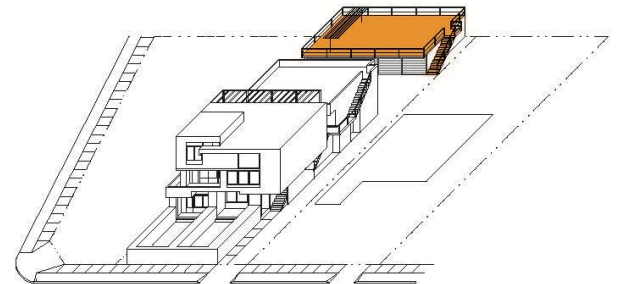


### BY-RIGHT

- Common front stoop accessible to all units (3' x 18', 54 sf)
- Front balcony accessible to two upper units (3' x 18', 54 sf)



### BY-DESIGN

- Garage rooftop accessible to all units, originally used for clothes drying (45' x 20', 900 sf)

# BY-RIGHT/BY-DESIGN: Los Angeles Housing Designed & Developed

Sponsored by AIA Housing Knowledge Community

[www.aia.org/housing](http://www.aia.org/housing)

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## **December 4**

Managing Responsibilities and Risks using AIA Subcontract Agreements

## **December 10**

AIA KnowledgeNet 101: A Chance to Win an iPad2!

## **January 7**

Designing Residential Ventilation for Indoor Air Quality and Thermal Comfort

## **Register at No Cost**

<http://network.aia.org/events/webinars>



# Re-View the Research Series on

All past webinars are available on the AIA Housing Knowledge Community playlist including:

Form Follows Energy

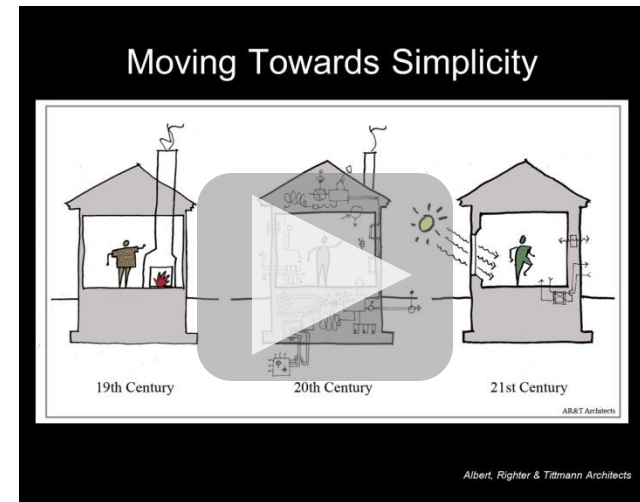
Research, Building Science and Architecture

Detailing for Durability

Healthy Homes Research

Researching Resiliency

<http://network.aia.org/hkc/home/WebinarSeries>



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# Course Description 1 of 2

In BY-RIGHT/BY-DESIGN, Liz Falletta of USC presents a qualitative analysis of significant Los Angeles multi-family housing design projects and their associated development types. A side-by-side graphic comparison of these works—common, basic types developed in large numbers over time by builders and landlord interests, versus an example of high design by a noted architect—tells a visual story of the complicated interactions between design, development and planning, highlighting how negotiations among these disciplines have shaped residential life in Los Angeles.



# Course Description 2 of 2

Three comparisons will be presented: the Mackey Apartments built in 1939 by Rudolph Schindler with a Four Flat, primarily developed during the teens and twenties, the National Apartments built in 1954 by Ray Kappe with a Dingbat, primarily developed during the fifties and sixties, and the Harold Way Apartments built in 2003 by Koning Eizenberg with a Podium Apartment, which began development in the eighties and is ongoing.

The study identifies a “typology of trade-offs” that categorizes the consequences of disciplinary approaches to important housing design decisions, including density, unit mix, unit aggregation, access, parking and relationships between indoor and outdoor space.



# Learning Objectives 1 of 2

1. Describe the disciplinary perspectives that characterize the professions involved in housing development. The, at times conflicting, values of architecture, urban planning and real estate development will be presented via a review of housing projects each discipline considers to be exemplary.
2. Explain how designers build upon and improve accepted housing development strategies. Comparative diagrams of Los Angeles housing precedents and their related development types will visualize disciplinary approaches to important housing design decisions including density, unit mix, unit aggregation, access, parking and relationships between indoor and outdoor space, highlighting the marginal differences between disciplinary values.



# Learning Objectives 2 of 2

3. List basic rules-of-thumb that practitioners can use to make more informed decisions about the disciplinary trade-offs inherent in the design of multi-family housing. The “Typology of Trade Offs” identified by the research study will be explained via analysis of a new housing project in Los Angeles.
4. Discuss how housing design can address the values and interests of all the disciplines involved in housing production. Application of the rules of thumb identified in the study will be used to guide the question and answer session at the end of the lecture.





## **Liz Falletta**

Assistant Professor (Teaching)  
Price School of Public Policy, School of Architecture  
University of Southern California  
Speaker



**Stephen Schreiber, FAIA**  
University of Massachusetts Amherst  
Moderator

Submit a question to the moderator via the Chat box. They will be answered as time allows.



**LIZ FALLETTA**

**Assistant Professor (Teaching)**

University of Southern California

Price School of Public Policy

School of Architecture

**BY-RIGHT BY-DESIGN**

**Los Angeles Housing**  
Designed and Developed





Development Type  
**FOURFLAT**



Design Precedent  
**MACKEY APARTMENTS**



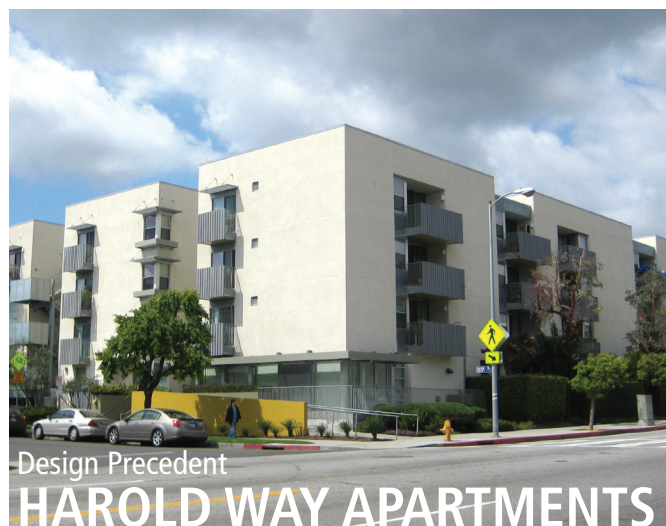
Development Type  
**DINGBAT**



Design Precedent  
**NATIONAL APARTMENTS**



Development Type  
**PODIUM**



Design Precedent  
**HAROLD WAY APARTMENTS**

**BY-RIGHT**  
**BY-DESIGN**





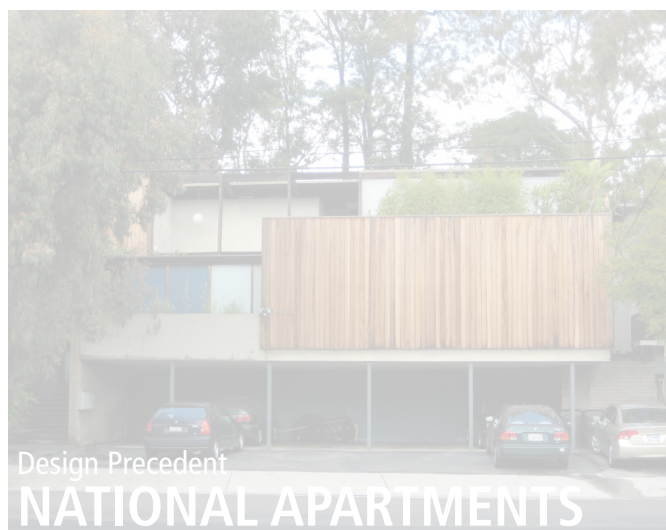
Development Type  
**FOURFLAT**



Design Precedent  
**MACKAY APARTMENTS**



Development Type  
**DINGBAT**



Design Precedent  
**NATIONAL APARTMENTS**



Development Type  
**PODIUM**



Design Precedent  
**HAROLD WAY APARTMENTS**

**BY-RIGHT**  
**BY-DESIGN**



Development Type  
**FOURFLAT**



Design Precedent  
**MACKEY APARTMENTS**



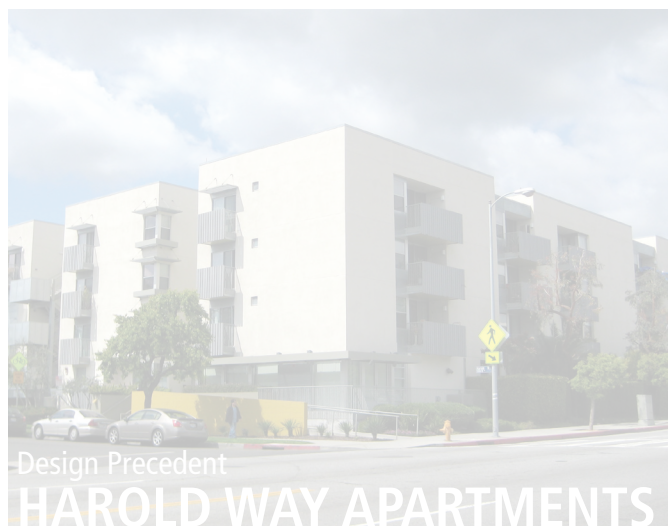
Development Type  
**DINGBAT**



Design Precedent  
**NATIONAL APARTMENTS**



Development Type  
**PODIUM**



Design Precedent  
**HAROLD WAY APARTMENTS**

**BY-RIGHT**  
**BY-DESIGN**





Development Type  
**FOURFLAT**



Design Precedent  
**MACKEY APARTMENTS**



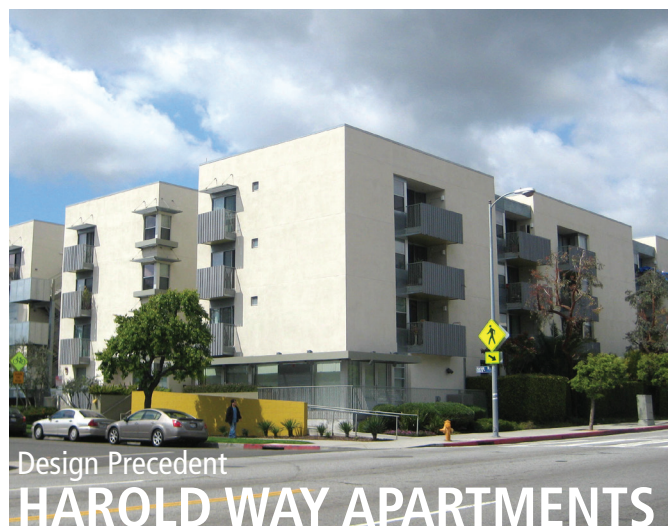
Development Type  
**DINGBAT**



Design Precedent  
**NATIONAL APARTMENTS**



Development Type  
**PODIUM**



Design Precedent  
**HAROLD WAY APARTMENTS**

**BY-RIGHT**  
**BY-DESIGN**



1138 S. Cochran Ave, 1939

**BY-RIGHT**

1137 S. Cochran Ave, 1939  
Mackey Apartments, Rudolph Schindler

**BY-DESIGN**





Development Type  
**FOURFLAT**



Design Precedent  
**MACKAY APARTMENTS**



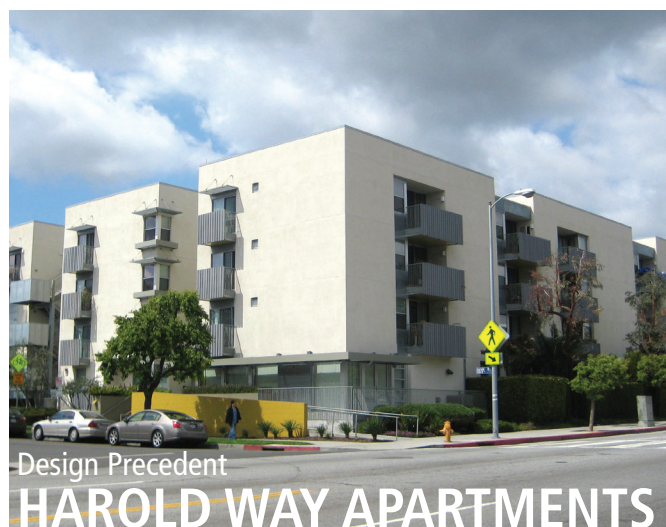
Development Type  
**DINGBAT**



Design Precedent  
**NATIONAL APARTMENTS**



Development Type  
**PODIUM**



Design Precedent  
**HAROLD WAY APARTMENTS**

**BY-RIGHT**  
**BY-DESIGN**

# LECTURE OVERVIEW

## 1. Differing DISCIPLINARY VALUES

*The at times conflicting values of architecture, urban planning and real estate development will be presented via a review of housing projects each discipline considers to be exemplary and an analysis of metrics different disciplines use to make housing design decisions.*

## 2. BY-RIGHT/BY-DESIGN as an Interdisciplinary Framework

*By-Right/By-Design will be defined as a useful lens or spectrum through which to understand disciplinary differences, categorize outcomes and potentially find common ground.*

## 3. FOURFLAT/Mackey Apartments Case Study

*Comparative diagrams of the Mackey Apartments by Rudolph Schindler and a fourflat, its related development type, will visualize disciplinary approaches to important housing design decisions including density, unit mix, unit aggregation, access, parking and relationships between indoor and outdoor space, highlighting the marginal differences between disciplinary values.*

*A "Typology of Trade Offs" inherent in these decisions, is proposed and explained via analysis of a new housing project in Los Angeles, the Cullen Street Small Lot Subdivision by Modative Architects.*

BY-RIGHT  
BY-DESIGN

# DISCIPLINARY VALUES

Los Angeles Housing  
Designed and Developed



# DISCIPLINARY VALUES

## ENVISIONER OF THE COMMUNITY

### DRAWINGS & DIAGRAMS

Design Innovation/Originality

Personal Design Interests/Body of Work

Form/Space/Program/Material Relationships

DESIGN

## CARETAKER OF THE COMMUNITY

### REGULATORY PLANS & CODES

Social and Spatial Justice

Public Participation

Identity/Sense of Place

PLANNING

## BUILDER OF THE COMMUNITY

### MARKET ANALYSES AND PROFORMAS

Profitability/Financial Feasibility

Speed to Market/Time Value of Money

Track Record/Legacy

REAL ESTATE DEVELOPMENT

# DISCIPLINARY VALUES

HOUSING DISCIPLINES CAN AGREE THESE PROJECTS ARE **GOOD**



[http://propimages.apartments.com/5102/2551043\\_64.jpg](http://propimages.apartments.com/5102/2551043_64.jpg)

Cyan/PDX Apartments, Portland  
THA Architects & GBD Architects



[http://www.djc.com/stories/images/2010/02/11/BuzzPic\\_big.jpg](http://www.djc.com/stories/images/2010/02/11/BuzzPic_big.jpg)

Videre, Rooming House, Seattle  
Ecco Design Inc., Architects



[http://www.builderonline.com/Images/tmp2AD3.tmp\\_tcm10-908555.jpg](http://www.builderonline.com/Images/tmp2AD3.tmp_tcm10-908555.jpg)

Armstrong Place, San Francisco  
David Baker + Partners, Architects



# DISCIPLINARY VALUES

PROJECTS DIFFERENT HOUSING DISCIPLINES **LOVE TO HATE**



<http://theluxhome.com/wp-content/uploads/2010/04/New-Carver-Apartments-Design-By-Michael-Maltzan-23.jpg>

## **New Carver Apartments**

Skid Row Housing Trust  
Michael Maltzan, Architect



[http://www.theorsini.com/files/000/000/002/95/photos/orsini\\_fountain.jpg](http://www.theorsini.com/files/000/000/002/95/photos/orsini_fountain.jpg)

## **The Orsini**

GH Palmer Associates  
Nelson/Boivin Architecture & Planning

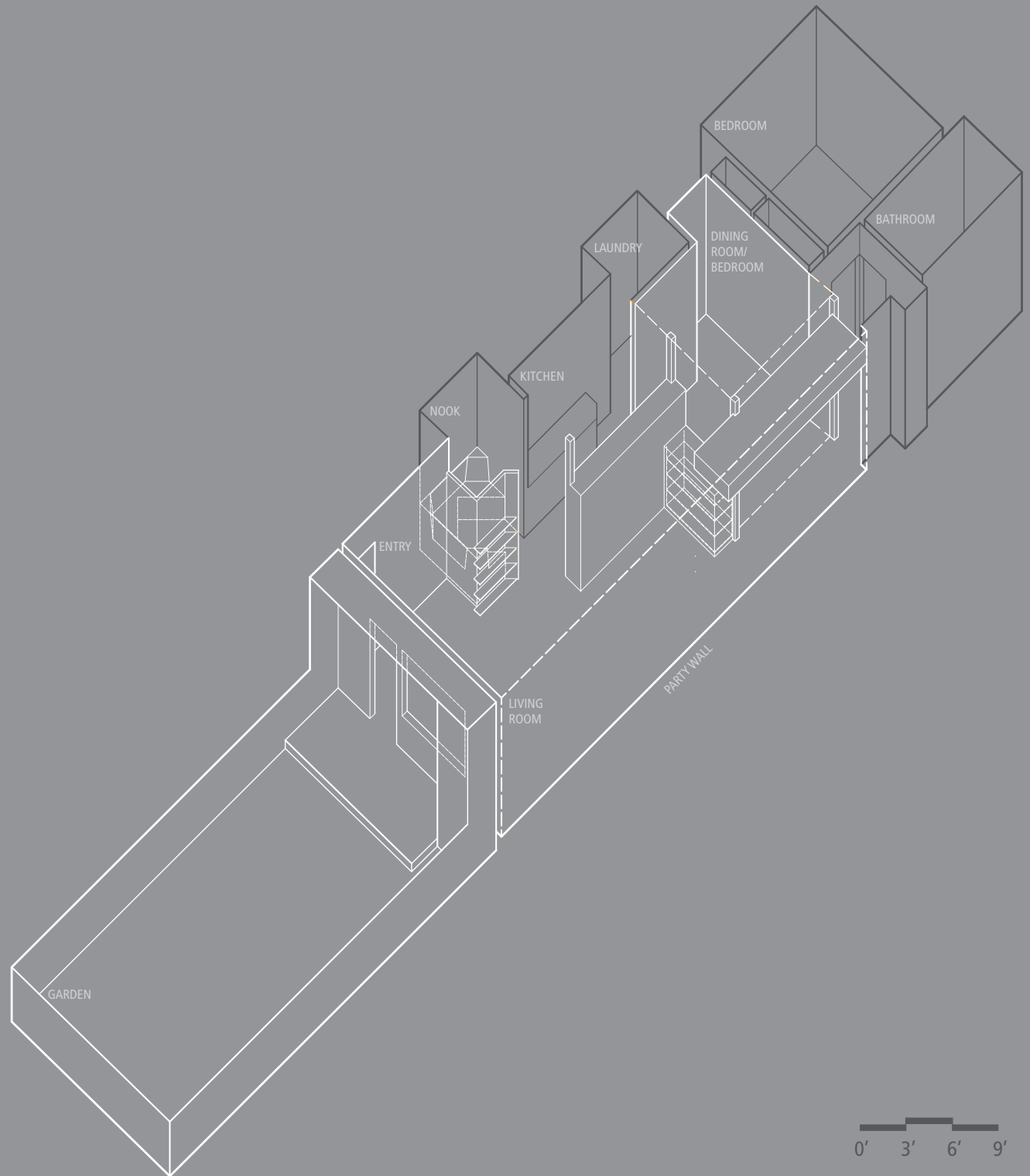


## **3025 Mansion Luxury Student Housing**

S C Capital Management Inc.  
Jack Hollander, Architect

# MACKEY APARTMENTS

## ONE BEDROOM UNIT



# MACKEY APARTMENTS

## ONE BEDROOM UNIT: Design Perspective

Architects want to balance functionality with spatial innovation in unit design, thinking about what has been done in the past and how this might be improved upon given current lifestyles.

### Programmatic Flexibility

Dining Room can be used as a Dining Room or as a second Bedroom via moving walls.

### Spatial Flexibility

Moving walls and other enclosures allow the unit to be relatively open and flexible or relatively closed and compartmentalized.

### Built-in Furniture

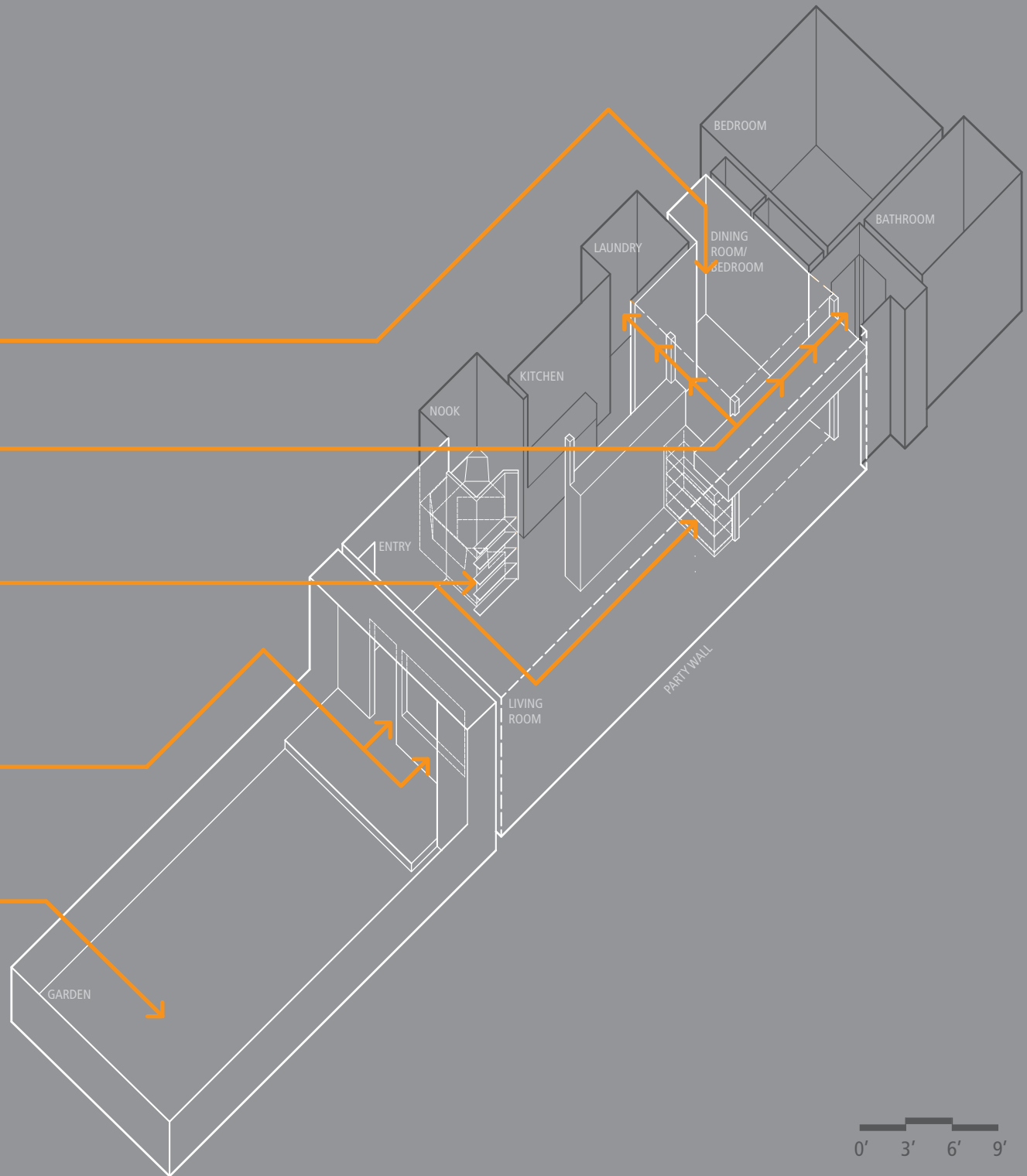
Furniture as method of spatial division frees up the space of the unit, allowing space to be used with fewer possessions. Transom windows above furniture elements allow more light to penetrate unit interior.

### Indoor/Outdoor Connections

Unit has access to light and air on three sides, short end of the unit creates significant connection to private outdoor space

### Amount of Private Outdoor Space

Large amount of private outdoor space, approximately 240 sf, originally including a small covered patio and large grassy area.



# MACKEY APARTMENTS

## ONE BEDROOM UNIT:

### Planning Perspective

Planners want to align housing production with regional housing needs, thinking about whether the unit provides housing of a type and price point needed by the city residents.

#### Unit Type Flexibility

Unit meets the needs of a wider range of demographic groups, allowing people's circumstances to change while preserving habitability.

#### Built-in Furniture

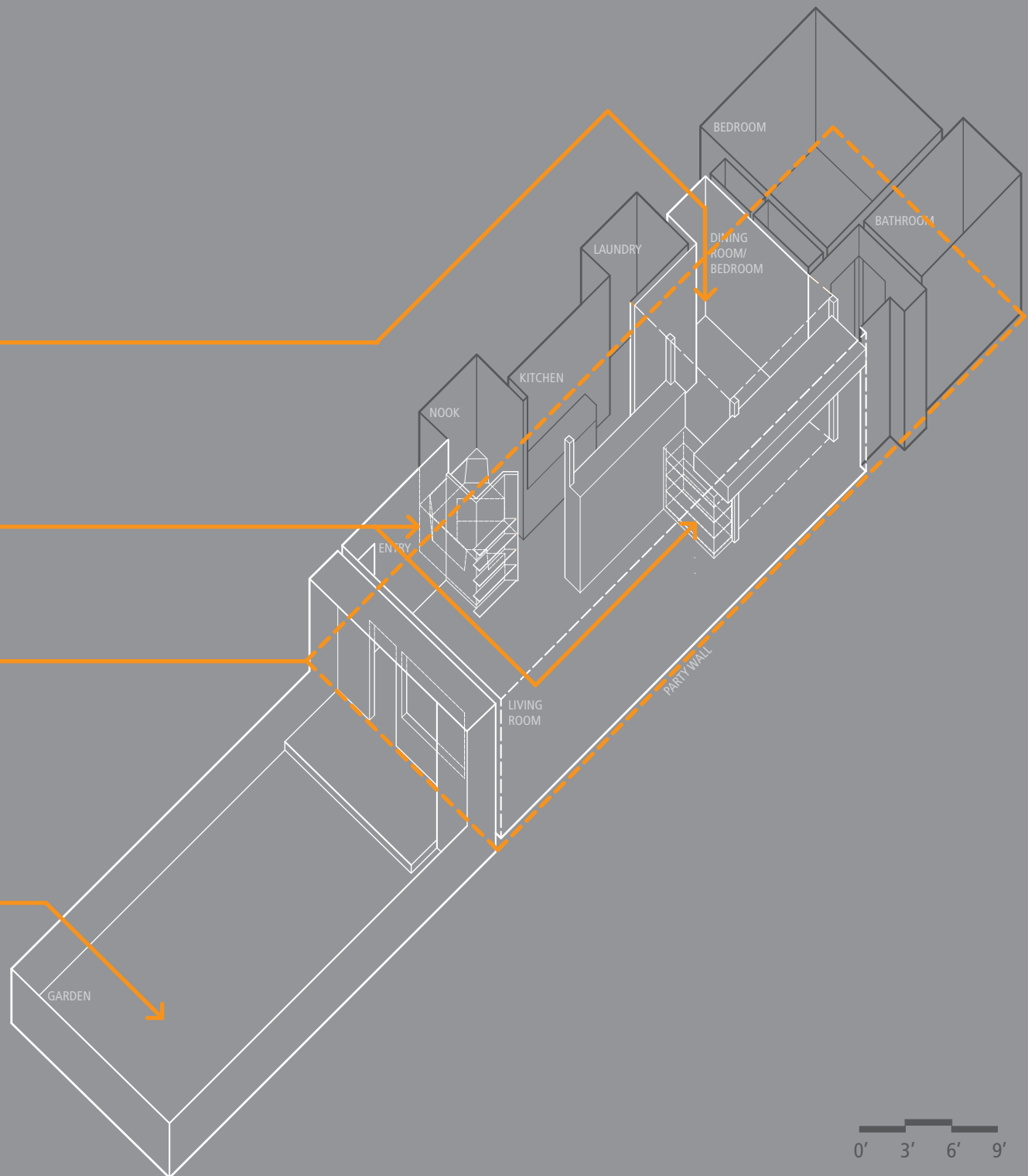
Makes the unit easier to occupy, requiring fewer possessions, potentially less costly.

#### Overall Unit Size

At 800 sf, the unit is relatively large for a One Bedroom, increasing habitability.

#### Amount of Private Outdoor Space

Large amount of private outdoor space makes the unit more healthful and appealing to families.





# MACKEY APARTMENTS

## ONE BEDROOM UNIT:

### Development Perspective

Developers want to balance marginal costs and revenues thinking about what makes the unit more marketable, and how much increased marketability will cost.

#### Unit Type Flexibility

Potentially makes the unit marketable to a wider array of tenants.

#### Spatial Flexibility

Moving walls are more costly to construct and maintain, but potentially appealing to tenants.

#### Built-in Furniture

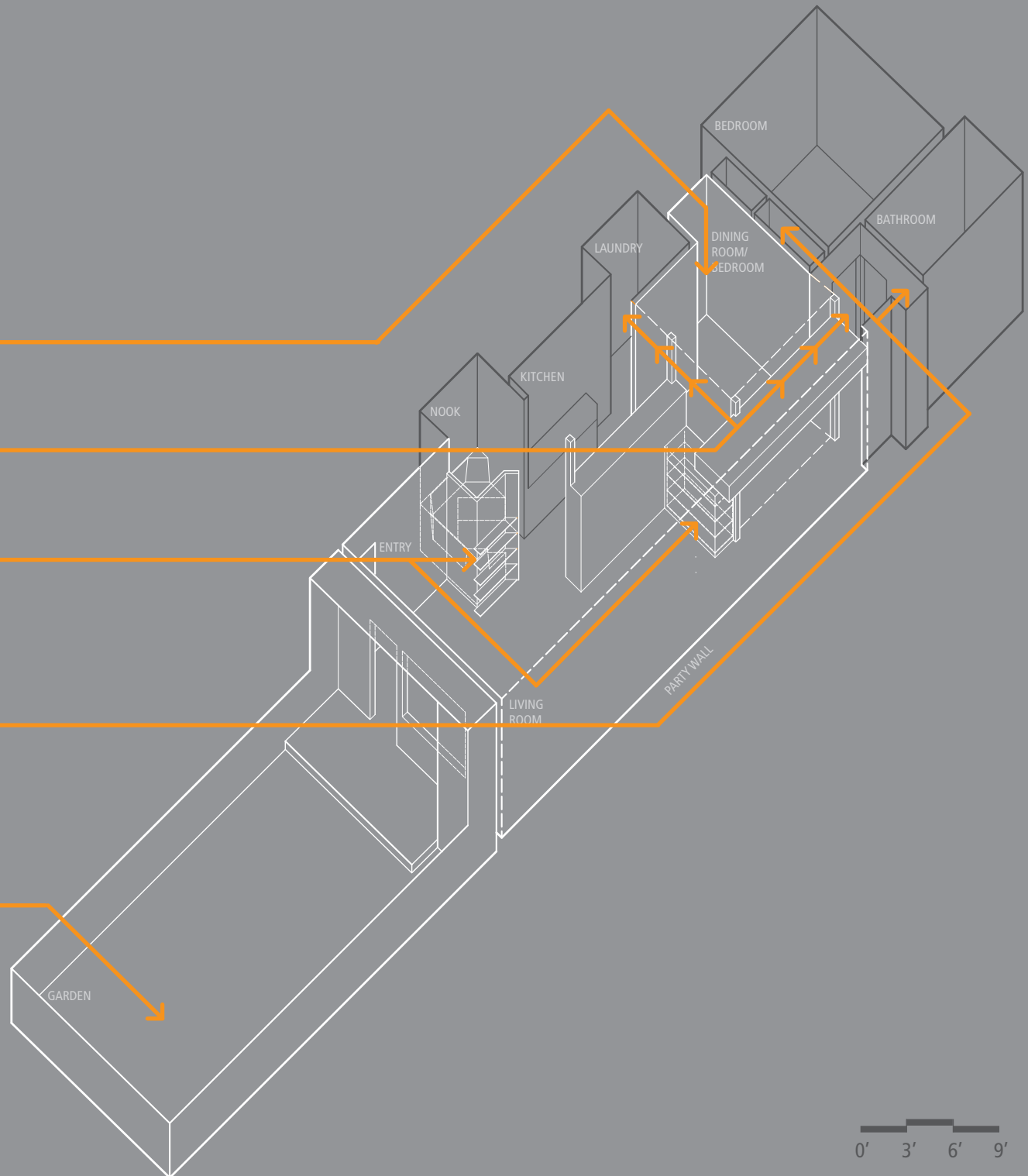
Who doesn't love built-in furniture? Bookshelf, eating area with storage seating, dining room hutch, bedroom shelving, etc.

#### Good Storage

In addition to built-in furniture, unit includes a large closet accessible from both the dining room and the bedroom, as well as a hall linen closet.

#### Amount of Private Outdoor Space

Large amount of private outdoor space is potentially out of sync with the unit size (800 sf) and type (One Bedroom).



# BY-RIGHT BY-DESIGN

Los Angeles Housing  
Designed and Developed



# BY-RIGHT BY-DESIGN

## **BY-RIGHT: Ministerial**

"By-right" projects are built to current planning, building and zoning code standards and do not require any variances, exceptions or modifications to change the building's use, density, height, setbacks, parking requirements, massing, etc. More certain and repeatable.

## **BY-DESIGN: Discretionary**

Projects built "by-design" push for the evolution of codes, restrictions and standards, adjusting them to maximize design and development opportunities. More risky and harder to replicate.

# BY-RIGHT BY-DESIGN

## BY-RIGHT: Ministerial

"By-right" projects are built to current planning, building and zoning code standards and do not require any variances, exceptions or modifications to change the building's use, density, height, setbacks, parking requirements, massing, etc. More certain and repeatable.

## PLANNERS

Planners determine where a project falls along this spectrum.

## BY-DESIGN: Discretionary

Projects built "by-design" push for the evolution of codes, restrictions and standards, adjusting them to maximize design and development opportunities. More risky and harder to replicate.

# BY-RIGHT BY-DESIGN

## BY-RIGHT: Ministerial

"By-right" projects are built to current planning, building and zoning code standards and do not require any variances, exceptions or modifications to change the building's use, density, height, setbacks, parking requirements, massing, etc. More certain and repeatable.

## DEVELOPERS

## PLANNERS

Planners determine where a project falls along this spectrum.

## BY-DESIGN: Discretionary

Projects built "by-design" push for the evolution of codes, restrictions and standards, adjusting them to maximize design and development opportunities. More risky and harder to replicate.

## ARCHITECTS



**BY-RIGHT:** FOURFLAT  
Wilbur W. Campbell, Architect  
1050 S. Cochran Avenue  
1927

**BY-DESIGN:** MACKEY APARTMENTS  
Rudolph Schindler, Architect  
1137 S. Cochran Avenue  
1939



**BY-RIGHT:** DINGBAT  
NONE, Architect  
10554 National Boulevard  
1955

**BY-DESIGN:** NATIONAL APARTMENTS  
Ray Kappe, Architect  
10565 National Boulevard  
1954



**BY-RIGHT:** PODIUM APARTMENT  
E. D. C. Inc., Architects  
1660 N. St. Andrews Place  
1990

**BY-DESIGN:** HAROLD WAY APARTMENTS  
Koning Eizenberg, Architect  
5521 Harold Way  
2003

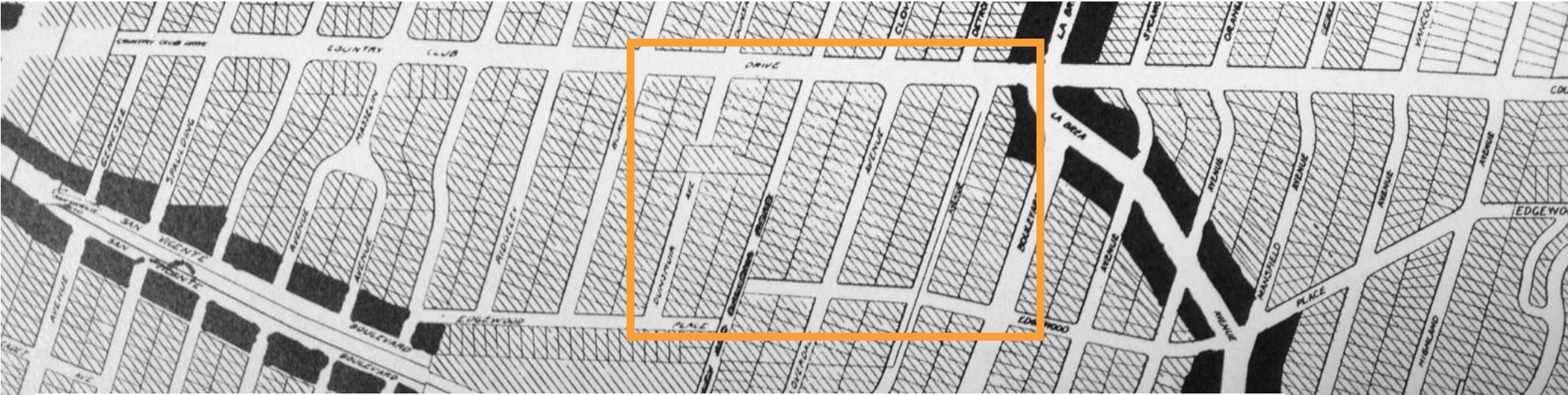




# BY-RIGHT

## FOURFLATS:

### 1920s and '30s Planning Parameters



1924 ZONING CODE	BY-RIGHT	1050 S. COCHRAN AVE	1137 S. COCHRAN AVE
ZONE	"B" Zone		
Uses	Dwellings, Tenements, Hotels, Lodging Houses, Churches, Private Clubs, Public or Semi-Public Institutions of an educational, philanthropic or eleemosynary nature, Railroad Passenger Station, Medical Offices, Private Parking Garages	FOUR 2BR/2BA = <b>FOUR UNITS</b>	TWO 1BR/1BA, ONE 2BR/1BA, ONE 2BR/2BA Owners Unit = <b>FOUR UNITS</b>
Height	2 Stories	2 Stories/23'	3 Stories/30'
Lot Area	NONE Required	6897 sf	6475 sf
Lot Area per DU	NONE Required	1724 sf per DU	1618 sf per DU
DU/Acre	NONE Required	25 DU/Acre	26 DU/Acre
FRONT/SIDE/REAR Setbacks	4'/3'/4'	20' Front, 3' Side, 8' Side (driveway) 0' Rear	30' Front, 3' Side, 8' Side (driveway), 0' Rear
Parking	NONE Required	4 Spaces/Garage	5 Spaces/Garage

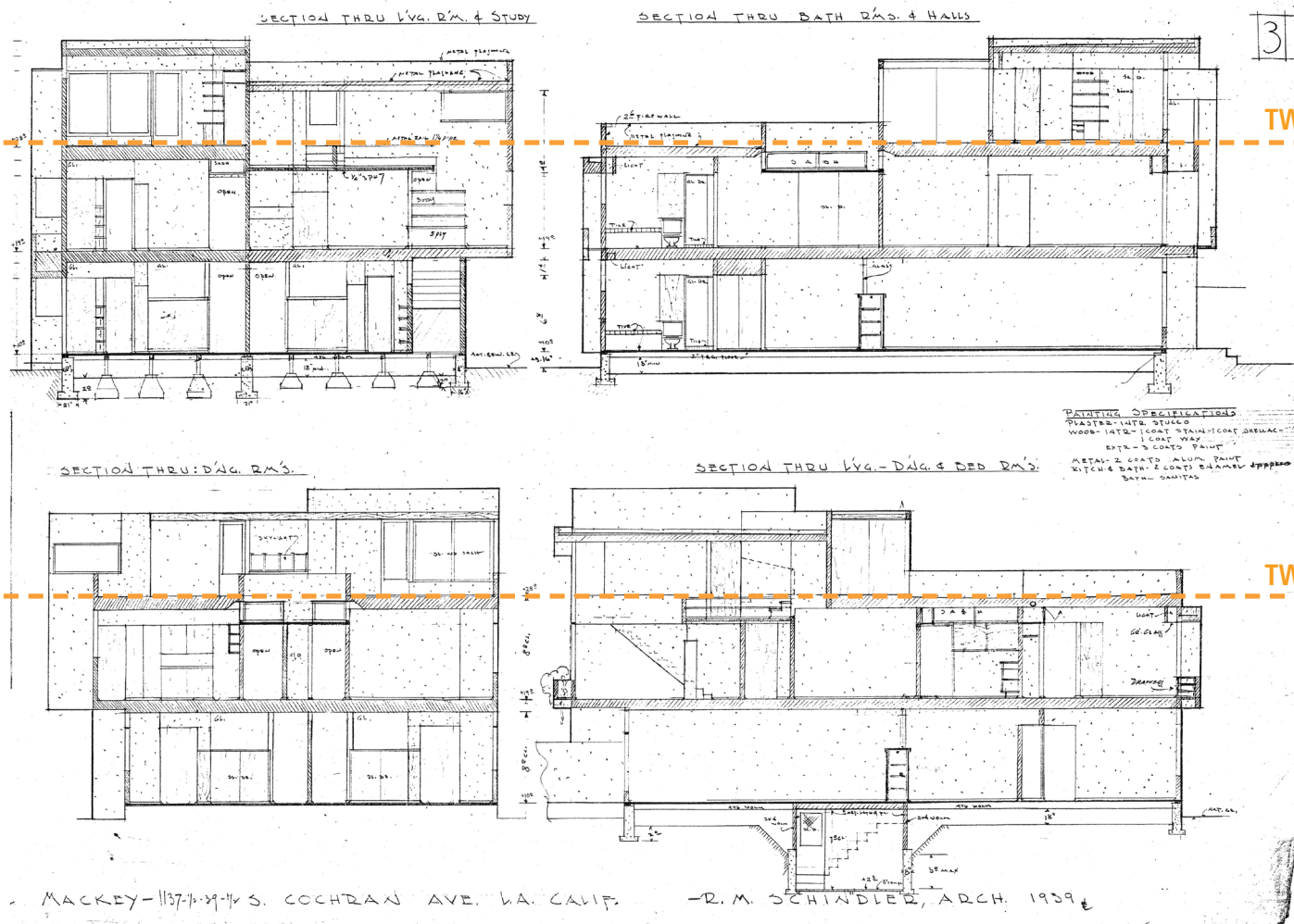
# BY-DESIGN

## MACKEY APARTMENTS:

### Height Variance - 3 stories instead of 2

"Since this structure will be 3 stories in height along only a small portion of its depth and since a 6 ft. side yard will be maintained along this portion and a minimum of 3 1/2 ft. along all other portions; the three story portion along not to exceed 19 ft. of the side yard is approved under Ras.?? of the Bd. of C. P. C.

- H.E. Smutz"



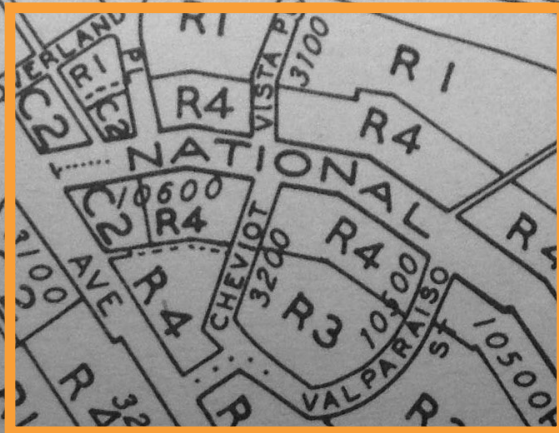


# BY-RIGHT

## DINGBATS:

## 1950s and '60s Planning Parameters

1952 ZONING CODE	BY-RIGHT	10554 NATIONAL BLVD	10565 NATIONAL BLVD
ZONE	R4		
Uses	One Family Dwellings, Two Family Dwellings, Boarding Houses, Multiple Dwellings, Churches, Courts, Apartments, Parks, Playgrounds	FOUR 2 BR/1 BA, FOUR 1 BR/1 BA = <b>EIGHT UNITS</b>	FIVE 1 BR/1BA, ONE Studio = <b>SIX UNITS</b>
Height	6 Stories/75'	2 Stories Over Parking/20'	2 Stories Over Parking/20'
Lot Area	5000 sf	8750 sf	6670 sf
Lot Area per DU	400 - 800 sf	1094 sf per DU	1111 sf per DU
DU/Acre	54 - 108 DU/Acre	39 DU/Acre	39 DU/Acre
FRONT/SIDE/REAR Setbacks	15'/5'/15'	7'-6" Front/6' Min Side/15' Rear	2'-6" Min Front/8' Min Side/15' Rear
Parking	VARIES/One per Family Unit	7 Tuck Under Parking Spaces	5 Tuck Under Parking Spaces





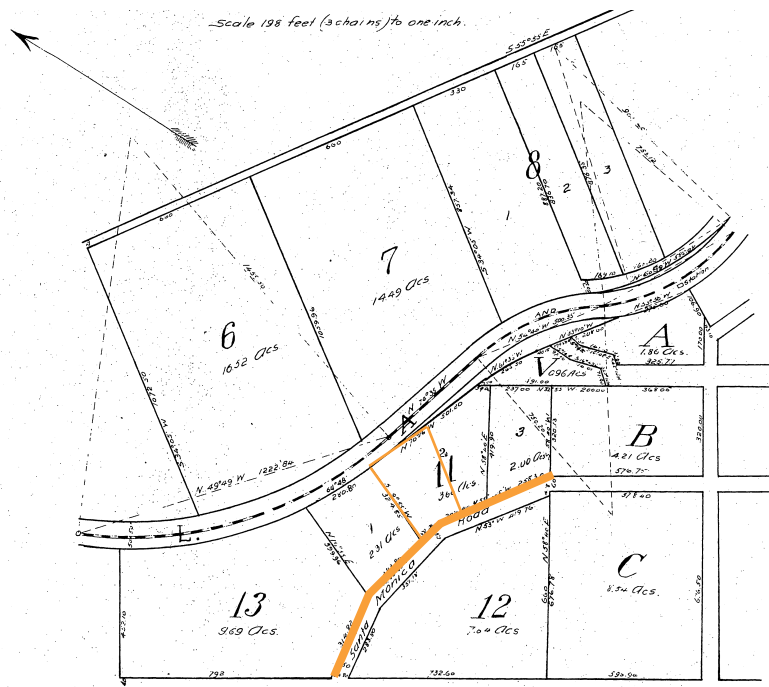
# BY-DESIGN

## NATIONAL APARTMENTS:

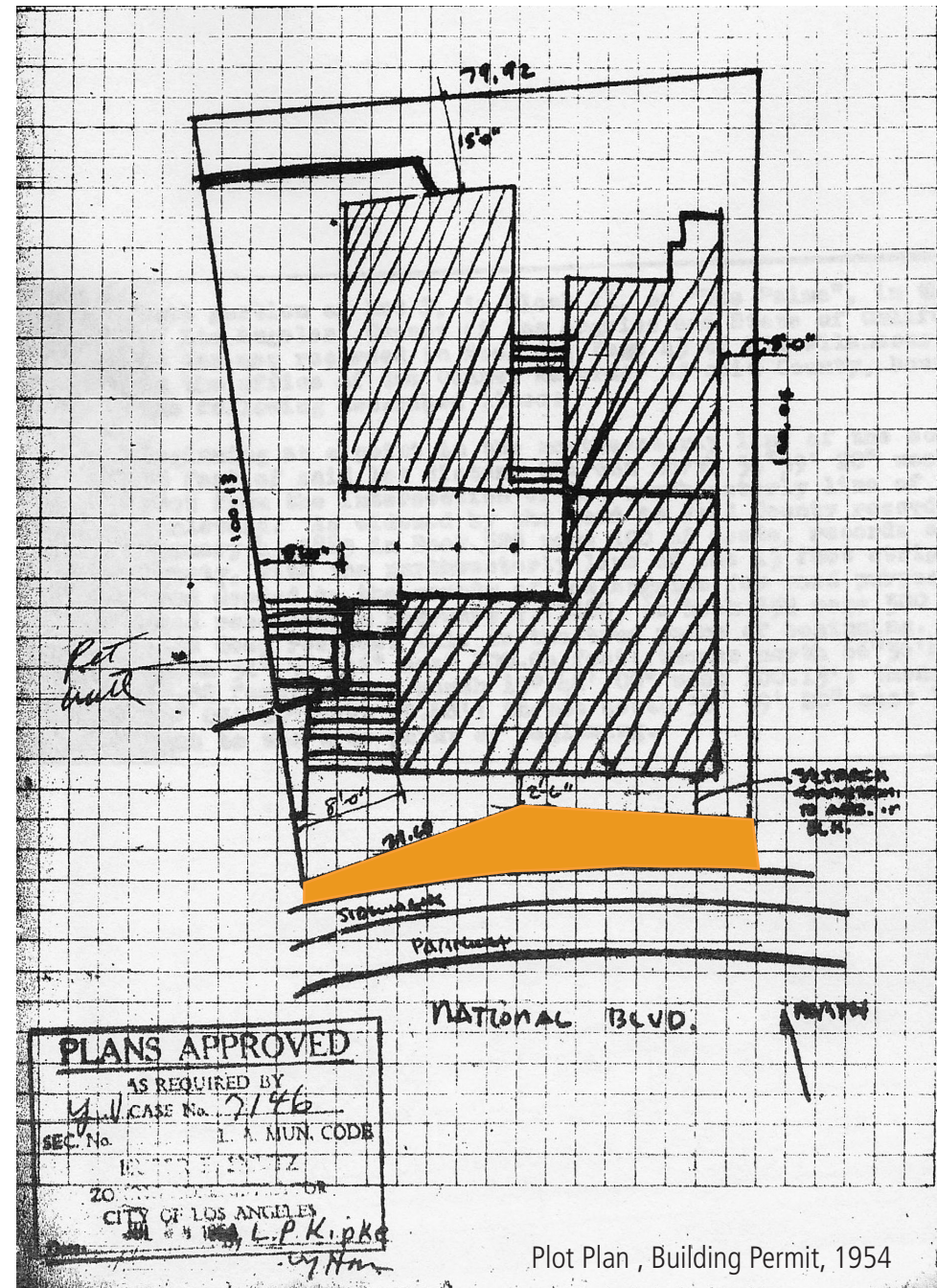
### Yard Variance - 2 1/2' min instead of prevailing 7 1/2'

"The subject parcel is situated in the middle of the block opposite a sharp angle in the street property line and the proposed sidewalk when constructed along the northerly side of National Boulevard in this block will be located on a curved alignment, thus leaving an irregular trapezoidal area of public street between the property line and the sidewalk. . . The granting of the application would be materially detrimental to public welfare and injurious to adjacent properties in the event the proposed front projecting portion of the total building were not limited to one story in height. However, the granting of the request under the conditions hereof will not involve said objectionable feature or be contrary to the objectives of the Master Plan."

- Huber E. Smutz, Zoning Administrator



Tract Map, 1887



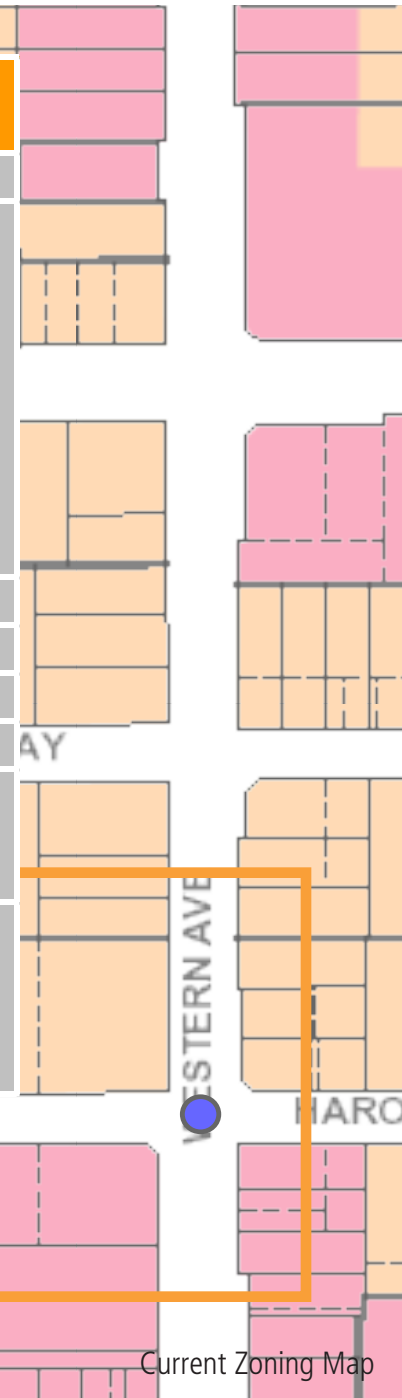
Plot Plan, Building Permit, 1954

# BY-RIGHT

## PODIUM:

### 1990s and '00s Planning Parameters

1986-1990 ZONING CODE	BY-RIGHT	1660 N. ST.ANDREWS PL	5521 HAROLD WAY
ZONE	R4/R5	R4	R5
Uses	<b>R4</b> , One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Two-Family Dwellings, Apartment Houses, Multiple Dwellings, Home Occupations, Child Care (20 max), Churches, Schools, Homeless Shelter, <b>R5</b> , R4 + Clubs, Lodges, Hospitals, Sanitariums, Hotels	Market Rate Housing (1BR and 2BR Units) = <b>62 UNITS</b>	Affordable Housing (1BR, 2BR and 3BR Units) = <b>51 UNITS</b>
Height	Unlimited	4 Stories over Parking	4 Stories over Parking
Lot Area	5000 sf	24964 sf	27303 sf
Lot Area per DU	400 sf/200 sf	402 sf per DU	535 sf per DU
DU/Acre	108 - 216 DU/Acre	108 DU/Acre	81 DU/Acre
FRONT/SIDE/REAR Setbacks	15'/5' + 1' for each story over 2/15' + 1' for each story over 3	15' Front/7' Side/15' Rear	15' Front/7' Side/4'-7" Side/16' Rear
Parking	1 Space per Unit less than 3 Habitable Rooms, 1.5 Spaces per Unit 3 Habitable Rooms, 2 Spaces per Unit more than 3 Habitable Rooms	103 Spaces Underground	51 Spaces Underground



# BY-DESIGN

## HAROLD WAY APARTMENTS:

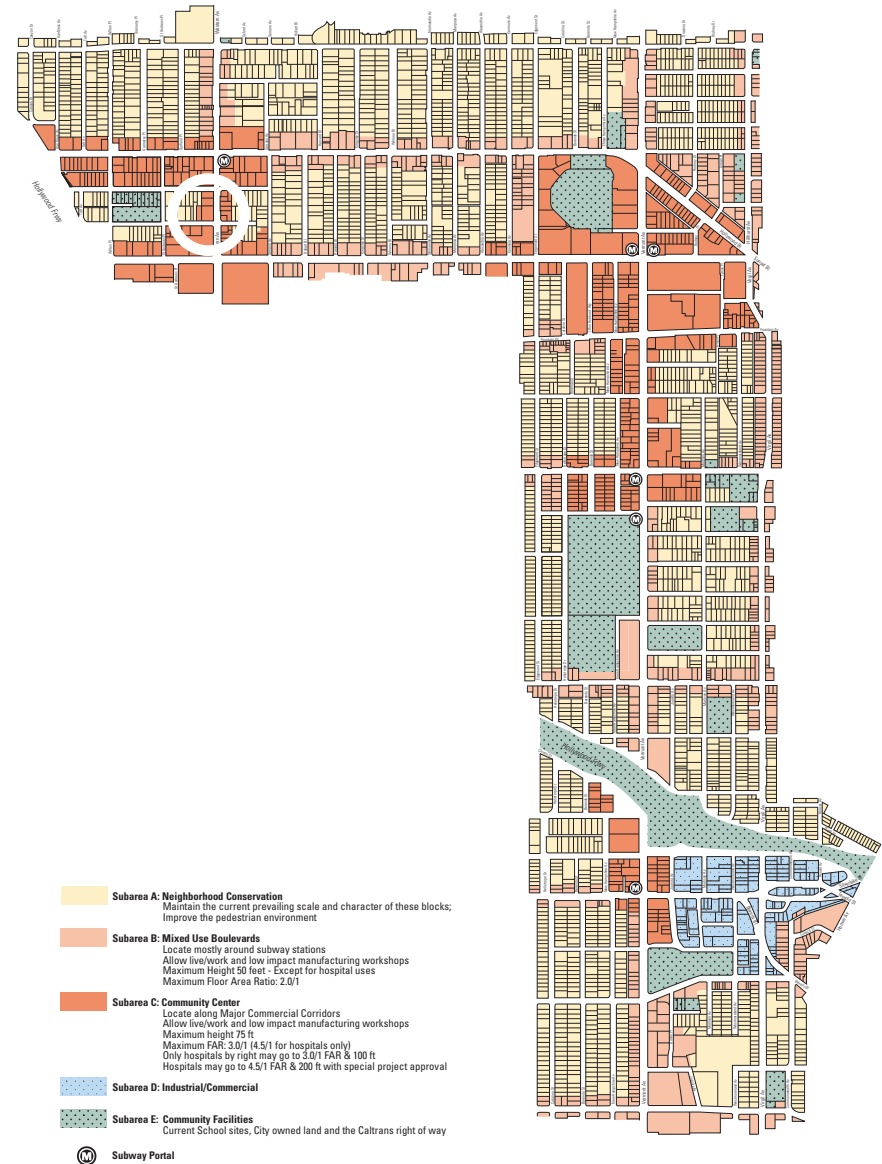
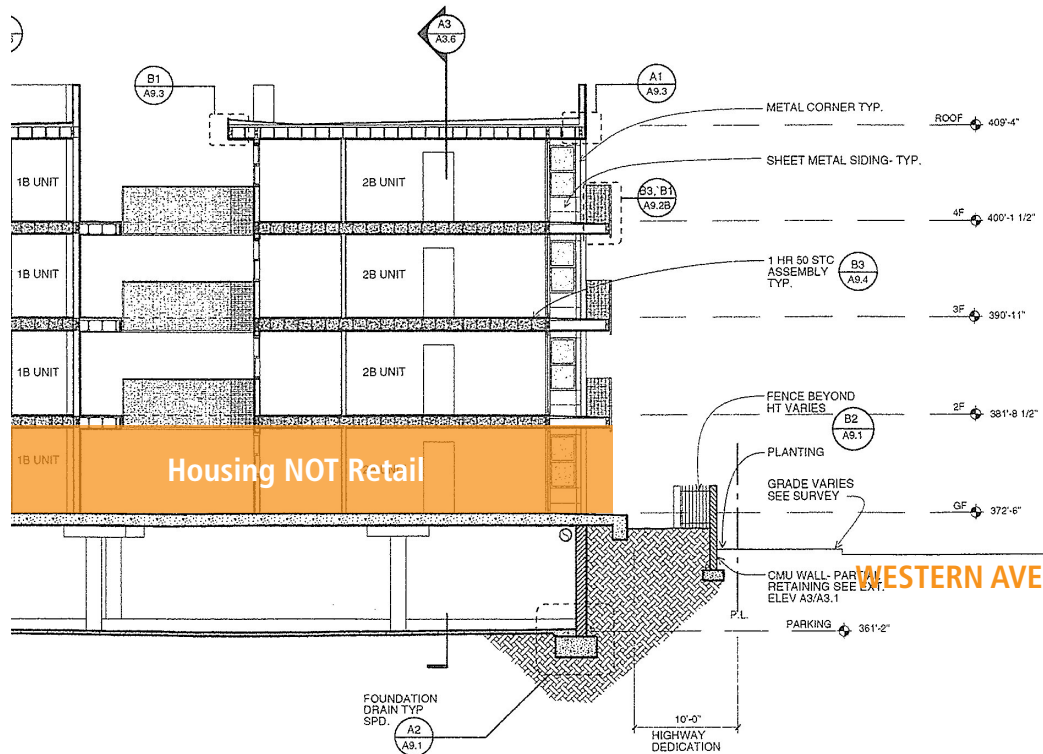
### Specific Plan Exception - All Residential, No Mixed Use

#### Vermont/Western Transit Oriented District Specific Plan

**GOAL:** Improve the quality of housing stock in the neighborhood through the construction of affordable housing units available for home ownership, in Mixed Use buildings along transit corridors.

#### Project located in **Subarea C: Community Center**

- Locate along Major Commercial Corridors
- Allow live/work and low impact manufacturing workshops
- Maximum height 75 ft
- Maximum FAR: 3.0/1 (4.5/1 for hospitals only)
- Only hospitals by right may go to 3.0/1 FAR & 100 ft
- Hospitals may go to 4.5/1 FAR & 200 ft with special project approval



Map I

#### Vermont/Western Transit Oriented District Specific Plan

(Station Neighborhood Area Plan)

CPC 00-1976

Los Angeles Department of City Planning • Citywide Division • Graphics Section • as adopted by the City Council January 23, 2001



# CASE STUDY

**Los Angeles Housing**  
Designed and Developed



# CASE STUDY

## 1. BY-RIGHT The Fourflat

*FOURFLATS* were built in large numbers by builders and landlords throughout the 1920s and '30s. They can be found throughout the city in most neighborhoods and typically aggregate four units, two up, two down, in a single volume articulated in the Spanish style. Fourflats were often built by owner/users and had a larger/more luxurious owner's unit.

## 2. BY-DESIGN Mackey Apartments

The *MACKEY APARTMENTS* were built by Rudolph Schindler for Pearl S. Mackey in 1939 in the Modernist style. The rental units are flats and are largely identical. The double height owner's unit is accessed from the second story and articulates the front facade. All units have access to a large amount of private outdoor space.

## 3. TYPOLOGY OF TRADE OFFS Cullen Street Small Lot Subdivision

The *SMALL LOT SUBDIVISION ORDINANCE* was passed by Los Angeles City Council in 2005 and allows the development of fee-simple ownership zero-lot line housing in Los Angeles for the first time. This type of townhouse or rowhouse typology had previously never been allowed in the city outside an apartment or planned unit development context, and even then, it was rarely used. The ordinance was one of a suite of housing policies the City Planning Department implemented to address the city's then critical housing shortage. Since this rowhouse type of development was unusual in LA, SLS projects have been informed by other types of housing present in LA, especially, fourflats.

BY-RIGHT  
BY-DESIGN



# BY-RIGHT

## FOUR FLAT

Liz Falletta - ACSA/AIA Housing Research Lecture - 12/3/12



# BY-RIGHT FOUR FLAT



# THE FOURFLAT: Characteristics & Context

## MASSING/BUILDING FORM

Two story rectilinear volume, often spanish style

## UNIT AGGREGATION

Four units stacked two up two down

Plans mirrored across a center line

Typically no shared interior space except entry

## UNIT TYPES/SIZES

One or two bedroom with one bath

Flats, typically spacious with dedicated dining rooms and large living rooms

Often utilize built in furniture

Access to light and air on three sides

## PEDESTRIAN ACCESS/ENTRY

Ground Floor access for all units, either individual or through a common vestibule

## VEHICULAR ACCESS/PARKING

Parking (at least one car per unit) in rear with driveway down the side, usually in a garage

## COMMON OPEN SPACE/LANDSCAPE

Front yard usually landscaped

Rear yard, usually paved for parking/back up space

Side yards, sometimes landscaped

Driveway, paved

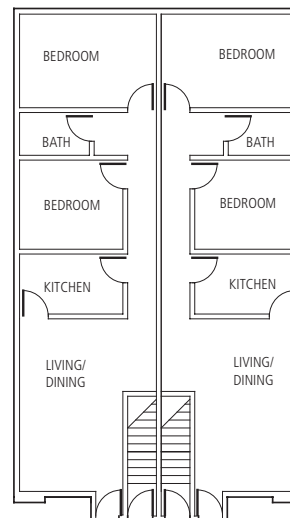
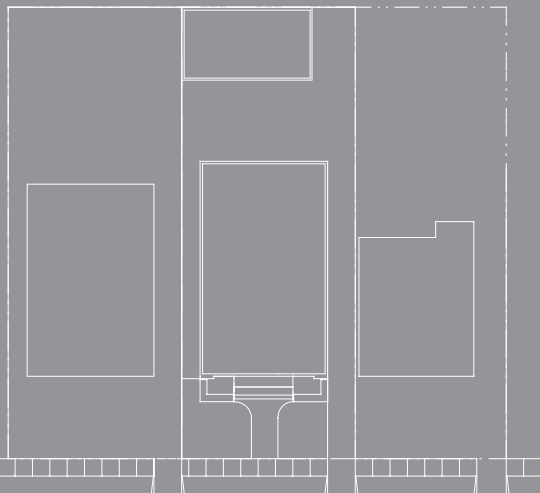
## PRIVATE OPEN SPACE/LANDSCAPE

Lower units can have porches and stoops

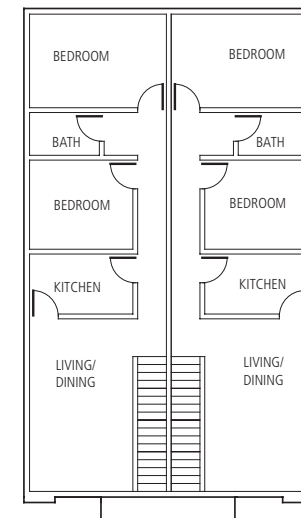
Upper units can have balconies

## PUBLIC REALM

Front yard typically not fenced or gated



First Floor



Second Floor





1050 - 1052 1/2 S. Cochran Ave, 1927

1



1030 - 1032 1/2 S Cochran Ave, 1926

2



1024 - 1026 1/2 S Cochran Ave, 1925

3



1020 - 1022 1/2 S Cochran Ave, 1925

4



1073 - 1075 1/2 S Cloverdale Ave, 1926

5



1020 - 1024 S Cochran Ave, 1928

6



1023 - 1025 1/2 S. Cloverdale Ave, 1924

7



1119 - 1121 1/2 S Cloverdale Ave, 1928

8



1060 - 1062 1/2 S. Cochran Ave, 1926

9







**BY-DESIGN**  
MACKEY APARTMENTS

Liz Falletta - ACSA/AIA Housing Research Lecture - 12/3/12



# BY-DESIGN

## MACKEY APARTMENTS



MAK Center  
Pearl M. Mackey  
Apartments

Edgewood Pl

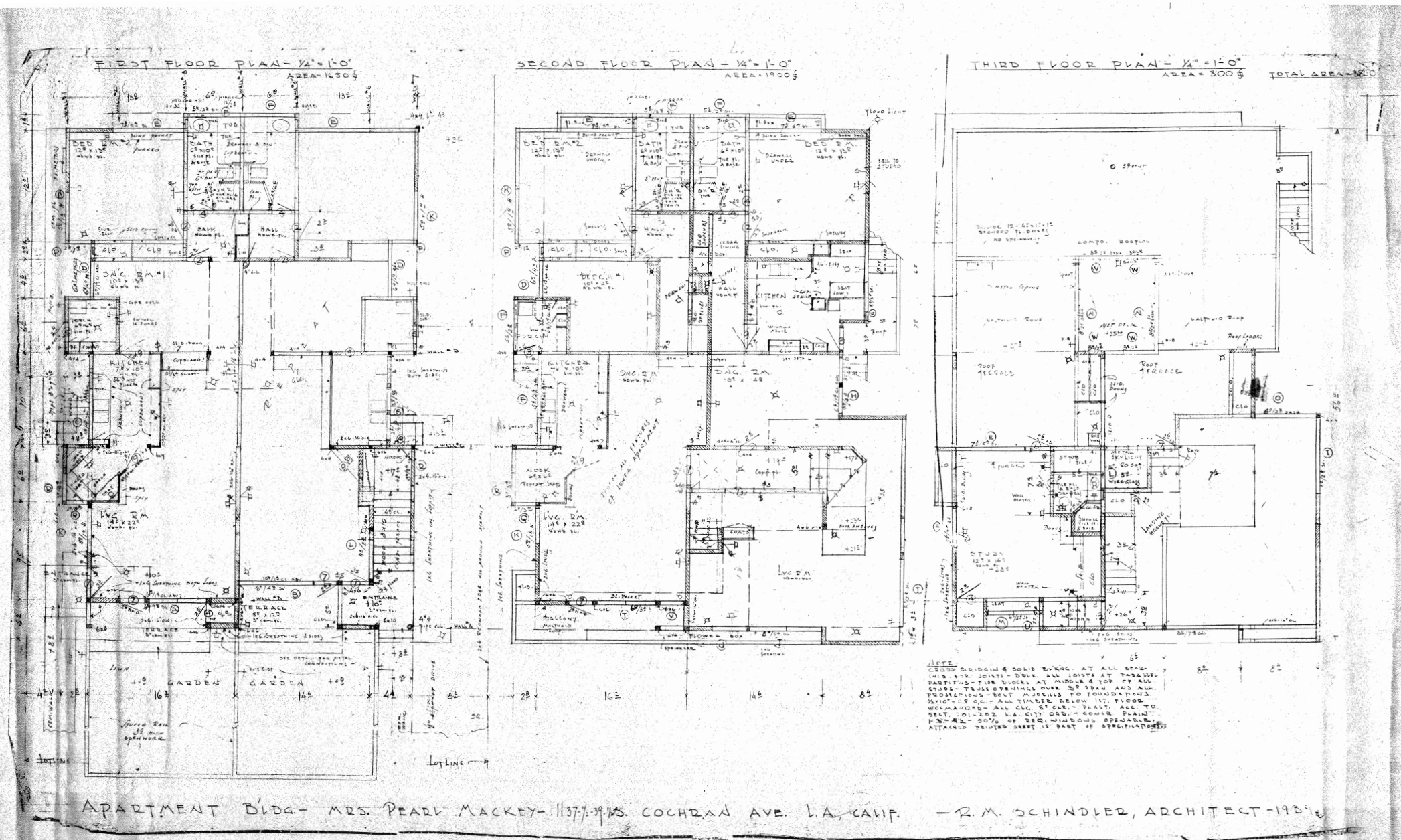
Edgewood Pl

5400

S Cochran Ave

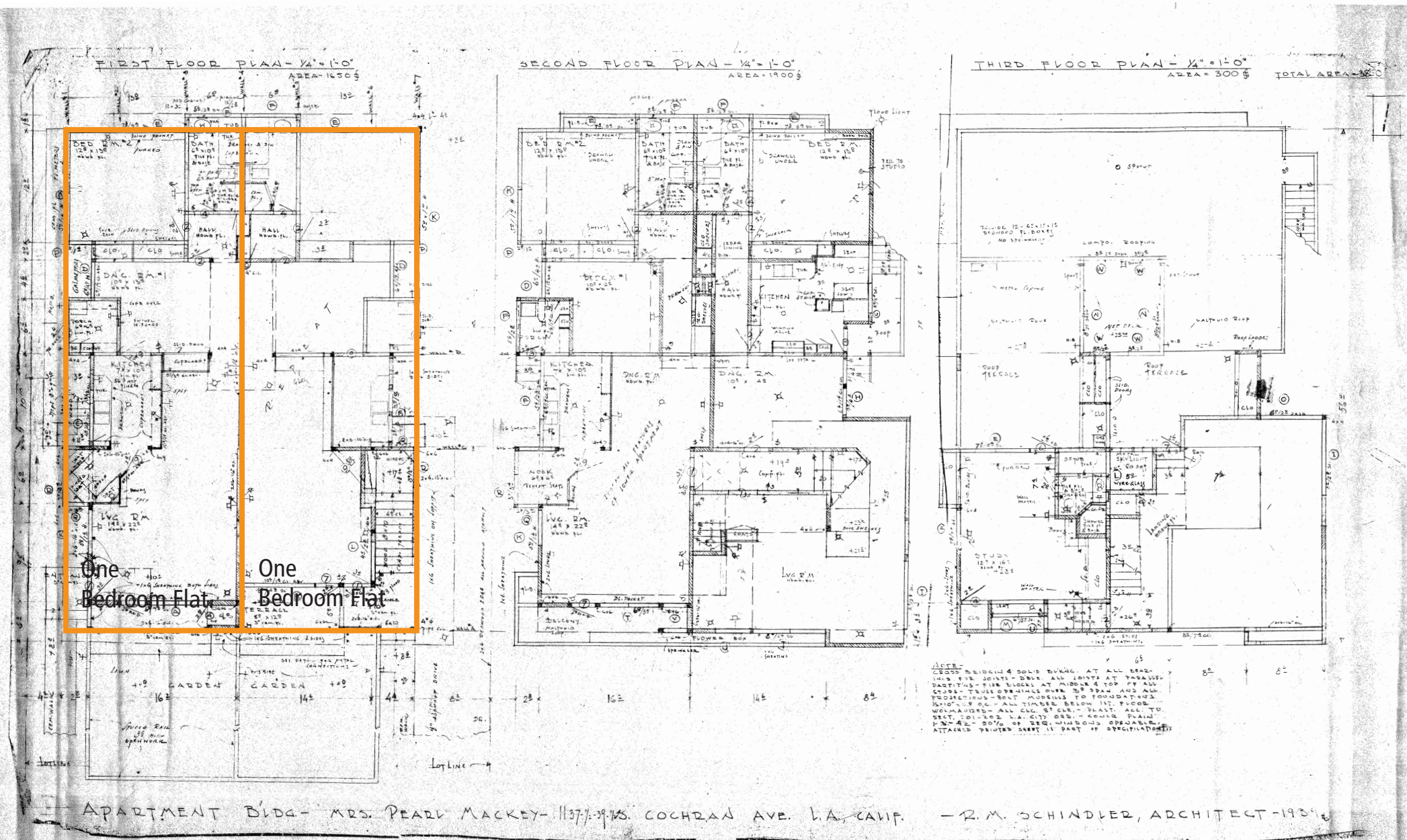


# THE MACKEY APARTMENTS: Characteristics & Context

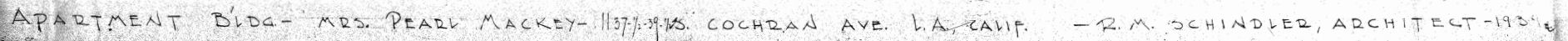




# THE MACKEY APARTMENTS: Characteristics & Context

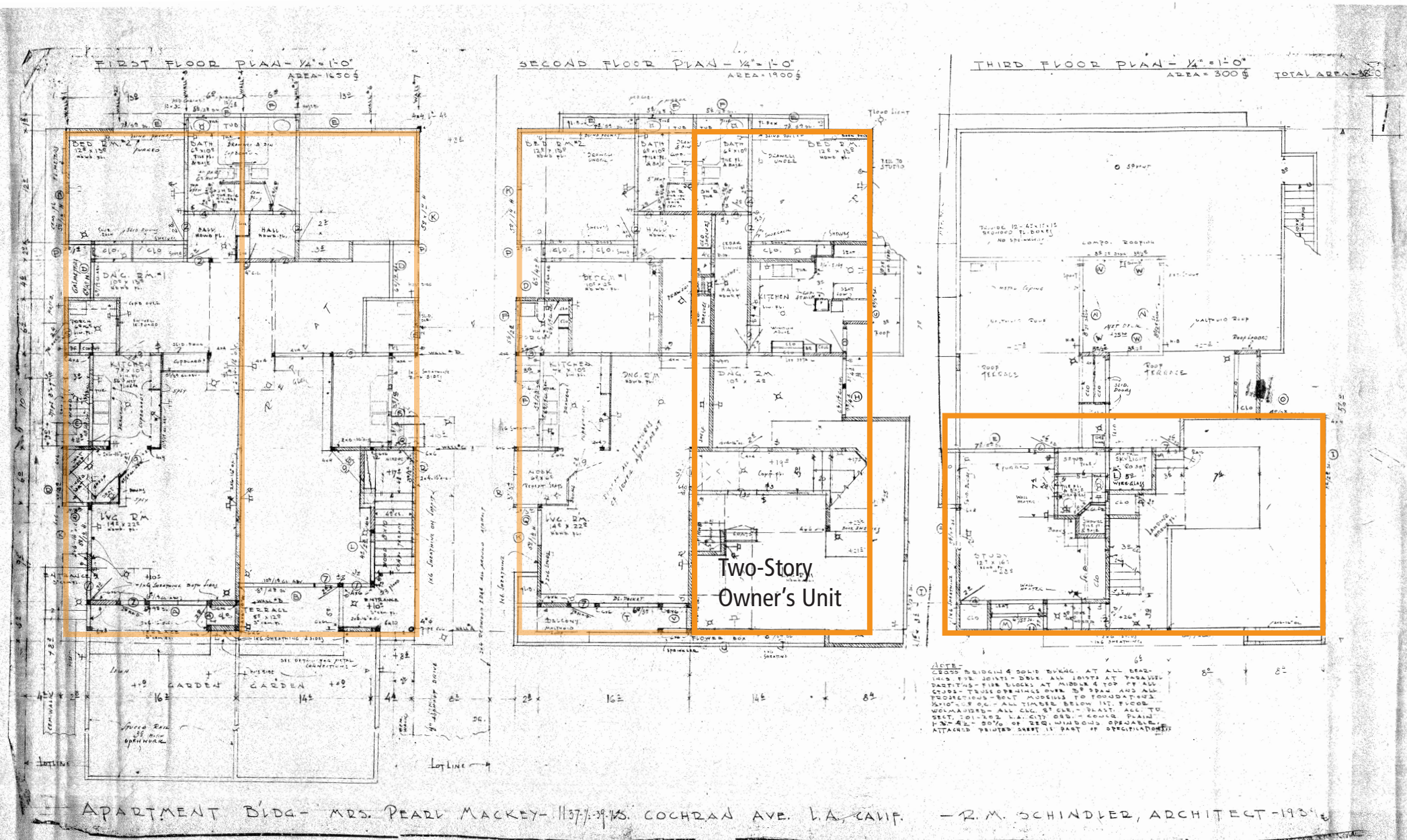








# THE MACKEY APARTMENTS: Characteristics & Context











# BY-RIGHT

FOUR FLAT



# BY-DESIGN

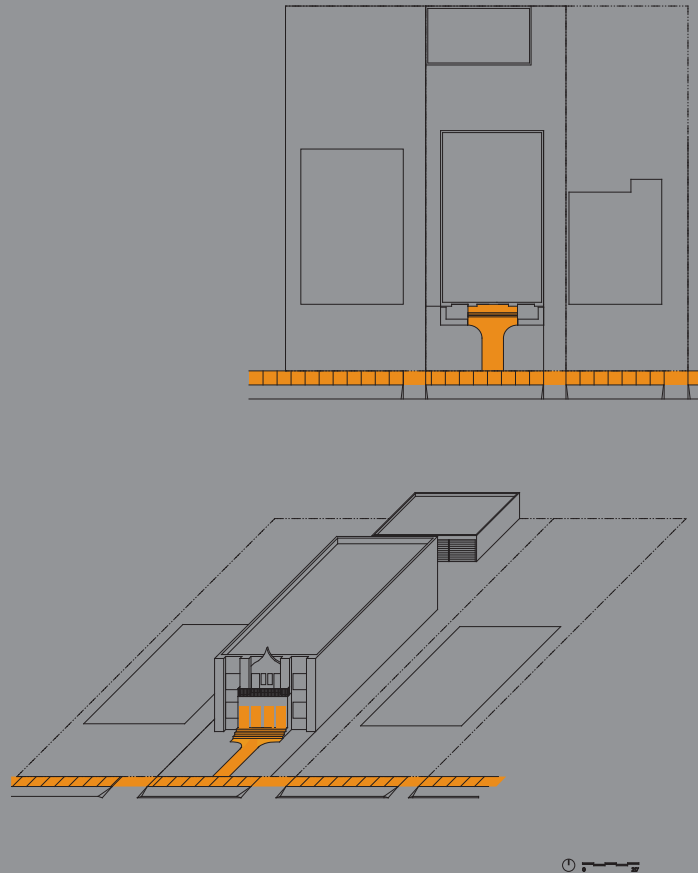
MACKY APARTMENTS



MAK Center  
Pearl M. Mackey  
Apartments

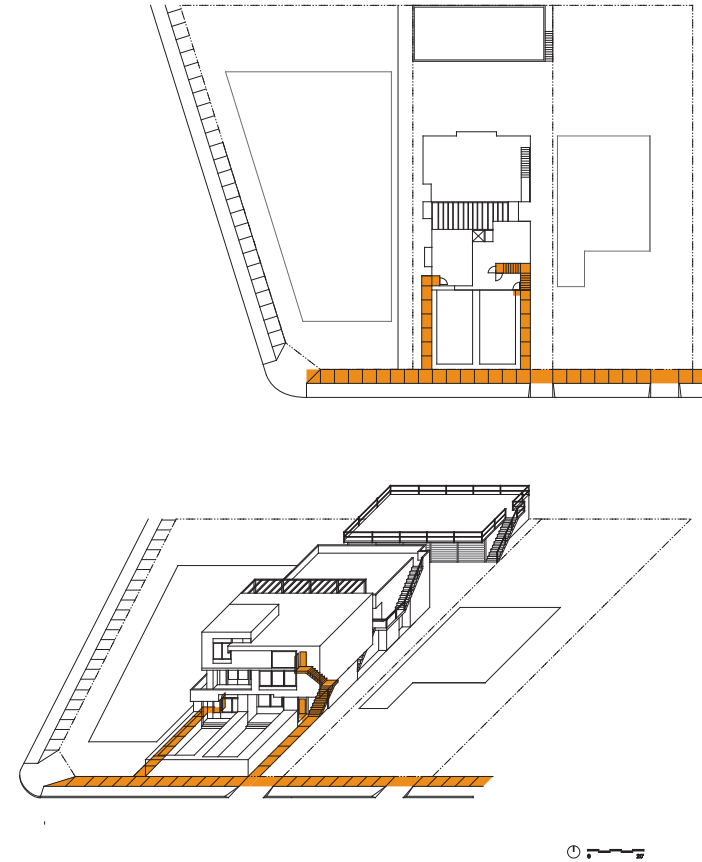
S Cochran Ave

# PEDESTRIAN ACCESS



## BY-RIGHT

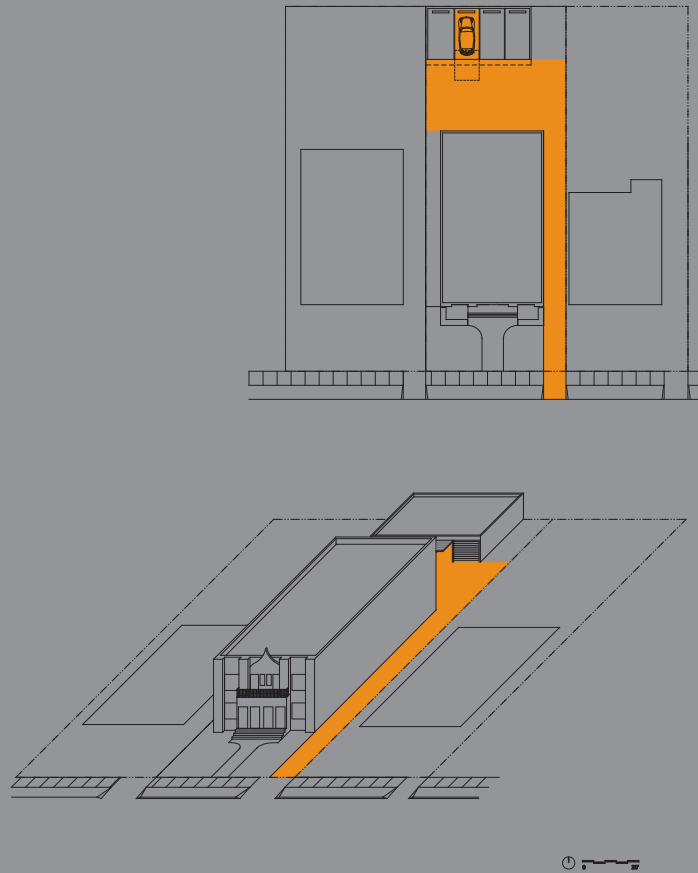
- Centralized access
- Symmetrical organization
- Individual ground floor entries to all units
- Front doors visually accessible from the sidewalk



## BY-DESIGN

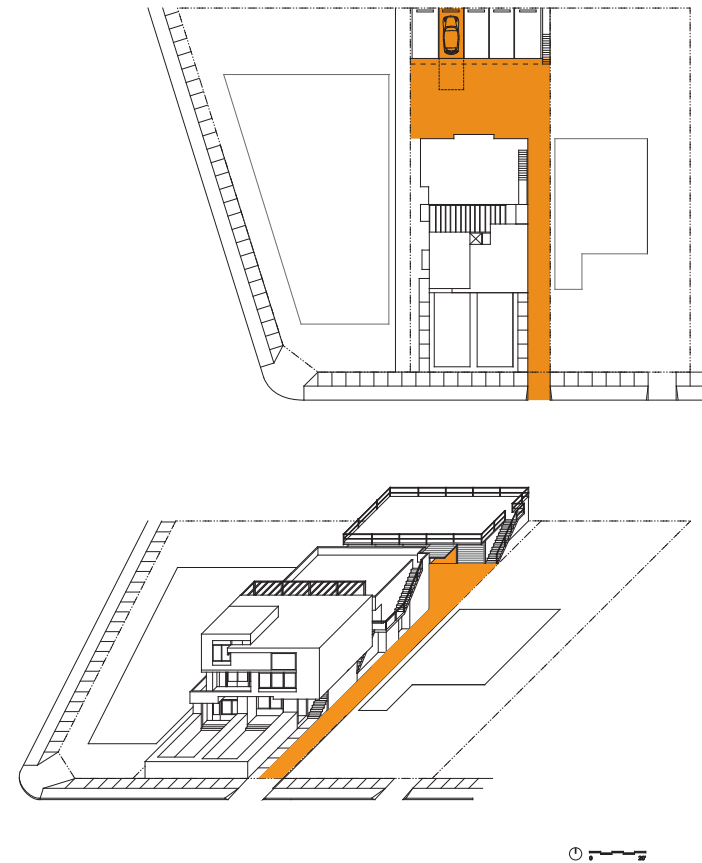
- Accessed on either side
- Asymmetrical organization
- Individual ground floor entries to two units, common ground floor entries to two units
- Front doors not visually accessible from the sidewalk

# VEHICULAR ACCESS/PARKING



## BY-RIGHT

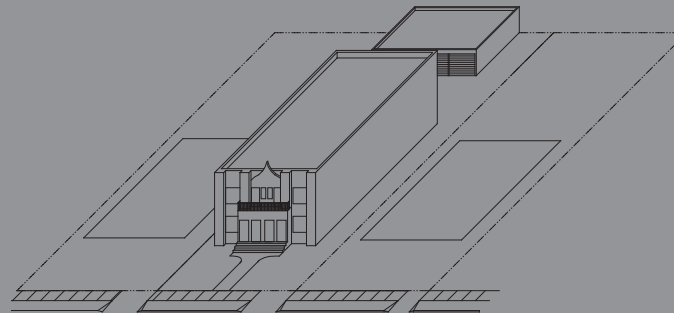
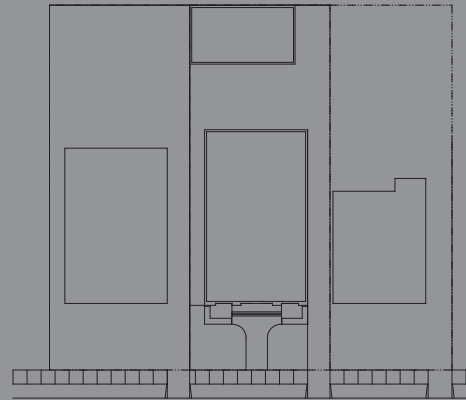
- Side driveway access
- 4-car parking garage at rear of site
- 26' back up space



## BY-DESIGN

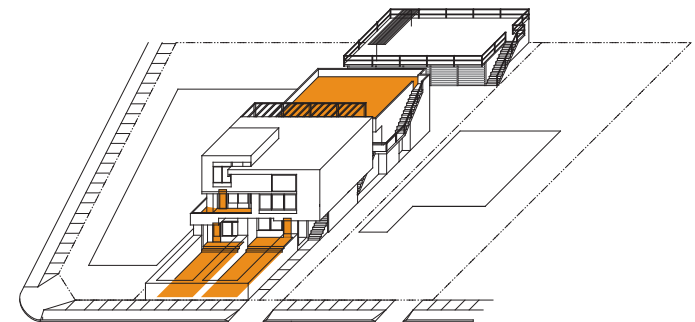
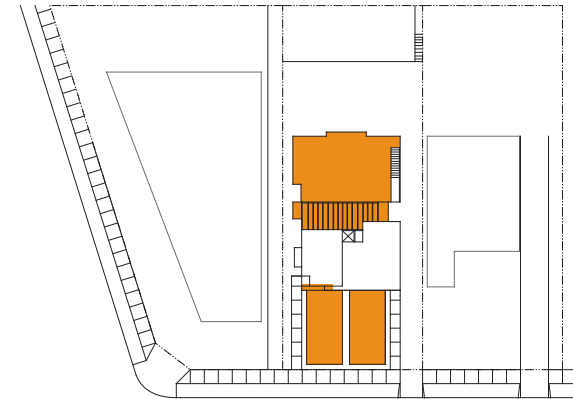
- Side driveway access
- 5-car parking garage at rear of site
- 26' back up space

# PRIVATE OPEN SPACE



## BY-RIGHT

- NONE

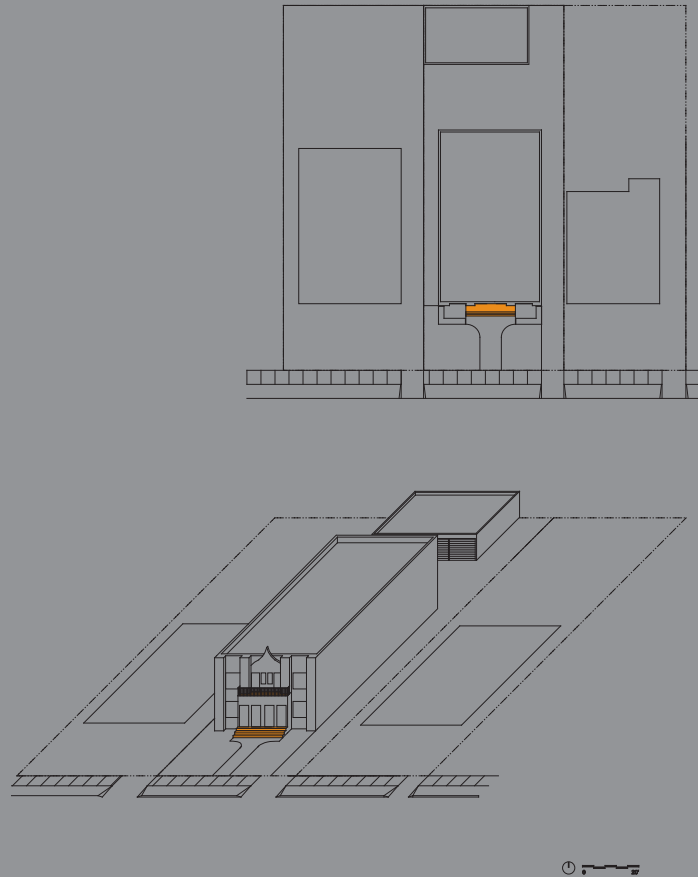


## BY-DESIGN

- Hedge-enclosed front yard patios for ground floor units (12' x 20', 240 sf)
- Balcony for second story unit (4' x 16', 64 sf)
- Large roof terrace with pergola for owners unit (~ 35' x 35', 1225 sf)

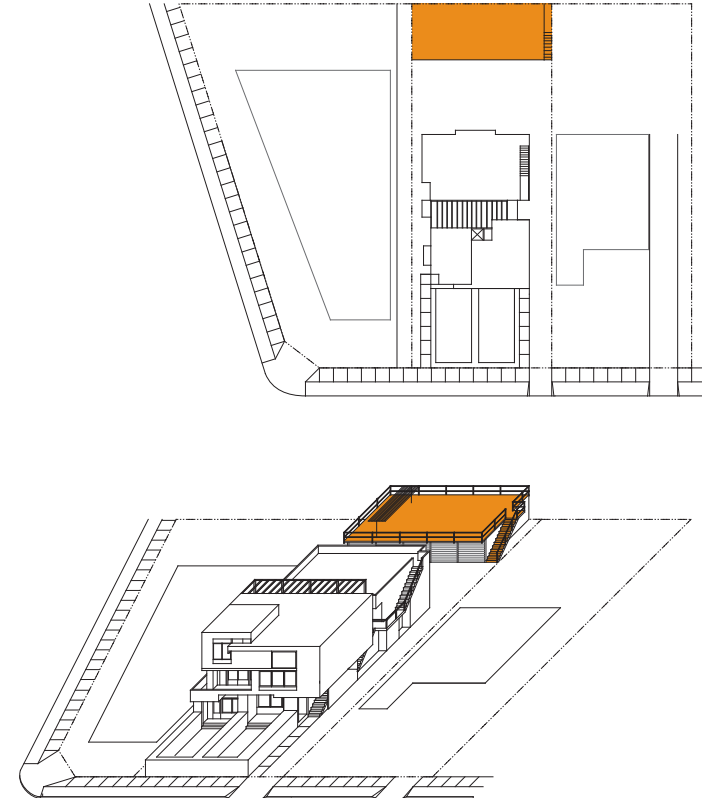


# COMMON OPEN SPACE



## BY-RIGHT

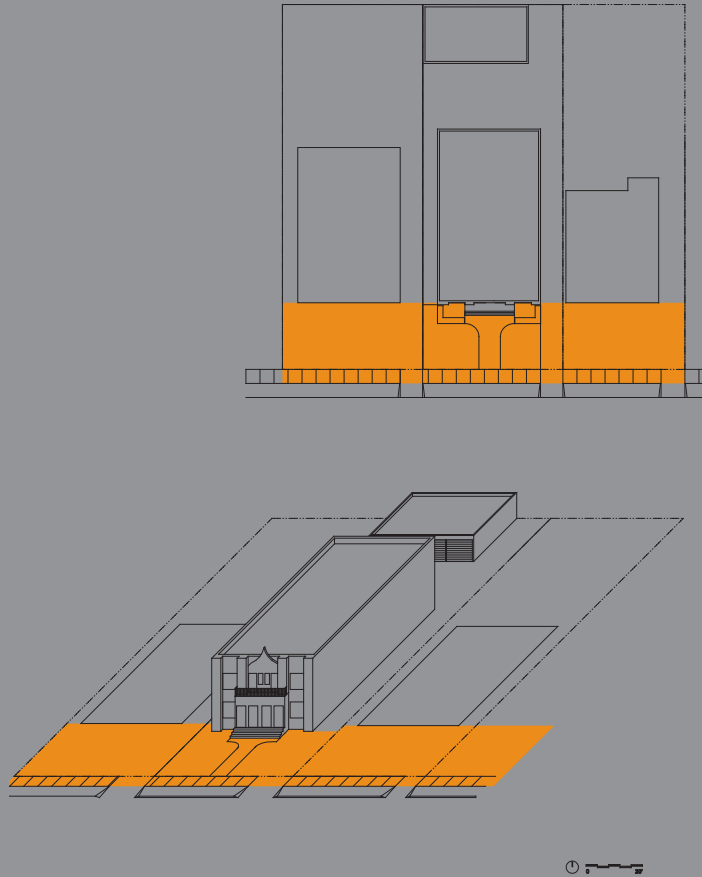
- Common front stoop accessible to all units (3' x 18', 54 sf)
- Front balcony accessible to two upper units (3' x 18', 54 sf)



## BY-DESIGN

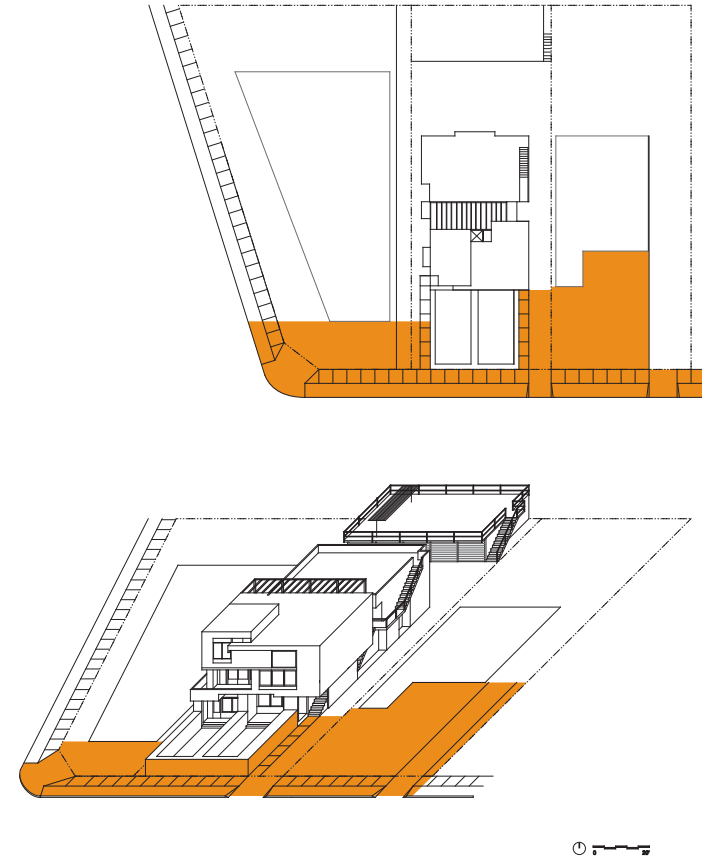
- Garage rooftop accessible to all units, originally used for clothes drying (45' x 20', 900 sf)

# PUBLIC REALM



## BY-RIGHT

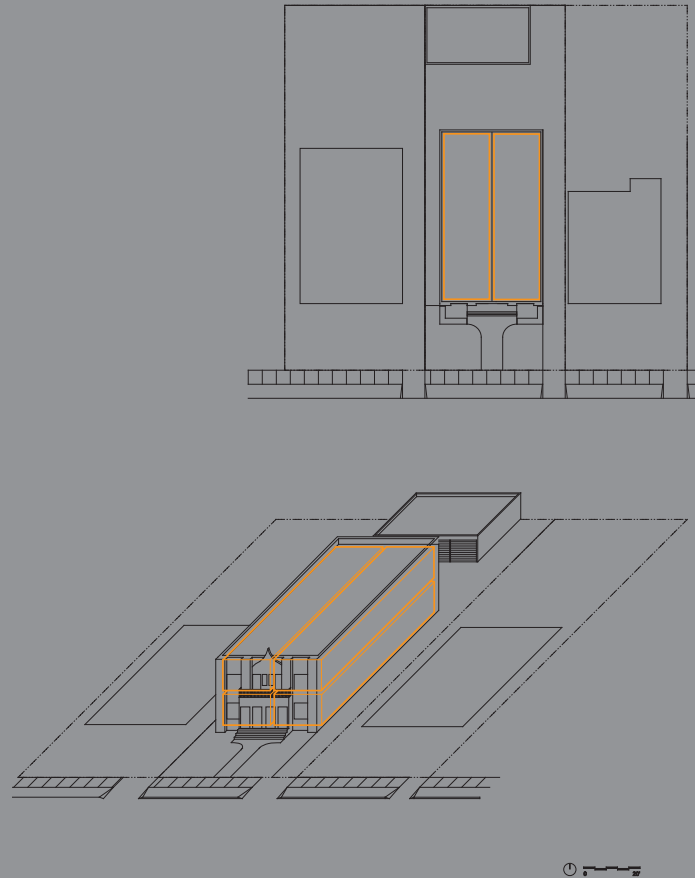
- Front yard visually accessible from the public realm
- Lack of landscaping detracts from the streetscape



## BY-DESIGN

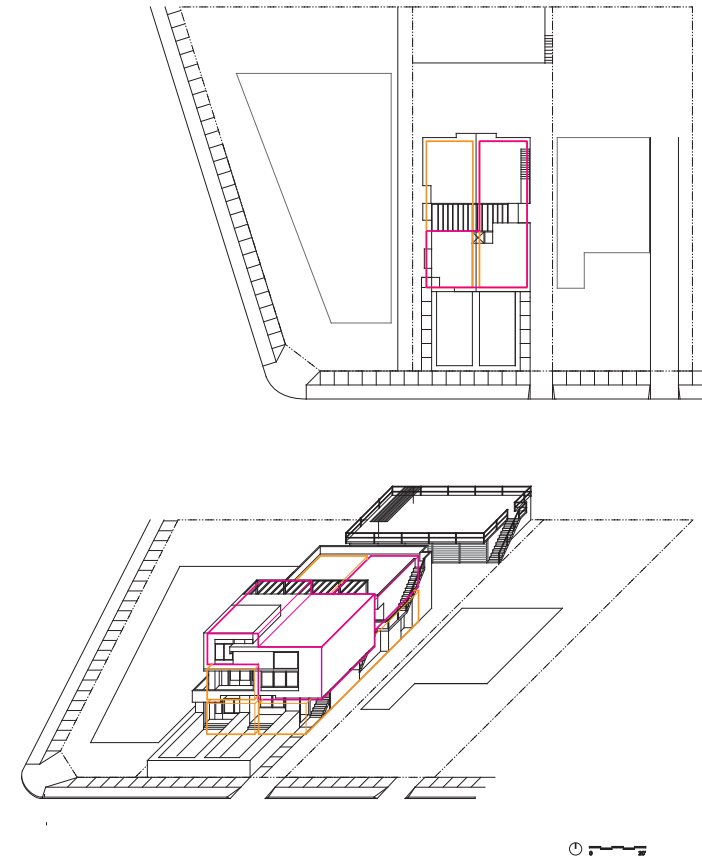
- Front yard fenced off from the public realm
- Hedge minimally contributes to the streetscape

# UNIT AGGREGATION



## BY-RIGHT

- Mirrored two bedroom flats, essentially identical
- Aggregated two up, two down



## BY-DESIGN

- Two one bedroom flats, one two bedroom flat, and two bedroom two story owner's unit
- Two ground floor flats with flat and owner's unit stacked on top
- Owner's unit on the second story with the third story folding up and over the second story flat

# TYPOLGY OF TRADE-OFFS

## **Individuality vs. Community**

Mode of pedestrian access shapes neighbor interaction. Increasing individual vs. common access increases identity and can better contribute to public realm but potentially increases project costs.

## **Cars vs. Pedestrians**

Provision of parking on site determines the relative balance of pedestrian vs vehicular realms. Bringing the car on the site takes up space that could be used for units, open space and space that actively contributes to the public realm.

## **Exclusive vs. Inclusive Experience**

Balance of privately accessed vs. commonly accessed open space shapes experience of privacy within the building. Provision of privately accessed open space potentially takes activity away from the common and public realms, but potentially increases unit marketability.

## **Individual vs. Communal Experience**

Balance of privately accessed vs. commonly accessed open space shapes experience of community within the building. Provision of commonly accessed open space increases the likelihood of social interaction amongst building residents.

## **Public vs. Private Identity**

Portions of the site which are visually accessible from the street define the character of the streetscape and define the building's image of "home."

## **Owner vs. Renter**

Method of unit aggregation determines the spatial relationship between unit demographics and how those different demographics interact with one another. Locating the owner's unit in relation to rented units and not as a separate structure places social interaction on a potentially more equal footing.

## PEDESTRIAN ACCESS

## VEHICULAR ACCESS

## PRIVATE OPEN SPACE

## COMMON OPEN SPACE

## PUBLIC REALM

## UNIT AGGREGATION



# POST-2000 PROJECT

## CULLEN STREET ARTS DISTRICT HOMES





# POST-2000 PROJECT

## SMALL LOT SUBDIVISION

Liz Falsetta - ACSA/AIA Housing Research Lecture - 12/3/12





## Cullen Street Small Lot Subdivision

2624, 2626 & 2628 Cullen Street, Los Angeles 90034

THREE Townhouse Units + Rentable STUDIO Unit

Modative Architects



Individual Open Space  
more private

Individual Open Space  
overlooking shared space

2 Covered Parking Spaces per Lot  
open garages facilitate interaction

Individualized Entry  
front unit only

"Common" Front Yard  
image not experience

Shared Driveway Access  
reciprocal easement

## Cullen Street Small Lot Subdivision

2624, 2626 & 2628 Cullen Street, Los Angeles 90034

THREE Townhouse Units + Rentable STUDIO Unit

Modative Architects



Land Subdivision  
Fee Simple  
Homeownership

Lot 1  
2BR/2 1/2BA

Open  
Garage  
2 Cars

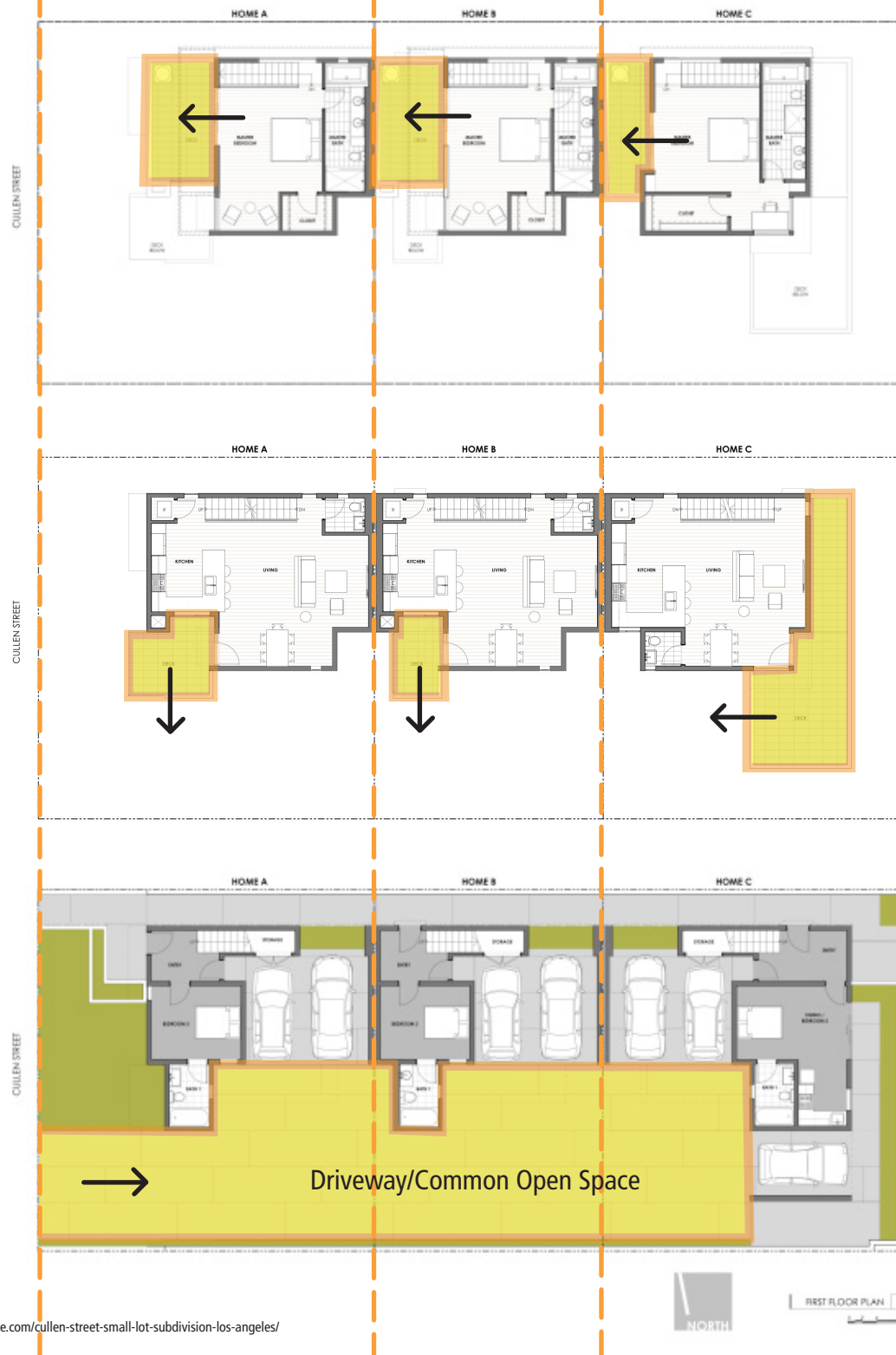
Lot 2  
2BR/2 1/2BA

Open  
Garage  
2 Cars

Lot 3  
1BR/1 1/2BA  
Rentable Studio Unit

Open  
Garages  
3 Cars





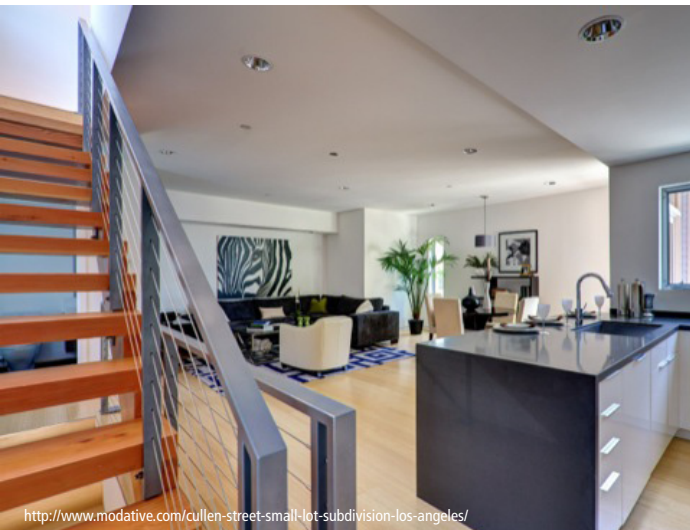
**Private Open Space**  
 Secluded from Common Open Space  
 Accessed from Master Suite

**Private Open Space**  
 Overlooking Common Open Space  
 Accessed from Public Space of the Unit

**Driveway/Common Open Space**  
 Multifunctional Space for Driving, Unit Access  
 Individual Guest Suite or Studio Unit



<http://www.modative.com/cullen-street-small-lot-subdivision-los-angeles/>



<http://www.modative.com/cullen-street-small-lot-subdivision-los-angeles/>



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<http://www.modative.com/cullen-street-small-lot-subdivision-los-angeles/>

# CONCLUSION

1. No **ONE** Housing Discipline is the single source of Good Housing Projects. **DISCIPLINARY VALUES** matter but common ground is important too.

*The fact that the different disciplines keep different issues in the foreground of the housing process is important, advocating for design, planning, and development interests, but each also needs to play well with others and understand how one discipline's values impact the ability of others to meet their goals.*

2. **BY-RIGHT** vs. **BY-DESIGN** can be a useful conceptual tool, but it is one that is constantly shifting and changing.

*Architects should be educators and advocates working to change the codes and practices for every one's benefit. Understanding the values of other housing disciplines and being able to argue for change from their perspective is essential.*

3. Understanding a **T TYPOLOGY OF TRADE-OFFS** can help housing practitioners seek multivalent solutions and make decisions that matter.

*As dense housing becomes more and more complex to design and build, using **INTERDISCIPLINARY METRICS**, as well as disciplinary ones, will help practitioners implement design strategies that really matter and make a difference in terms of quality of life.*

**BY-RIGHT**  
**BY-DESIGN**



## Archives & Collections:

Los Angeles City Archive

R. M. Schindler Papers, Architecture and Design Collection, University of California, Santa Barbara

Raymond Kappe Papers, Getty Research Institute, Los Angeles

## Public Documents:

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Los Angeles City Planning Department

Los Angeles County Tax Assessor

## Maps:

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## Architects:

Modative Architects, [www.modative.com](http://www.modative.com)

Koning Eixenberg Architecture, [www.kearch.com](http://www.kearch.com)

Space International, [www.space-intl.com](http://www.space-intl.com)

Raymond Kappe, Architect, interviewed on 6/15/12

\*\* All photos without citations taken by author.

\*\* Please do not cite or quote without the author's permission.

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**BY-RIGHT BY-DESIGN**

**Los Angeles Housing**  
Designed and Developed



## **Liz Falletta**

Assistant Professor (Teaching)  
Price School of Public Policy, School of Architecture  
University of Southern California  
Speaker



**Stephen Schreiber, FAIA**  
University of Massachusetts Amherst  
Moderator

Submit a question to the moderator via the Chat box. They will be answered as time allows.



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