

Beverlywood Homes Association

Design Guidelines



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Design Guidelines

Adapted from
City of San Jose, CA “Single-Family Design Guidelines”

Preface

Dear Homeowners:

It is with great pride that I offer you this publication. Many communities around the country are battling a plague of construction sometimes referred to as the Big Box syndrome. This term refers to the construction of large, box-like homes with few redeeming characteristics that often remind one of an apartment building from the 60’s. These structures tend to loom over their neighbors and do little to enhance a community and may actually hurt property values. We are fortunate to live in a community that is governed by Codes, Covenants and Restrictions that restrict the type, style and size of construction permitted in the Association. In fact, there are many homes associations in Los Angeles that are incapable of controlling construction in their communities that look to us with envy because we were incorporated with a mandatory design review process. Yet, our mandate is not to prevent or hinder remodeling or construction. It is merely to control the look and style of what is built to ensure that it is “in keeping with the community.” But, that is often a difficult and subjective thing to do. Many beautiful designs are approved each year yet some designs are rejected entirely and some require modifications. It is the ones that are not approved that often cause confusion on the part of the homeowner and their architects/builders. The purpose of this guidebook is to provide homeowners, architects and builders a tool for planning designs that compliment our community.

Beverlywood Homes Association
Board of Directors

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INTRODUCTION

We are very fortunate to live in Beverlywood. The LA Times refers to it as one of the most desirable and charming neighborhoods in Los Angeles. Most of us describe it to others as “an oasis of quiet and peace in the middle of Los Angeles.” As you look around to understand why it has this special character, you see:

- **Architecture that is not overbearing**
- **Open, spacious, landscaped and manicured yards.**
- **Beautifully maintained common areas.**

Maintaining this desirability will preserve property values and quality of living to benefit both the entire community and individual owners; both long-time owners and new purchasers. It is our purpose and mission to allow development in Beverlywood while maintaining its great charm by giving attention to esthetics and compatibility of the designs. With this goal in mind, the Board is mandated by the CC&Rs and Rules & Regulations to maintain this general neighborhood character.

As the residents of our neighborhood change and add to the homes or rebuild entirely new homes, designers unaware of the overall character of the neighborhood are sometimes confused and frustrated when they try to develop designs that fit in the character of Beverlywood. These Design Guidelines are intended to provide a solution to this problem by providing more specific guidance in the subjective standards of design levied by our CC&Rs and Rules & Regulations. These basic documents of the Beverlywood Homes Association state in general that the architectural character of new design shall be compatible with the predominant character of the Association. (A summary of some of the more relevant clauses relating to the subjective areas of design is given in the  on the next page.)

Homeowners, builders, architects and other designers are encouraged to consult the Guidelines prior to designing new houses, additions or remodels to understand the neighborhood compatibility concepts that will apply to both remodeling and new construction. Keep in mind that the Guidelines will be used by the Beverlywood Homes Association Design Review Committee to evaluate designs and make recommendations to the Board and used by the Board as the criteria for approving design applications.

Zoning. All new house construction, additions and remodel projects must conform to the development standards of the City of Los Angeles Zoning Ordinance. The design guidelines presented below are intended to go beyond the basic requirements of the Zoning Ordinance and, in greater detail, address issues specifically related to neighborhood character and compatibility.

CC&Rs and Rules & Regulations contain additional detailed requirements and should also be reviewed for all projects.

Appendix: Architectural Styles. A sample of architectural styles traditionally found in Beverlywood is included for additional guidance.

Extract from the Beverlywood Homes Association CC&Rs and Rules & Regulations relating to the subjective areas of design

Improvements shall have a "...grading plan, location of the Improvement on the Lot, the color scheme, finish, design, proportions, architecture, shape, height, style or appropriateness.... materials used... the kind, pitch or type of roof..." that is not "...inharmonious or out of keeping with the general plan... or with Improvements on other Lots in the immediate vicinity."

and shall

"...enhance and perfect the value, desirability, safety and attractiveness of the Development [Beverlywood]"

...be "landscaped in a manner reasonably consistent with other landscaping within the Development

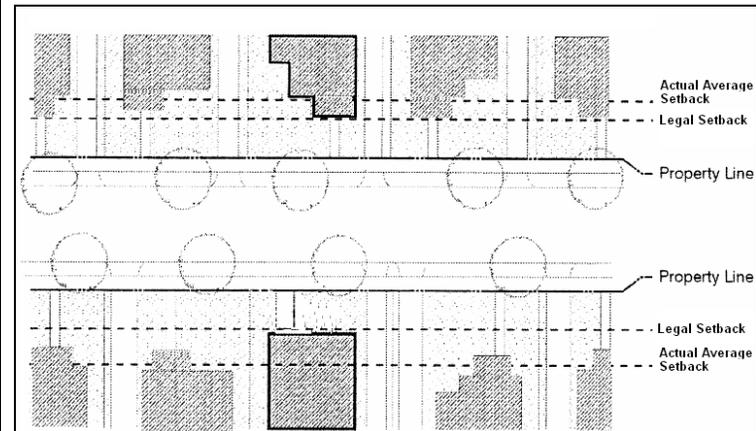
"...the massing of the building shall relate in scale to surrounding structures and shall be appropriate to the Development

A. SETBACKS

1. At a minimum, setbacks must conform to the standards of the City zoning and CC&Rs (available on line or from the BHA Office).
2. In addition, front setbacks should be similar to the average of existing front setbacks on the block or on adjacent properties.
3. Ideally,
 - a. At least 50% of the front elevation of the house should be set back at least an additional 10 feet beyond the minimum.
 - b. At least 50% of the second story should be set back an additional 5 feet beyond the face of the first story.
 - c. At least 30% of the second floor side elevation should be set in an additional 3 feet beyond the side face of the first story.
4. Side setbacks should generally conform to the side setbacks of adjacent properties if there is a block pattern of larger side setbacks than is required by the zoning and CC&Rs.

B. HEIGHT

1. While the CC&Rs limit the height to 40 feet, the height of new houses and additions should be limited to 33 feet per current City of Los Angeles Code.



A2. The new house at the bottom disrupts the established block front setback pattern while the new house at the top is consistent with the setback pattern.

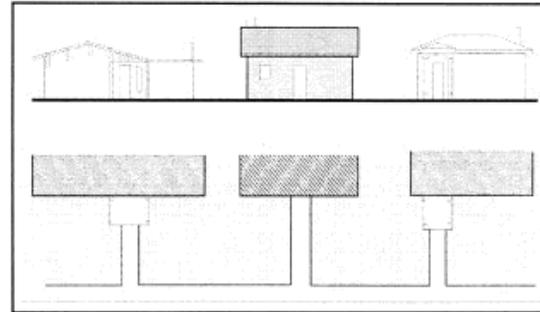
C. ENTRIES AND PORCHES

1. **Main entries** should be:

a. Oriented to the street unless another pattern is well established on the block and,

b. In appropriate scale for the block as well as the individual house.

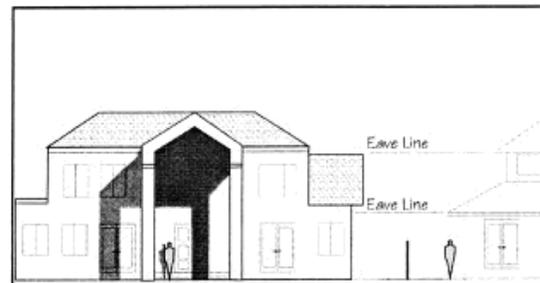
- Entry features should not extend above the eave line of the structure, except
- Entry features may extend above first story eaves if the design of the entry relates directly to the first story eave line and there is a second story wall rising just behind the entry feature.



C1a. The house without an entry feature lacks the architectural interest and sense of welcome of the other houses.



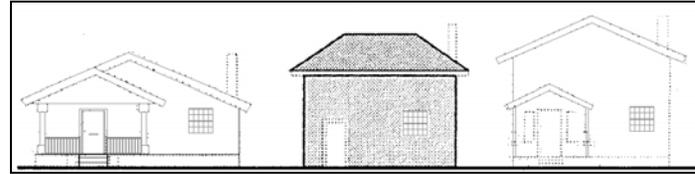
C1b. Appropriately scaled entry feature.



C1b. Entry feature out of scale for building and block.

2. **Porches** contribute to the charm of the neighborhood, richness and warmth of the block, and are a symbol of welcoming entry to a home. Porches are characteristic of many homes in the Association and are desirable features in remodels and new construction.

3. Ideally, **Existing porches** should be retained or replaced on remodels.



C1. Houses without front porches do not contribute to the richness and warmth of the block.
Front porches add a sense of presence and welcome.

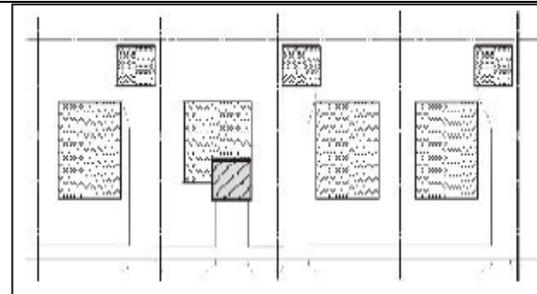
D. GARAGES AND DRIVEWAYS

1. In general, new garages should be located and sized consistent with the established pattern in the neighborhood.

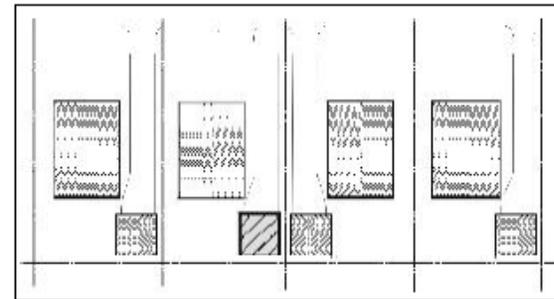
a. When possible, in blocks with an established pattern of detached garages located in the rear yard, new garages should also be located at the rear of the house.

b. In blocks with an established pattern of attached garages:

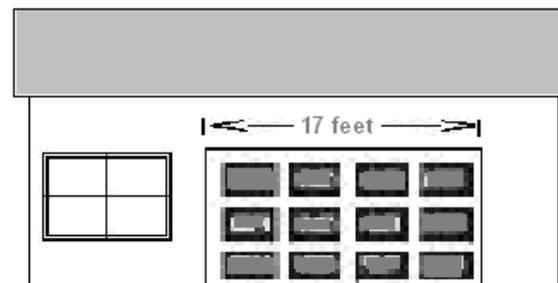
- Attached garages located at the front or side of the house with garage doors visible from the street should not have garage doors wider than a total of 17 feet.
- Additional exterior garage walls should be treated with windows and other features to create a similar character to that of habitable space.



D1a. Attached garage disrupts neighborhood pattern.



D1a. Detached garage maintains neighborhood pattern and context.



D1b. Maximum garage door width. Full window in garage gives warm appearance of habitable space

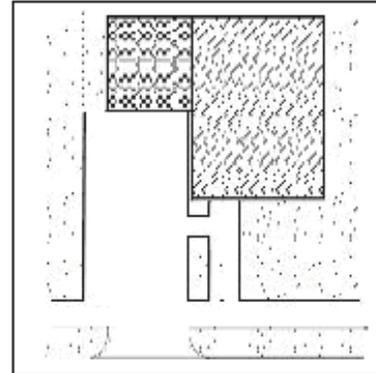
2. The width of paved driveways on private property as well as driveway cuts at the curb should be as narrow as possible, and in no case wider than the predominant block pattern.

- Paving accessible for parking in the front setback area should be limited to the width required for access to a garage or other required parking spaces.

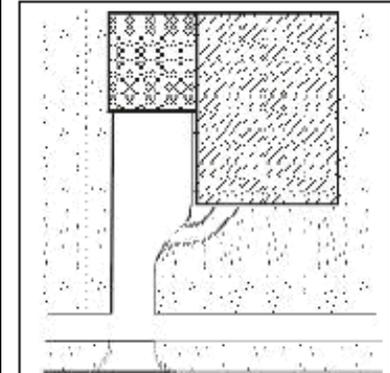
Landscaping should be maintained between the necessary paving and the property line

Landscaping should be maintained between the necessary paving and the front path if the path is separate from the driveway.

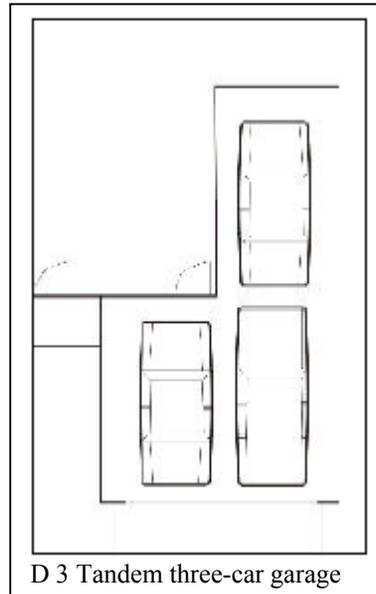
3. New or expanded attached garages for three cars should be configured as two tandem spaces and one single space



D2. Unnecessary driveway and front path paving should be avoided



D2. Driveway and hardscape should be minimized.

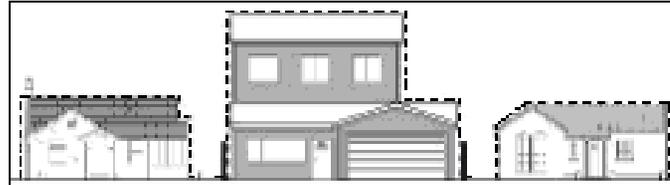


D 3 Tandem three-car garage

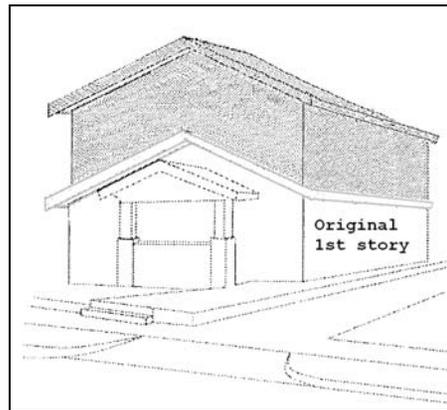
E. BUILDING SIZE AND MASSING

1. The **size and massing** of new houses and additions should be compatible with the general scale and shapes of surrounding houses. On blocks where single story houses or small two story houses are the predominant block pattern, a second story addition or a new two-story house may require some particular attention in order to keep the perceived scale of the new construction compatible with the surrounding structures. Scale should be minimized by employing one or more of the following techniques:

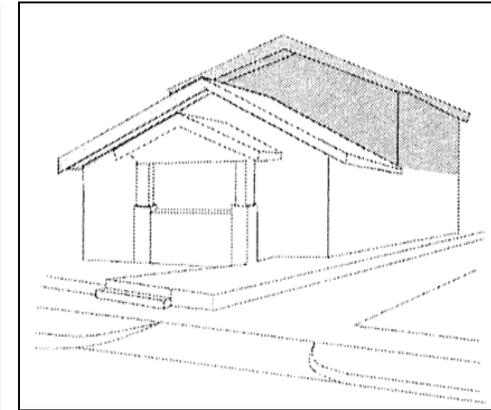
- a. Setting the second story back from the front and sides of the first story a distance sufficient to reduce the apparent overall scale of the building.
- b. Significantly limiting the size of the second story relative to the first story.
- c. Significantly increasing the front and/or side setbacks for the entire structure at the second story.
- d. The scale and placement of an addition should integrate well with the existing house and not create and unbalanced or awkward composition. In other words, it should not look like an add-on.
- e. The scale and mass of any portion of a new house or addition should be compatible with those of adjacent houses and/or with the predominant pattern or scale on the block.



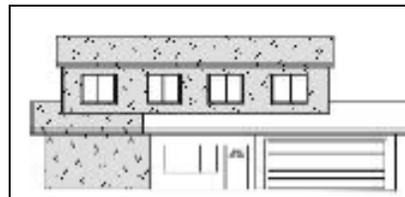
E1. Middle profile is significantly larger than adjacent profile areas.



E1c & d. Large blocky second story overwhelms the original house and streetscape.



E1c & d. Smaller set back second story in scale with and preserves streetscape lines of the original house.



E1a, b, c & e. Elevation showing new second story significantly smaller than new expanded first story.

- f. Building forms should be varied enough to avoid monotony and to be compatible with surrounding houses, but should still be elegant
- g. Avoiding large, two-story building masses at the sides and rear of adjacent single family rear yards can help preserve privacy and sunlight access for the neighboring property
- h. Sloping the new roof on the sides minimizes the impact on adjacent houses



E1h. New two story house with sloped roof on the left blends with adjacent single story house on that side but not with the single story house on the right. Cheap aluminum sliding windows detract from the character.



E1h. New two story house with sloped roof on the left and right along with additional setback on the right blends with adjacent single story houses.

F. ARCHITECTURAL CHARACTER

1. The **Architectural character** of new houses and substantial remodels should be compatible with the architectural character traditionally found in the surrounding neighborhood. Compatibility can be achieved through:
 - a. Replication of the architectural character traditionally found in the near neighborhood.
 - b. Use of an architectural character from the same era as traditionally represented in the neighborhood, or
 - c. Use of a contemporary character that employs building scale, massing, roof lines, materials, and building orientations that are traditionally found in the neighborhood such as Cape Cod, Ranch, Prairie, and Countryesque.
 - d. Siding materials should be appropriate to the architectural character of the house. The same siding material should be used on all building elevations unless multiple materials are an appropriate expression of the particular character.
 - e. Porches and wood windows add significantly to charm, character, and richness of the home and are compatible with the neighborhood.

2. For blocks with a single established architectural character, new houses, additions, and remodels should reflect that character or, at a minimum, blend with it in terms of massing, site orientation, materials, roof slopes, characteristic architectural features, etc.
3. **Materials** choices for new houses should be drawn from materials commonly found in the surrounding neighborhood.
4. The overall character of each house should be **consistent** on all sides of the building as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public spaces are stylistically consistent.



E2. Inappropriate new house on a block with an established traditional architectural character.



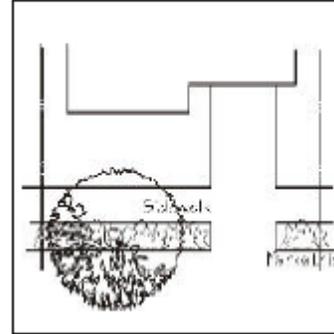
E2. Example of appropriate design that compliments adjoining structures.

G. PARKSTRIPS AND STREET TREES

1. Each residential lot should have at least one associated canopy tree, selected for consistency with the dominant and/or City approved block street tree and planted in the parkstrip area. (If there is no parkstrip area, such canopy trees should be planted in the front yard)
2. In addition to one or more canopy trees, parkstrip areas should be continuously planted with grass lawn.
3. Parkstrips may not be paved over or otherwise hardscaped, except for required driveway access
4. Ground cover, shrubs, or non-canopy trees should not be planted in the parkstrip.

H. LANDSCAPE/HARDSCAPE IN THE FRONT SETBACK

1. Use grass lawn (turf) as the predominant ground cover to retain the open, inviting charm of the neighborhood.
2. Hedgerows cannot be taller than 3 feet.
3. No retaining walls taller than 18 inches.
4. Avoid vertical hard features.
5. Do not fill in the natural grade to create a need for a retaining wall in the front setback.



F1 & 2. Street tree grass in parkstrip.

I. ROOF LINES AND ROOF SLOPES

1. Roof slopes

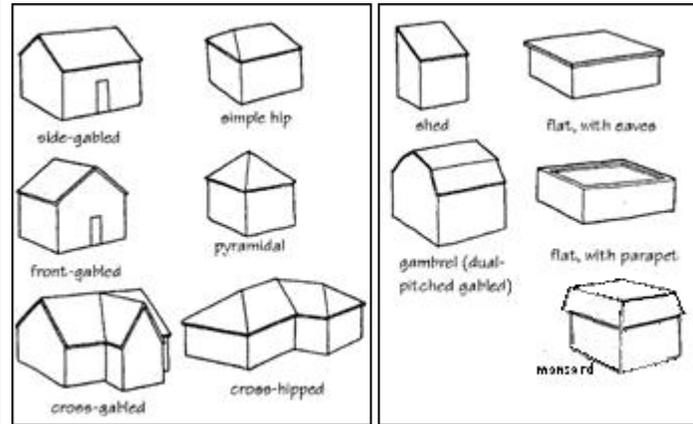
- Roofs shall be fully sloped and have a minimum slope of 3:12
- All roof slopes on a single building should have the same angle.

2. Roof types

Roof types should be generally the same over all parts of a single building. Gable and hip roof elements are often used in combinations and **very small** gable or shed roof elements used over dormers or to highlight or shield a prominent window or windows are generally appropriate. Flat, Gambrel, Shed, and Mansard roofs are generally not appropriate for this neighborhood.

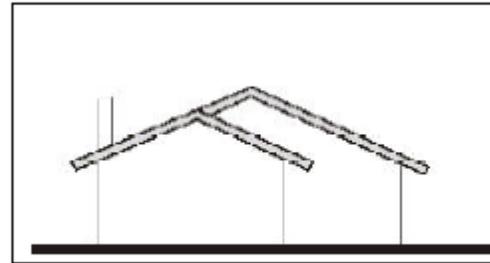
3. Roof Materials

Roof materials should be appropriate to the character of the house and neighborhood. The same product should be used for the entire roof system. New materials designed for fire resistance are entirely appropriate as long as they replicate the traditional material, e.g., composition or concrete products designed to look like wood shingles or shakes. While there are some examples of Spanish or Mission tile roofs (terra cotta "S" or barrel tile) in the Association, they are generally not considered in keeping with the style of the neighborhood and will be considered only on a case by case basis. Alternate options are preferred.

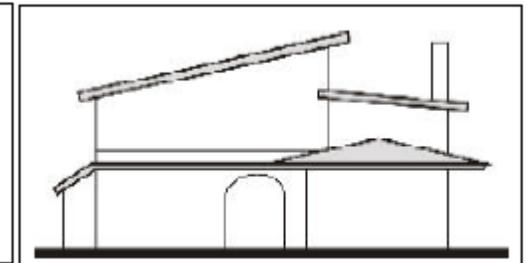


12. Roof styles appropriate for Beverlywood

Other roof styles.



11b. All roof elements should have the same slope.



11b. Roof elements with varied slopes result in a building that looks confused and unattractive.

J. WINDOWS

1. *Window Styles and Frame Materials*

- a. Windows, being one of the most prominent elements of a design, should be given proper emphasis through the use of frames or surrounds that are neither insubstantial nor overly heavy (for example, heavy stone). Divided lights should preferably have “true divided lights,” or have external grids.
- b. Window styles (double hung, casement, fixed, etc.) and frame materials (wood, steel, etc.), as particularly important expressions of architectural style and character, should always be consistent among all elevations of a building. Window styles and proportions may vary depending on the specific use or size of the window for some architectural styles. Frame materials should never vary on a single building except in some limited cases where the frame material is being upgraded.
- c. Window style should reflect the dominant character of the block.
- d. Bare aluminum frames are usually not considered appropriate.
- e. Thin frame aluminum sliding windows are usually not considered appropriate

2. *Window Sizes and Proportions*

- a. Window sizes and proportions are also important expressions of architectural character and should be consistent with the architectural character of the house. For example, Cape Cod windows are typically taller than they are wide, and Ranch style windows are most often wider than they are tall. While window sizes on a single house most often vary by the purpose of the room, several styles (e.g., Craftsman Bungalow and Prairie styles) typically include largely uniform window heights all around the building. Several styles also traditionally employ the same window repeated in groups of two, three or four as a fundamental expression of the style.
- b. Window size and proportion should reflect the dominant style of the block.
- c. Avoid a non-residential look in proportion and style (for example, do not use frameless, overly repetitive, or non-varying spacing).

K. DECORATIVE FEATURES

Decorative features such as corbels, columns and capitals, window frames and sills, carvings, porch or balcony rails, and any other decorative elements should be consistent as appropriate over the entire building. Elements such as corbels and decorative window trim should be consistent on all parts of the house. Others such as porch and balcony rails may apply only to those individual structures, typically those located at or near the front of the house.

For purposes of decorative features, consistency means the same materials, dimensions, shape, carving, routing, reveals, etc. Decorative consistency is perhaps most critical for additions to houses with architectural styles which include decorative features as important elements of the style. Simple decoration added to a house previously without decorative features is not precluded. Decorative features should be varied enough to avoid monotony, but should still be simple and elegant and compatible with surrounding houses.

L. RELATIONSHIPS TO ADJACENT PROPERTIES

Taking care to avoid noise, shade, privacy, and aesthetic impacts on neighboring properties will always be appreciated and will often make the difference between support for and opposition to the new house or addition.

1. Balconies And Decks

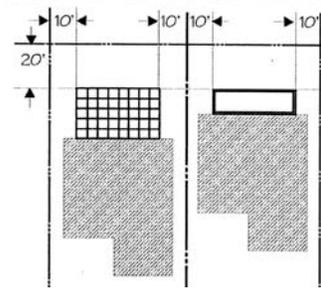
Rear balconies or decks located more than 2 feet above grade should be built no closer than 10 feet to adjacent single family side property lines and no closer than 20 feet to adjacent rear property lines.

Setting second story balconies and decks back from property lines a distance greater than intended by the basic guideline above can help avoid direct views into adjacent residential windows, patios, and rear yards.

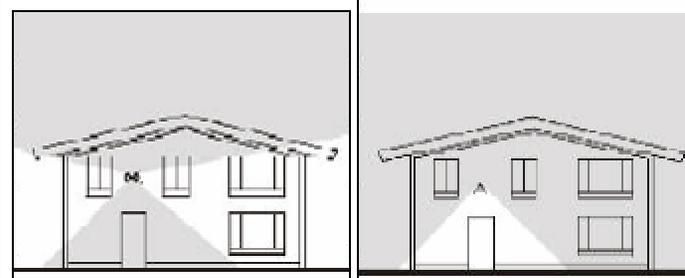
2. Lighting

Lighting should never be allowed to shine directly onto adjacent residential properties.

The view of light sources should be entirely shielded from adjacent properties.



A1. Minimum side and rear setbacks for decks and balconies.



B1. Light should not shine onto adjacent properties.

B2. Light should be directed downward and light sources shielded from off-site view.

