmore and Highland Avenues.
- The traditional character of residential front yards should be preserved. These areas should be reserved for planting materials and lawn, and non-porous ground coverings should be minimized.
- Landscaping should not be so lush or massive that public views of the house are significantly obstructed.
- Parking areas and driveways should be located to the side or rear of a structure.
- New carports should not be visible from the street.

# Windsor Square HPOZ Preservation Plan

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## 1.4 Exemptions (from HPOZ review)

- Fences and walls
- Natural Features, Landscaping, pavement, and hardscaping materials (in the existing footprint of walks and driveways); and delegated to the Director of Planning.

### Objective 1.1

Recognize that the maintenance, enhancement, and preservation of the character of the District as a whole takes precedence over the treatment of individual buildings, structures or sites.

### Goal 2

Preserve the historic streetscape of Windsor Square.

### Objective 2.1

Promote the maintenance and enhancement of the traditional streetscape and parkways. Ensure that new parkway plantings are *consistent with the Master Plan of Parkway Trees 2000 for Windsor Square*.

## Section 6.0 Principal 1

The historic appearance of the Windsor Square HPOZ should be preserved. This appearance includes both the structures and their setting.

# Windsor Square HPOZ Preservation Plan

---

## Section 10.2 Design Guidelines

### *Setting, Massing and Orientation*

- The design concept includes the streetscape, the planting strip along the street, setbacks, drives, walks, retaining walls and the way a structure sits on its lot...
- Streetscapes led to planting strips, planting strips to sidewalks, sidewalks to yards and front walkways, which led to porches and the private spaces within a house... (p)reservation of these orderly progressions is essential...
- **Guideline 5** A progression of public to private spaces from the street to the residence should be maintained. One method of achieving this goal is to maintain the use of a porch to create a transitional space from public to private.

# **The Los Angeles Front Yard**

CHALLENGES: What are the challenges to its endurance?

# The Los Angeles Front Yard

CHALLENGES: What are the challenges to its endurance?

## EVOLVING TYPOLOGIES

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1. Hedges at Front and Side Yards
2. Fences & Walls
3. Driveways, Parking Areas, & Car Courts
4. Drought Resistant Gardening
5. Ground Covers v. Lawn
6. Street Trees

# 1. Hedges at Front and Side Yards







441

441



316 S





# 2. Fences & Walls









636 5

### **3. Driveways, Parking Areas, & Car Courts**











Morning traffic begins to swell in the San Fernando Valley near White Oak. Climate models suggest that by 2050, the valley could see 92 days of extreme heat per year, compared with 54 in 1990. (Al Seib / Los Angeles Times)



## L.A.'s mayor wants to lower the city's temperature. These scientists are figuring out how to do it

By **DEBORAH NETBURN**

Graphics by **PRIYA KRISHNAKUMAR**

FEB. 9, 2017, 12:05 A.M.

*...the team determined that the current zeal for xeriscaping – landscaping with drought tolerant plants – could make L.A. up to 3.4 degrees Fahrenheit warmer in the daytime by depriving the soil of water and limiting the amount of evapotranspiration that occurs.*

*Los Angeles Times, February, 12, 2017, page A 12*

## 4. Drought Resistant Gardens



## 4. Drought Resistant Gardens







## 5. Ground Covers vs. Lawn











# **Some Observations**

- **Respect for Consistency of the HP and WS Front Lawns**
- **Eclectic Architecture vs. More Consistent Landscape**
- **Parkways and/or Front Yards**
- **Individual Front Lawn Gardens**
- **Large Scale vs. Small Scale Front Yard Gardens**

# Respect for Consistency of the HP and WS Front Lawns

*Are they worth saving?*



# Eclectic Architecture vs. More Consistent Landscape

*Do we value this?*

Los Angeles Homes, Los Angeles, California.—20



## **Parkways and/or Front Yards**

*Are they the same thing?*

*Should they get treated differently? Regulated differently?*



## Individual Front Lawn Gardens

*Are they “in character” with (historic/HPOZ) setting?*



# Large Scale vs. Small Scale Front Yard Gardens

*Are they equivalent?*

*Does it make a difference?*



# Considerations & Ideas

- Consider developing block-by-block descriptions of historic streetscapes, and compatible plant palettes
- Consider more emphasis on street settings, i.e. the public rights-of-way; standards for the streets, the planting strips, and the sidewalks
- Consider the “preservation” the parkways – introduce standards (“shalls”) for plantings under required street trees
- Consider an area or width to the back of the sidewalks as a means to “expand” the sense of the streetscape and “park-like” setting and utilize standards for plantings in this additional area
- Consider no allowance for hedges, walls, and fences in the first 5’ - 15’ from the rear of sidewalk (perhaps use a dimension that is the same width as the parkway)
- Consider adding more specific landscape standards and/or guidelines to the preservation plans
- Consider discouraging xeriscape gardens at front yards
- Consider no allowances and prohibition of inorganic or hard surfaces at front yards with the exception of allowed driveway accesses and walkways
- Consider further restricting the 50% allowance for hardscape
- Consider additional standards for fences, walls, and hedges
- Consider front yard tree requirements
- Promote use of water wise turfs such as St. Augustine or UC Verde Buffalo or similar/ equal



# What do we do next? Where do we focus?

1. **Identify the fourth street**
2. **Options for Outcomes: How do we develop recommendations?**
  - a. Standards
    - Zoning
    - HPOZs
    - Other
  - b. Model Design
    - Basic design parameters
  - c. Menus
    - Landscape palettes
  - d. Neighborhood Tool