

PART II



DESIGN GUIDELINES FOR ALTERATIONS & ADDITIONS TO HISTORIC RESIDENCES



DESIGN GUIDELINES FOR ALTERATIONS AND ADDITIONS TO HISTORIC RESIDENCES
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OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

INTRODUCTION

A diverse mix of architectural styles can be found in almost all of South Pasadena's historic residential neighborhoods. These guidelines apply to the neighborhoods that qualify as potential historic districts, the structures within them, and the individual historic resources found outside the potential districts that are identified in a survey conducted in 2002 entitled: "Historic Resources Survey Report: Phase I." The survey includes a map of the City of South Pasadena identifying the locations of Potential Historic Districts and Individual Historic Resources. To determine if these guidelines should be followed for a specific structure, identify whether it is listed in the survey as either a structure contributing to a potential historic district, or an individually significant structure.

The following architectural styles are described and identified in these guidelines. They are presented in the order of the most prevalent to the least common of styles. Photographs of examples of residences in each of these styles are provided:

1. Craftsman / Bungalow
2. Mission and Spanish Colonial Revival
3. Turn of the Century
4. American Colonial Revival
5. Tudor and English Inspired
6. French Inspired
7. Monterey Revival
8. Other

These styles are the most prevalent historic residential styles in the City, as identified in the City wide survey completed in 2002. The character-defining features for each of these styles are listed. Not all of these features are present in each example of the style, but when present, they are significant to the design and character of that residence. The design guidelines that follow are based on the *Secretary of the Interior's Standards for Treatment of Historic Properties*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features.



Colonial Revival houses are scattered throughout South Pasadena's historic neighborhoods.



Craftsman houses are common in South Pasadena.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

1. CRAFTSMAN / BUNGALOW



This Craftsman has a second-story, low roofed dormer.



Overhanging eaves with exposed rafter tails are common on Craftsman houses.

The most commonly found architectural style in South Pasadena's historic neighborhoods, the Craftsman Style, characterized by a rustic aesthetic, was popular from 1900 -1925. The style was derived from The English Arts and Crafts Movement, which emphasized handcrafted materials and simple detailing partly in a reaction against the elaborate, mass-produced ornamentation found on Victorian style homes at the turn-of the century. The Craftsman style flourished in California, especially in the Pasadena area. Here the two brothers, Charles and Henry Greene practiced architecture and designed simple Craftsmen bungalows and high-style interpretations from 1903 -1914. Their intricately detailed designs were published widely in magazines and the Craftsman style became popular across the country. Prominent front entry porches, sleeping porches, breakfast nooks and inglenooks (fireplace seats), are characteristic of the wood frame structures, typically clad with earth toned wood shingle or clapboard siding.

In South Pasadena, examples of Craftsman style homes range in size and level of detailing from one-story bungalows to larger 2-story homes, all with the typical Craftsman characteristics. Throughout South Pasadena, Craftsman style homes incorporate elements from other architectural styles or have other cultural influences. Some Craftsman homes have elements of the Colonial, Spanish and Shingle styles, while others have features of Chalet and Pueblo revival styles or elements of Asian cultures.

Character-Defining Features - Craftsman Style

Massing

- Horizontal massing
- One, one-and-one-half, or two stories in height
- Porches at front are either full or partial width of this facade
- Porch roof supported by square columns, sometimes tapered
- Garages where present are detached and at a side or rear yard

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

CRAFTSMAN / BUNGALOW

Roofs

- Low pitched, gabled roofs (occasionally hipped)
- Offset front gable
- Multiple roof planes
- Wide overhang at eaves
- Exposed rafters and extended rafter tails at eaves
- Wood shingle roofing (often replaced by composition shingles)
- Dormers (shed or low pitched) commonly incorporated

Porches

- Porches are a main element in the overall massing and character
- Partial or full-width, projecting, one-story porches with gabled roofs
- Sleeping porches or screened porches are also common in this style
- Details and materials at porches include square, battered, or tapered piers, open or solid balustrades, shingles, horizontal siding and stone or brick work.
- Porch roofs often have exposed rafter tails or structural roof braces, treated as ornament

Architectural Details

- Structural beams or braces under gables, treated as ornament
- Earth toned wood shingle siding
- Clapboard siding
- Flat wood trim
- Field stone, river rock or brick foundation walls, pier supports, and chimneys (often local stone)
- Influence from Chalet, Asian or with cement plaster finish rather than wood

Windows and Doors

- Wood windows, casement or double-hung, often grouped in horizontal bands
- Extended wood lintels over door and window openings
- Stylized muntin patterns in window sash
- Art (stained) glass or leaded glass often used
- Wood doors, often with a clear finish and some glazing
- Oversized wood entry doors with stained finish



Craftsman homes often have multiple roof gables.



Exposed rafter tails are common on Craftsman homes.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

2. MISSION AND SPANISH COLONIAL REVIVAL



This house has a second story balcony.



Exterior stairs, porches, and balconies are frequently employed with the Spanish Colonial Revival.

The Mission Style blends the architecture of the Mediterranean, Italian and Spanish traditions, with the architecture of the California Missions. In general this revival style sought to convey the feeling and association of the era of the California Missions. The buildings of this style were intended to be copies of these early Spanish and Mexican forms. This style suited the warm California climate and became a favorite building idiom in the 1920s.

The Spanish Revival style was most popular from 1915 – 1930s. The Spanish influence in South Pasadena residential architecture is prominent in the historic neighborhoods. Homes in this style are recognizable by their characteristic white, smooth hand-troweled stucco finish, clay tile roofing, simple forms and modest door and window openings. The character of these dwellings ranges from the smaller more simply detailed eclectic Spanish Revival homes to the high-style larger homes with more ornate details and building forms.

In many respects there is overlap between these two styles; however, the Mission Style has very different massing.

Character-Defining Features – Mission and Spanish Colonial Revival

Massing Mission Style

- One or two stories in height
- Often symmetrical, but can be asymmetrical, massing with hipped or gable roof
- “Mission-shaped” or scalloped roof dormer or parapet
- Exterior stair and balcony elements

Massing Spanish Colonial Revival

- One, one-and-one-half, or two stories in height
- Asymmetrical massing with multi-level roofs
- Side and front gabled forms, cross gables, flat and hipped roofs
- Exterior stair and balcony elements

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

MISSION AND SPANISH COLONIAL REVIVAL

Roofs

- Mission or Spanish clay tile roofs
- Clay tile coping at parapets
- Medium to low pitched gabled and hipped roofs

Porches and Balconies

- Porches and balconies are common and are often found on interior or rear courtyards, though street facing elements occur.
- Front entries are often recessed in a deep wall opening.
- Front entries are sometimes behind small open arcades with arched openings.
- Upper floor balconies are generally small, cantilevered and may be open or covered by a roof.
- Balconies are common and are generally of heavy timber framing members with exposed rafter tails and brackets.
- Balconies often have open railings of wood, sometimes metal, and simple detailing.

Architectural Details

- Iron railings
- Smooth, hand-troweled stucco finish at roof top chimneys, elaborate clay tops
- Smooth, hand-troweled stucco or tile decorative roof vents at gable ends
- Decorative tile accents
- Unpainted, heavy timber framing at exterior balconies and porch roofs

Windows and Doors

- Arched window and door openings
- Wood plank or paneled doors
- Paired divided-lite wood casement windows
- Windows and doors recessed at the wall plane with stucco return, no trim
- Awnings at windows



Decorative coping of red tile at the eaves and ceramic vents at the gable are often employed.



Arched openings and undulating parapets are also frequently found in this style.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

3. TURN OF THE CENTURY



This small cottage has Queen Anne detailing including shingled gable face, bay window and turned porch railings.



While altered, this cottage retains its Queen Anne massing and some detailing; other original details have been removed such as the original porch columns.

Turn of the Century is a term used to describe a group of residential styles popular from the late 1880s through the 1910s. The rapid industrialization that occurred during this period, the mass production of building products, and the new transcontinental railroad (completed in 1869) made these easily replicated styles popular. These Turn of the Century styles found in South Pasadena include the Queen Anne Victorian Style, Massed Plan Vernacular, the Shingle Style and American Foursquare. These styles have some similar characteristics, including: simple forms, single story front porches, predominantly double-hung windows, and wood exterior materials. However, each style is slightly different; the main character-defining features of these styles are listed below.

Queen Anne

- Steeply pitched roofs and tower elements
- Multiple front-facing gables
- Patterned shingles at roof elements and gable end walls
- Ornate porch and eave detailing with decorative woodwork
- Ornamental work at gable ridges
- One or two-story bay windows, usually with double-hung windows
- Horizontal wood clapboard siding

Massed Plan Vernacular

- One story with a rectangular floor plan (short side oriented on the street) and symmetrical massing (except on corner porch model)
- Hipped roof with modest eave extension and centered front dormer (sometimes with side dormers)
- One-over-one double-hung windows (paired on front elevations) or wide transom windows (on front)
- Porch that spans the facade or cuts into a corner (usually recessed under the roof)
- Bay windows located on the front or side elevations
- Narrow clapboard siding (true wood siding not Hardy Board)

Farmhouse Vernacular

- Similar to Massed Plan Vernacular, but usually two-story with rectangular or L-shaped floor plan; hipped or gable roof

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE TURN OF THE CENTURY

Shingle Style

- Irregular, complex form with wood shingle siding on the entire building
- Complex but narrow roof with multiple gables, combination hip/gable, dormers, eyebrow dormers, conical tower roof and minimal eave extensions
- Curved surfaces and shapes (curved bays, eyebrow dormers, wide-arched porch openings, Palladian windows)
- Horizontal emphasis in overall forms
- Multi-pane windows (casement or double-hung)
- Prominent recessed front porch over half of the front elevations typical, with the other half of the front elevation dominated by a curved or otherwise distinguished bay.

American Foursquare

- Two-story, symmetrically massed, square plan (or nearly square)
- Low-pitched hip roof with moderate eave extensions, usually with exposed rafter tails, and centered dormer
- Wide, one-over-one, double-hung windows with one-light, fixed windows with transoms on either side of a centered entry on the front elevations
- Symmetrical front elevation
- Prominent wood header and sills at window openings
- Full, open front porch (sometimes wraps corner) with classical columns, entablature, wood balustrade and details such as dentils, enframed pediment
- Wood clapboard or stucco exterior walls
- Concrete or brick foundation and side wall chimney
- Classical detailing such as roofline entablatures, dentils, Palladian window



This house is an American Foursquare.



Symmetrical front facades are almost always employed in the Foursquare or the variations on the Foursquare.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

4. AMERICAN COLONIAL REVIVAL



This Colonial Revival house has a grand entry porch with a roof deck above.



This full front porch has Classical columns and a fan light above the door.

Colonial Revival was the dominant style for residential construction throughout the country from 1880 -1955. Colonial Revival homes represent a resurgence of interest in the early English and Dutch houses built along the Atlantic seaboard. Usually two-story and rectangular in plan and massing, Colonial Revival homes have side gabled or hipped roofs, wood or brick exteriors, and a symmetrical arrangement of windows and doors on a flat facade. Characteristic features include an accentuated front door, normally with a decorated pediment supported by pilasters. Overhead fanlights or sidelights are also commonly found with the entry door.

In South Pasadena, Colonial Revival homes range from the simple Cape Cod Salt-Box to more high-style Colonial Revival homes.

Character-Defining Features – American Colonial Revival Style

Massing

- Simple rectangular plan and massing, occasionally L-shaped
- Two stories
- Flat facades with projecting portico at covered front entry
- Central front entry door
- Covered front porch
- Garages where present are detached at the side-rear yard

Roofs

- Side gable, gambrel, or hipped roofs, occasionally with
- Gabled dormers, usually in pairs or groups of three
- Medium pitch
- Wood or composition shingles
- Boxed eaves
- Cornice board or frieze
- Cornice returns at gable ends

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

AMERICAN COLONIAL REVIVAL

Porches

- Front entry doors are usually accentuated by a decorative, pedimented covered entry.
- Partial or full-width one-story porches may exist on older examples.
- Smaller porticos are common on later examples.
- Porches generally have classical columns.
- Porch roofs are usually simple pedimented gables, or flat half round elements with small balustrades.

Architectural Details

- Symmetrical placement of architectural features
- Small decorative balustrade at top of entry porticos
- Classical columns at covered entry porticos
- Simple brick chimneys at the gable ends
- Horizontal wood siding
- Brick exterior walls (uncommon in South Pasadena)
- Louvered or paneled wood shutters painted in a contrasting color

Windows and Doors

- Round, half-round or quatrefoil windows at gable ends
- Double-hung wood windows with multi-pane, true-divided lite sash
- Wood paneled doors, occasionally with sidelights and fanlights



Colonial Revival porch with Corinthian columns.



Colonial Revival double-height portico.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

5. TUDOR AND ENGLISH INSPIRED



This house has varying materials including brick, stucco and half-timbering.



Steep rooflines are usually employed in the Tudor or English Inspired styles.

The Tudor and English Inspired styles of the 1920s – 1930s are characterized by the quaint and charming medieval traditions of English architecture, giving these dwellings an air of fantasy. The most commonly found features are steeply pitched cross-gable roofs, false half-timbering, exposed timbering, and tall multi-paned windows in bands. Tudor homes in South Pasadena range from simple bungalows with a single steeply pitched offset cross gable and a stucco exterior, to more elaborate, two-story examples of this style with multiple gabled roof forms, projecting bays and half-timbering.

Character-Defining Features – Tudor and English Inspired

Massing

- Steeply pitched roof forms
- Multiple gables, overlapping gables and cross gable forms
- Asymmetrical massing typical, one to two stories, sometimes bi-level
- Vertical orientation of building forms and elements
- Small covered recessed arched porches at entries
- Porches or covered carports at side, within main building form and roof

Roofs

- Steeply pitched gable roofs
- Usually one prominent front-facing gable and other smaller gables
- Small, sometimes flared eaves
- Wood or asphalt shingle roofing, sometimes rolled at the edges to imitate thatching

Porches

- Porches where they occur are typically small covered front entries with a recessed alcove entered through an arched opening.
- Recessed entry doors are usually within steeply pitched gable roof elements and openings are sometimes arched.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

TUDOR AND ENGLISH INSPIRED

Architectural Details

- Smooth stucco finish with half-timbering
- Different materials on various planes of the building
- Prominent chimneys, often massive with decorative chimney pots
- Brick exterior cladding, unpainted, decorative patterns, limited in area
- Large barge boards at gable roof ends, sometimes decorative
- Decorative roof vents at the gable ends
- Stonework or “clinker” brick at chimneys and on other accent walls

Windows and Doors

- Multi-paned, small true divided lites, sometimes leaded diamond pattern
- Casement and double-hung wood or steel windows
- Tall windows, often grouped in bands, sometimes in a large bay
- Doors are usually arched and typically heavy wood plank with clear finish



This house has a decorative chimney cap.



Curved rooflines at the entry is a common feature.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

6. FRENCH INSPIRED (FRENCH REVIVAL AND NORMAN REVIVAL)



This turret with the arched opening and conical roof is a classic feature of the French inspired home.



This house has asymmetrical massing often found in this style.

French Inspired homes were built from 1915 - 1945. Based on French domestic architecture, the styles vary in detailing, but have similar roof forms. Steeply pitched hip or gable roofs in multiple planes and varying heights are typical. Other common traits include asymmetrical massing, tower elements, and plaster exterior finish. The Norman Cottage is a romantic style that features a small round tower topped by a cone shaped roof. Other Norman homes have castle like features with an arched doorway at the entrance to a tower feature. Some French inspired homes have half-timbering, similar to the Tudor style. The French inspired designs in South Pasadena have elements of Norman, Tudor, and French Eclectic architecture.

Character-Defining Features – French Inspired

Massing

- Prominent rooflines
- Mainly two-story, some single story and bi-level
- Asymmetrical massing typical in South Pasadena, sometimes with a tower
- Symmetrical massing also typical for French Inspired
- Slight overhang at upper story
- Semi-recessed front entry door
- Flat facades without porches

Roofs

- Steeply pitched roof, often with cross gables, or multiple hips
- Dormers, typically on the prominent facade
- Dormers sometimes break through cornice line
- Slate, composition, or wood shingle roofing
- Shallow, boxed eaves
- Flared eaves
- Cornice board or frieze
- Conical towers

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE FRENCH INSPIRED (FRENCH REVIVAL AND NORMAN REVIVAL)

Porches

- The French inspired styles are typically without porches.
- Entries are sometimes covered by awnings or include doors that are recessed deeply into the wall opening.

Architectural Details

- Quoins at corners, windows and doors
- Half-timbering facade treatment
- Brick or stone chimneys, sometimes prominent and at the eave wall, detailed at the top
- Smooth finish stucco exterior wall finish

Windows and Doors

- Arched windows and doors
- Casement or double-hung windows
- Divided lite windows, sometimes in bands of three or more
- Simple, modest wood trim at windows
- Canvas awnings at windows



Casement windows are frequently used in French Inspired homes.



An arched opening with decorative surround.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

7. MONTEREY REVIVAL



The second story balcony is the most distinguishing feature of the Monterey Revival style.



This balcony extends the full length of the second story.

A blend of Spanish adobe construction detailing and English inspired architecture brought from New England, the Monterey style originated in California. The revival version examples were built from 1925 – 1950 and are a combination of Spanish Revival and Colonial Revival architecture. Generally rectangular in plan, with simple rooflines and detailing, this style is recognizable by a prominent second floor balcony with simple wood columns and balustrade.

Character-Defining Features – Monterey Revival

Massing

- Two story, prominent simple rectangular form
- Second story balcony, cantilevered and covered by main roof
- Simple rectangular or L-shaped plan

Roofs

- Low pitched
- Side gabled or off center cross gable roof
- Clay tile or wood shingle roofing

Porches and Balconies

- A second-story balcony, typically cantilevered, is the primary character-defining feature of the Monterey Revival style.
- The balcony may be full or partial width and is generally covered by the main roof.
- Balconies typically have exposed wood framing, decorative framing elements, simple wood posts and open balustrades.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

MONTEREY REVIVAL

Architectural Details

- Exterior walls clad in smooth or sand finish stucco, horizontal wood siding, or brick.
- Finish may vary from first to second story
- Short, simple chimney at one or both gable ends

Windows and Doors

- Paired casement windows or French doors
- Wood divided-lite windows, casement or double-hung
- Decorative wood shutters at windows
- Simple, small trim at windows



Red tile roofs are common with this style.

OVERVIEW OF TYPICAL HISTORIC RESIDENTIAL STYLES OF ARCHITECTURE

8. OTHER STYLES



This house has Modern elements including smooth stucco walls and limited decoration.



This Ranch Style house has stone detailing.

Other historically significant residential styles that are found in South Pasadena, fewer in number than those illustrated, for which the character-defining features should be retained include:

- Modern
- Dutch Colonial Revival
- Art Deco
- Eastlake Influence
- International Style
- Mediterranean/ Italian Renaissance Revival
- Prairie Influence

A good reference tool for house styles is *A Field Guide to American Houses* by Virginia and Lee McAlester.

Eclecticism

Eclectic is a style term used to describe a building that is a composite of architectural styles in a single building. Architectural styles are, of course, not static.

Often, homes are designed with the influence of multiple styles and are still considered significant contributors to historic neighborhoods, or individually significant structures. In some cases, a historic home designed in an early style will have substantial alternation in a later popular style. Still others reflect the transition between styles. There are many eclectic houses whose significant character-defining features are from two predominant styles. Residential styles found in South Pasadena that reflect this pairing include Craftsman/Colonial Revival and Colonial Revival/Craftsman, among others. The predominant architectural style (listed first) is usually reflected in a building's massing and materials. The influence of the other style is more frequently seen in the decorative detail. Thus, late examples of the Craftsman bungalow, built in the 1920s, exhibiting Colonial Revival elements such as classical columns and pedimented porches will be classified as Craftsman/ Colonial Revival.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

INTRODUCTION

When altered, homes of traditional architectural styles should incorporate the traditional elements of design for that style. When an exterior feature is missing, and can be reproduced with the aid of historical, pictorial, or physical documentation, re-establishing that feature is recommended. When character-defining features are deteriorated, they should be repaired, rather than replaced. Alterations or replacements to Craftsman homes, for example, should include wood windows rather than aluminum windows, broad eaves with extended rafter tails rather than not, and wood shingles rather than stucco siding.



Craftsman Bungalow with battered piers



Spanish Colonial Revival houses with red tile roof, exterior stairway, overhanging porch and smooth-troweled stucco finish.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

ROOFS - MATERIALS, FORM AND SHAPE



Typical low sloping gable roofs with large overhangs on a Craftsman Style house.



Typical steeply sloped roof forms with wood shakes on a Tudor Revival house.

Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style. The following general guidelines apply to all traditional roof styles.

- The original roof form should be preserved. Any replacement of deteriorated features, or addition of small features should be done in the style of the original building, considering the original roof form and slopes.
- When re-roofing is necessary, repair and reinstallation of salvageable historic roofing, such as slate and clay tile is preferred to replacement. With clay tile replacement, consideration should be given to selection of tiles that will match the color of “aged” tiles to avoid a patched look. Further, mixing new and old tiles during reinstallation can help limit patched appearances. Replacement of non-historic roofing with material compatible to the architectural style of the building is encouraged.
- When replacement roofing material is necessary, or any new areas of roofing are added, the materials should match the original material, color, profile and placement pattern as much as possible. Historic roofing materials in South Pasadena are generally from indigenous materials and are wood shingle, shake and clay tile; careful selection of any replacement roofing material should result in compatibility with the structure and the surrounding neighborhood. Glazed, reflective or metal surfaces should be avoided.
- The City’s Planning and Building Department maintains a list of roofing materials that are generally acceptable for projects in South Pasadena. Materials are categorized into two groups: “encouraged” and “generally unacceptable”. The term “generally” is used to imply that exceptions may be made in certain situations. An “encouraged” material may not be acceptable if used in the wrong context. At the same time, a “generally unacceptable” material may be acceptable if the material is uniquely befitting the design and a convincing argument can be made to use a material.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

ROOFS - MATERIALS, FORM AND SHAPE

Roofing Materials – Encouraged:

Composition shingles
Clay tile
Slate
Wood Shake (where allowed by code)

Roofing Materials – Generally Unacceptable:

Membrane roofing (rolled) if not original to the building
Corrugated metal, plastic, or Galvanized metal
Stucco

- Dormers should be consistent with the style of the building. The slope, form, size, and location of new dormers should all be integral with the existing roof, and located so that they are inconspicuous from the public right-of-way. The type of window in the dormer should be consistent with windows typical of the style and others on the building. New dormers should be designed to match any that exist on the building.
- Where skylights are added, they should be on a non-dominant facade or roof surface, away from public view. Skylights should be an integral part of the roof, flat in profile to add limited height to the roof line. Avoid the installation of a pronounced feature such as a ridge skylight, a dome or pyramid shaped skylight. Glazing should be clear or solar bronze; white acrylic is discouraged.
- Solar panels, satellite dishes, antennas or other rooftop devices should be located on roof planes that do not face a public-right-of way. Mounting these types of features on the dominant building facade is discouraged.
- Chimneys should be retained in their original form, materials and detailing. Spark arrestors should be compatible with the structure.
- Any deteriorated eaves, gutters, or flashing should be replaced in kind. Character-defining eave detailing should be retained whenever possible. Any new eaves should be similar to the existing eaves in depth of overhang, detailing at exposed rafter tails or boxed soffits.



Clay tile on a Spanish Colonial Revival.



Composition shingles on a Craftsman style roof and dormer.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

PORCHES AND BALCONIES



Full width porch on a Craftsman style house.



Small covered front entry on a Spanish Colonial Revival.

Porches and balconies of varying sizes, configurations, and materials are important design elements on most of the historic residential styles found in South Pasadena. Porches in South Pasadena vary in configuration from full width, to partial front entry porches. They are contained within the main roof structure, or have individual roofs. They are made up of various elements and styles of posts, columns, balustrades, and decorative features; materials vary depending on the style of the house.

- The original porch, sleeping porch, or balcony forms at primary facades should be preserved and not removed from the primary facades. Restoring porches that have been altered from their historic configuration and appearance is recommended. Additional porches added at non-prominent facades should have the architectural style and detailing to complement or match that of the historic porches.
- Porches at the primary facades should not be enclosed or filled with glazing. Glazed enclosures for porches on secondary facades could be achieved using large sheets of glazing and recessing the enclosure behind the historic posts and balustrades. Porches should not be altered by the addition, removal or relocation of historic elements.
- The materials and details at porches should be retained and preserved. Deteriorated elements should be repaired, patched and consolidated wherever possible. Missing or severely deteriorated features should be replaced to match the original elements.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

ARCHITECTURAL DETAILS

Original architectural details should be identified, retained and preserved. These details may include ornamental details made of wood, stone, clay tile, or metal and vary greatly depending on the architectural style of the historic building. Architectural details might include: railings, brackets, grilles, chimneys, attic vents, balustrades, quoins, decorative tiles, and hardware.

- Where deteriorated or missing, details should be repaired or replaced to match the original. Original architectural details should not be covered with wood siding, stucco or any veneer material. Details should not be painted where they were not originally.
- Install new features such as roof vents, cornices or doorways by accurately restoring an original missing element, or adding a new element compatible with the style, size, scale, material, detailing and color of the historic building.
- Clean, remove corrosion and repaint architectural features such as metal railings with colors that are appropriate to the historic building. Use the gentlest cleaning methods for cast iron, wrought iron and steel in order to remove paint buildup and corrosion.



Chimney detail



Stylized attic vent and metal railing



Quoins and half timbering on a Tudor Revival



Brackets and shutters

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

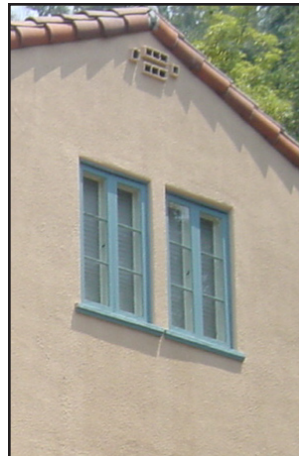
FENESTRATION - WINDOWS AND DOORS



True divided light wood windows, often grouped in pairs or bays are typical; shutters are common on some styles.



Solid wood entry door with glazing and traditional hardware



Paired wood casements

Windows and doors are important design elements to the facade of any residence. The scale, proportions, materials, spacing and glazing patterns of windows and doors on historic residences should be retained. Avoid designing alterations from “inside to out.” Avoid placing windows and doors wherever convenient, rather than where appropriate on the facade.

Windows

- Existing windows and doors should be repaired rather than replaced whenever possible. Recaulking and installing weatherstripping is encouraged to improve thermal efficiency.
- New windows and doors should be of the same material as those original to the structure, typically wood in South Pasadena, occasionally steel.
- Mullion and muntin widths and the proportions of divide lites should match the existing windows. Where true-divided lite windows exist, new windows should also be true-divided, not with false muntin patterns.
- Window glazing should match the existing, and double-paned glazing should not be used if not compatible with original wood frame or window structure.
- Window awnings: only appropriate on some styles, see character-defining features list. When used, each awning should generally cover only one window or window grouping. Awnings should be fabric, not metal or wood, in an accenting color, and similar for the entire structure.
- Discouraged window features: varying window styles, varying materials, aluminum, wide mullions, simulated divided lites.

Doors

- Doors should be solid wood, with proportions and detailing consistent with the architectural style of the building. Aluminum or sliding doors are discouraged.
- Entry doors on residences in South Pasadena are typically single doors.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

FACADE TREATMENTS

The materials on the facades, or exterior walls of the historic residences in South Pasadena are important character-defining elements in all of the styles represented. The size and shape of the materials, color, and texture all contribute to the unique character of the houses. Although there are a variety of styles and materials, the neighborhoods are defined by this variety, but limited in range. This limited range of materials is important to the overall character of the city.

- The City's Planning and Building Department maintains a list of exterior wall finishes that are generally acceptable for projects in South Pasadena. Materials are categorized into two groups: "encouraged" and "generally unacceptable". The term "generally" implies that exceptions may be made in certain unique situations. An "encouraged" material may not be acceptable if used in the wrong context. At the same time, a "generally unacceptable" material may be acceptable if the material is uniquely befitting the design and a convincing argument can be made for use of the selected material.

Exterior Wall Finishes – Encouraged:

Stucco, with appropriate texture (e.g. sand or smooth finish and half-timbering)
Wood clapboard siding
Wood shingles
Wood board and batten
Brick
Stone elements

Exterior Wall Finishes – Generally Unacceptable:

Plywood sheet products (e.g., T-111 siding)
Metal siding
Corrugated plastic or metal
Imitation materials such as composite cement board siding and shingles and composite wood decking
Concrete block
Rough stucco and textured coatings



Wood clapboard siding.



Wood shingles at gable eaves.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

FACADE TREATMENTS



Stucco with half-timbering on a Tudor style house.



Stucco with a smooth finish was used historically.

- Most of the historic architectural styles have at least two significant exterior building materials that should be preserved and maintained in place to the greatest extent possible. Identifying, retaining and preserving brick, stone, smooth finish stucco, wood clapboard siding, shingles, half-timbering, board and batten siding, wooden decorative elements, and metal features should be a primary consideration in rehabilitation projects.
- Repair deteriorated wood siding and shingles by patching or piecing in, or consolidating the individual pieces. Replacement in kind or with compatible materials may also be appropriate for extensively deteriorated pieces. The new elements should match the original wherever possible. When replacement is necessary, materials should only be replaced where deteriorated beyond repair, and new materials should match the original.
- Removal of non-historic, inappropriate exterior materials is encouraged. Reinstallation of the historically appropriate materials is recommended. Synthetic materials, such as aluminum or vinyl siding, should not cover historic materials. New stucco should not cover historic wood materials.
- Repaint masonry and wood surfaces and metal features when necessary. Painting wood surfaces should include removal of only damaged or deteriorated paint, down to the next sound level. Paint stripping should occur only when paint is severely deteriorated or built-up in excess causing details to be obscured.
- Repair wood features by patching or consolidating in areas of deterioration. Replacing in kind severely deteriorated features that can be replicated by matching original elements.
- Repainting should be done with colors historically appropriate to the building and compatible with the neighborhood. Earth tones are the predominant colors in South Pasadena. The use of bright or primary colors should be avoided. The number of paint colors used on a house should reflect the traditional approach for that style.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

FACADE TREATMENTS

- Refrain from painting unpainted masonry and wood surfaces. Apply chemical preservatives to wood features such as beams or rafter tails that are exposed and traditionally unpainted.
- Provide proper drainage to prevent standing water on masonry and wood surfaces.
- Masonry surfaces and features including walls, door surrounds, steps and columns are durable historic building materials, but are also the most susceptible to damage by improper maintenance and repair and by harsh cleaning methods.
- Clean masonry only when necessary to halt deterioration or remove heavy soiling. Clean masonry surfaces with the gentlest method possible, such as low- pressure water and detergents, using natural bristle brushes.
- Repoint masonry where there is evidence of deterioration, including cracks, damp walls and deteriorated mortar by duplicating historic mortar joints in width and joint profile. Duplicate mortar in strength, composition, color and texture.
- Repair masonry features by patching or piecing in, or consolidating the individual masonry units. Replacement with compatible materials may also be appropriate for extensively deteriorated pieces.
- Deteriorated stucco should be removed and reapplied to match the original in thickness, texture and color only where necessary. Any new areas of stucco should also match the historic material in appearance.



Stone detailing at porch of a bungalow.



Brick chimney projecting from the roof line of this house.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

STREETSCAPE AND SITE DESIGN

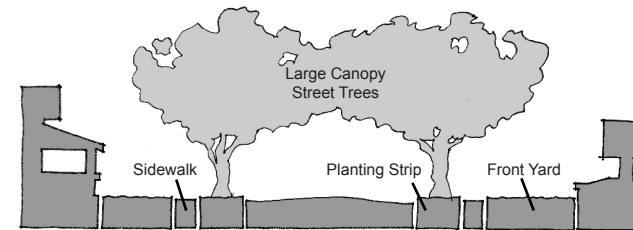


Typical South Pasadena streetscape with large-canopy street trees in planting strips adjacent to sidewalks.



Typically landscaped front yards and lawns, with lawn at the tree lined planting strips.

The existing streetscape pattern, including sidewalks detached from the curb that are predominantly separated from the street by linear planting strips, and mature large-canopy trees is one of the most character-defining aspects of the historic residential neighborhoods in South Pasadena. Most streets are somewhat narrow, with homes on similarly sized lots, identical setbacks from the street, and similar side yard driveways and center set walkways, creating a rhythmic pattern along the streets. Most planting strips are only planted with grass between the equally spaced trees. Most front yards also have a generous area of lawn, many with landscaped garden areas.



Typical South Pasadena residential streetscape

- Any rehabilitation or alterations should maintain the traditional landscape character and sidewalk design of the existing streetscape pattern.
- Retain the existing sidewalks, separate from the curb with a planting strip.
- Any new or replacement sidewalks should be similar to the existing in location, size and concrete texture and color.
- Protect and maintain vegetation in the planting strips.
- Replacing planted areas with hardscape or impervious materials is not recommended. Where lawn is the predominant planting material in the planting strip on a street, planting more drought tolerant, native, or waterwise green plants to replace water thirsty lawns is appropriate.

ALTERATIONS TO PRIMARY FACADES OF HISTORIC RESIDENTIAL BUILDINGS

STREETSCAPE AND SITE DESIGN



Historic concrete retaining walls, stairs, sidewalks, and walkways.



Rhythmic pattern walkways and driveways are common.

- Preserve the existing mature street trees. Diseased or missing trees should be replaced with trees of the same species.
- Provide front yard character compatible to the historic residences and neighborhoods.
- Protect established vegetation in yards, particularly mature shade trees.
- Retaining and adding mature shade trees in addition to the existing street tree(s) at front yards is encouraged.
- Landscape materials and features should be compatible with the architectural style of the house and complementary in color, texture, form and scale.
- Front yards should remain open to public view and remain free of fencing or hedges.
- Historic retaining walls, curbs and stairs should be preserved.
- Large areas of paving, decks or patios are discouraged at the front yards; Retain the existing pattern of pathways and driveways.
- A pathway should lead from the sidewalk to the entry, generally at the center of the front yard, perpendicular to the street.
- Where uniform curb cut patterns exist, these should be retained. New curb cuts should not be added, and existing driveway locations should remain. Most driveways in South Pasadena are along the side yard, often leading to a separate garage at the rear yard.
- Paving material for driveways and walkways should be consistent with the architectural style and materials of the house. Concrete with a pattern, texture and color to match historic material is encouraged. Reduction in driveway paving width with the use of decorative paving or a planted median is encouraged.

ADDITIONS AND NEW SECONDARY STRUCTURES

INTRODUCTION



This diagram illustrates that varying the rooflines of the building can help to break up the massing of an addition.

Additions should be designed to respect the character of the original historic structure and to minimize impacts on adjacent properties. A primary character-defining feature of many homes and neighborhoods is their single-story configuration. Second story additions to one-story houses are therefore generally discouraged. It should be understood, particularly in these cases, that it may not be possible to achieve the allowable floor area ratio (FAR) without impacting the historic building. In these cases, therefore, the maximum use of the FAR is not likely to be the most appropriate way to approach the project.

Additions should be integrated with the historic exterior so that the least possible loss of historic materials and character-defining features and materials occurs. When planning an addition to a historic residence, removal of more recent, inappropriate alterations that are not historically significant should be considered. Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street.

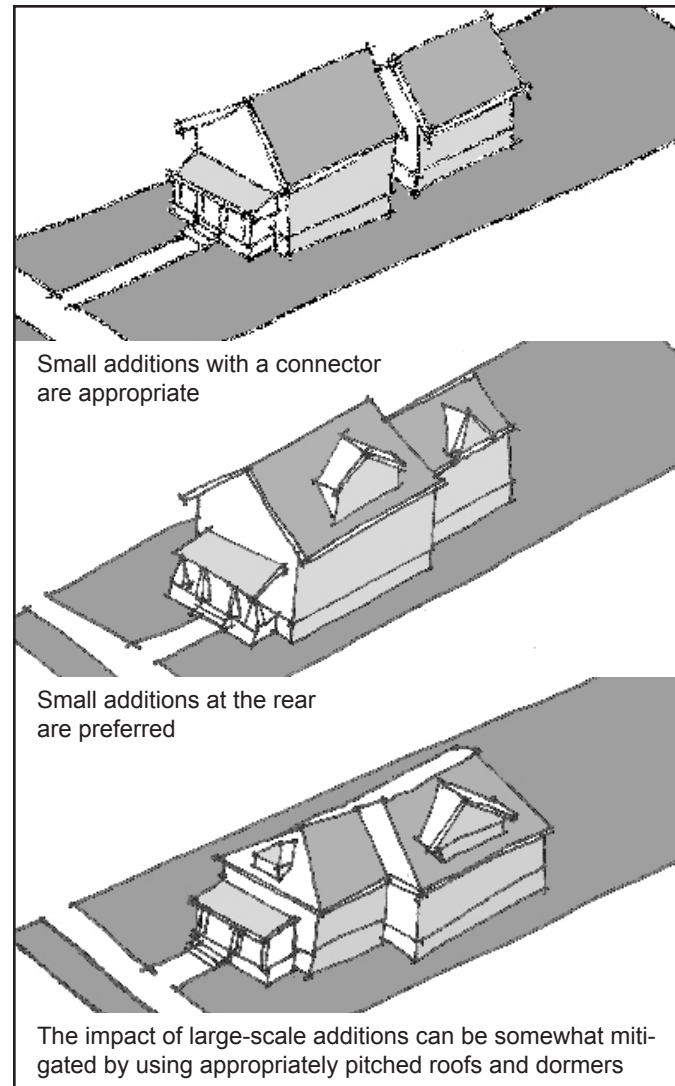
The following general guidelines provide direction on how additions should be designed to respect the character of the historic building, the neighborhood and adjacent properties. The height, massing, forms, location on the property, roof slope, exterior building materials, window and door type and placement are all important considerations in the design of an addition.

ADDITIONS AND NEW SECONDARY STRUCTURES

SCALE AND MASSING

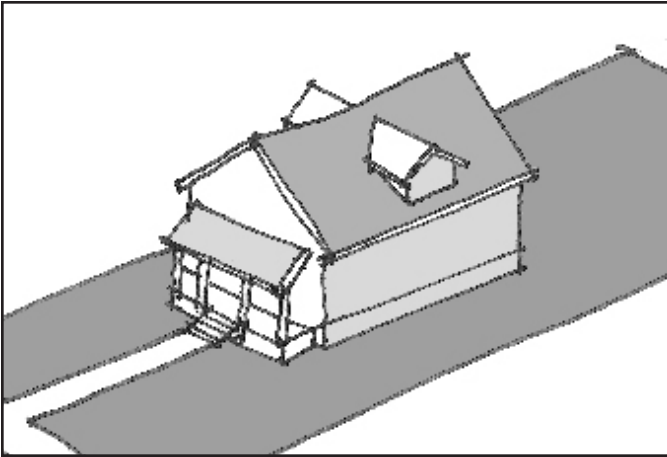
The mass of a structure is related to its floor area, height, relationship to the site and design of its architectural forms. Articulated architectural forms and traditional details consistent with the historic styles are encouraged in additions to historic residences. Existing structures in the historic neighborhoods vary in size, but are predominantly small in size and scale. Most are single story bungalows. This smaller scale is a significant part of the charm and appeal of these neighborhoods. Roof-top additions are more likely to be necessary for these small houses.

- Consider the existing rhythm of setbacks at the front, rear and side yards when planning any addition. The creation of large, flat surfaces and the loss of open space and mature landscaping should be avoided.
- Second story additions with simple rectangular building forms appear massive; variety and articulation of a second floor addition is necessary for compatibility with neighboring structures.
- Dormers, second floor balconies and small decks can reduce the visual impact of a second story.
- Architectural elements including breaks in roof forms with chimneys, facade articulation and ornamental details all create a sense of human scale.
- New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building.

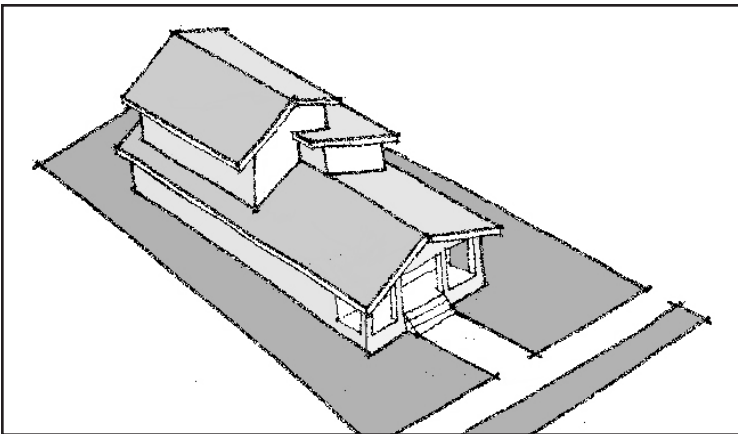


ADDITIONS AND NEW SECONDARY STRUCTURES

SCALE AND MASSING

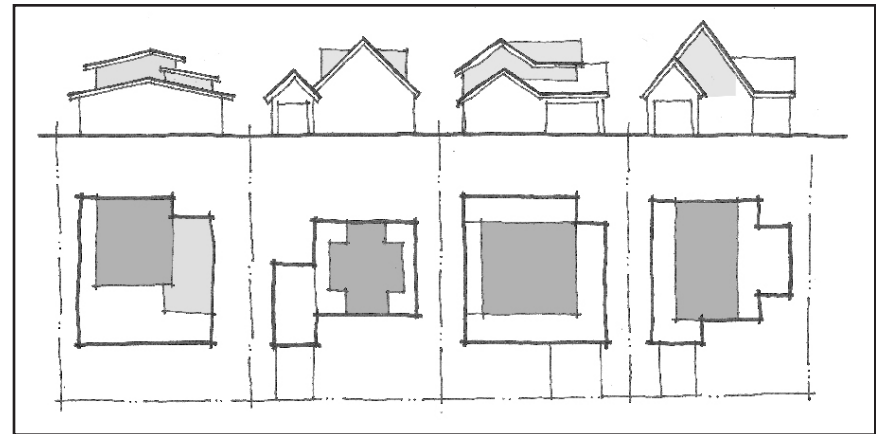


Adding vertically with dormers helps to minimize the impacts of additions and preserve rear yards.



Adding vertically at the rear with matching roof forms that step back from the building footprint reduces the impact of an addition.

- Dividing the building mass into smaller separate structures can break up the perceived mass of a building.
- An addition set apart from the original building with a small connector to link it is appropriate when the rear yard can accommodate the additional building footprint.
- In some cases, adding a combination of spaces vertically and horizontally will minimize the visual impacts and preserve more of the rear yard.
- Stepping the height up away from the street and neighboring structures can minimize the perceived scale of an addition. Locate a rooftop addition back from the building front. The back of a building may be taller than the front and still appear in scale with the primary structure if appropriately designed.
- Adding dormers at the sides of rear of an existing roof can provide additional floor area at a second level while maintaining the original mass of the building.

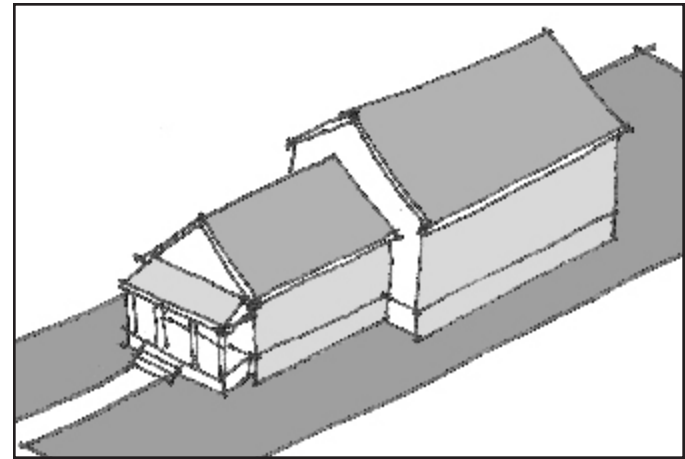
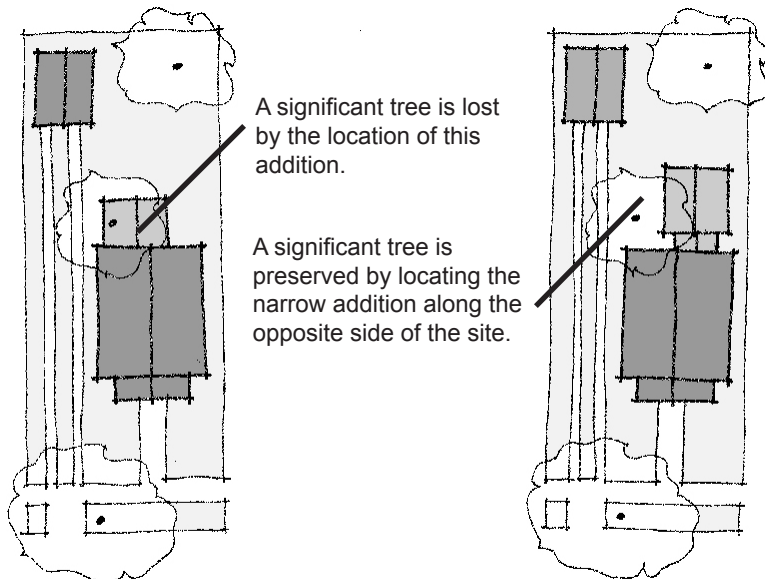


Second story additions held toward the center and stepped back from the footprint of the original building provide appropriate scale and mass. This diagram shows the additions in both elevation and plan. Shaded areas are new.

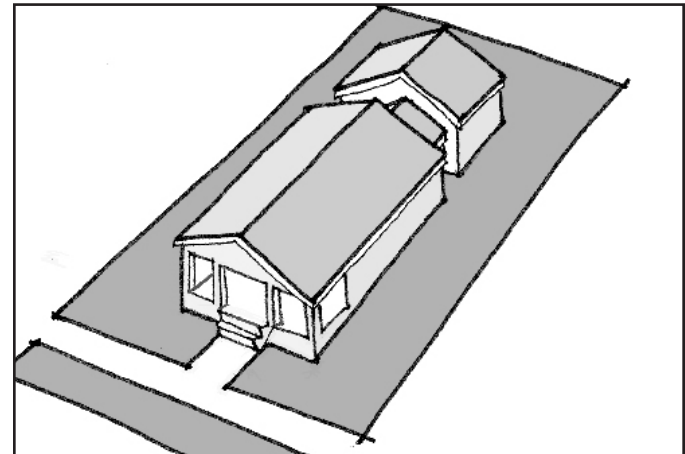
ADDITIONS AND NEW SECONDARY STRUCTURES SET BACK / BUILDING PLACEMENT / ORIENTATION ON PARCEL

Historic neighborhoods in South Pasadena have street patterns with rhythms created by structures typically centered on their lots, similar building heights along the street fronts, and similarly consistent front and side yards of generous sizes.

- Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure form the public right-of-way so that the original proportions and character remain prominent.
- An addition can also be set apart from the original building with a small simple link. Locating an addition at the front of a structure is inappropriate.
- Try to preserve a portion of a neighbor's view by positioning or limiting width, depth, or height of proposed building elements.
- Additions should be located so that mature, significant trees are preserved.



Massive additions that fill the majority of the rear yard and that overwhelm the original scale of the house and neighborhood are highly discouraged and should be avoided.



Small additions that are linked with a connector can be an appropriate solution to differentiating the new from the old.

ADDITIONS AND NEW SECONDARY STRUCTURES

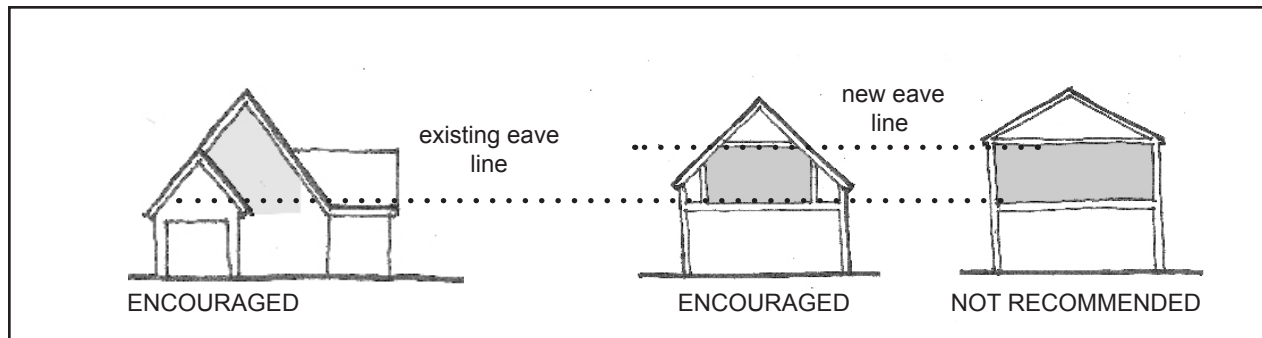
HEIGHT AND ROOF FORM



Second story additions should not be at the front of a building or considerably taller than neighboring structures, disrupting the rhythm of the streetscape.

The height of an addition should blend well with neighboring structures and not overwhelm the original structure or neighboring structures. The zoning code sets maximum height limitations, but the prevailing pattern of a neighborhood should be considered in determining the appropriate height of an addition. When planning a residential addition, it is important to evaluate the slopes and ridgelines of the existing structure and the roof forms typical of the architectural style. A well-designed roof addition is architecturally consistent and similar to the slopes and ridgelines of the original structure.

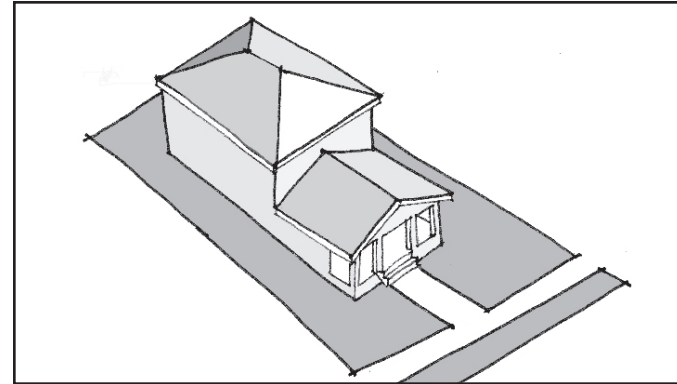
- A structure higher than others on its block can be incompatible when set at the front. However, the visual impact of an increase in height can be mitigated by front, side and or rear setbacks.
- Locating a second story addition into the area of the existing rooflines will lower the apparent height of the home.



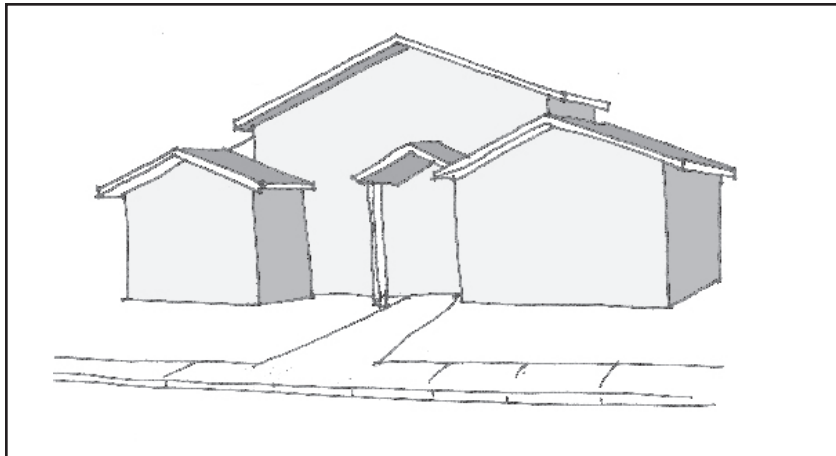
Second story additions that are located within existing rooflines will keep the roof height consistent with others in a neighborhood, and lower the mass and apparent height of a home.

ADDITIONS AND NEW SECONDARY STRUCTURES HEIGHT AND ROOF FORM

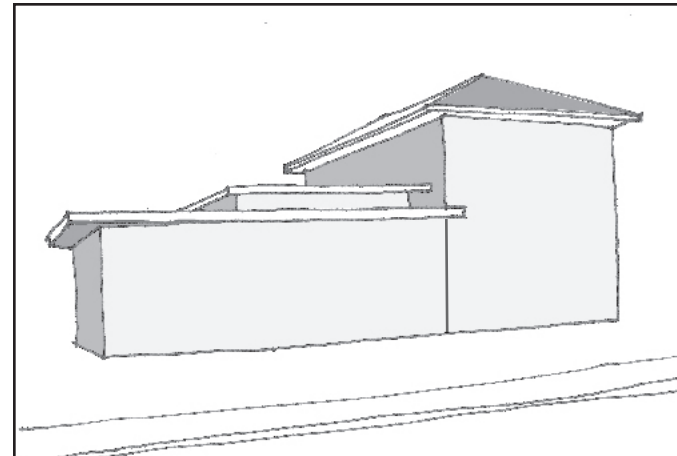
- Locate taller sections of an addition where they will not obstruct sunlight to adjacent gardens or windows on neighboring structures.
- Additions can appear less massive when they include gables, hips and dormer elements.
- The roof forms and slopes should match the original; multiple roof types and slopes on a single structure can create a chaotic appearance.



Second story additions with dissimilar roof forms and abrupt changes in height should be avoided.



Second story additions with roof forms and slopes that match those of the original structure are most compatible.



An addition of disproportionate massing and with a dissimilar roof form and slope appears awkward with the original single-story elements of this house.

ADDITIONS AND NEW SECONDARY STRUCTURES

FENESTRATION - WINDOWS AND DOORS



Wood windows with single glazing and true divided lites.



Wood windows, casement and double-hung, grouped in bands and pairs and shown here with shutters, are common in South Pasadena.



Additions should include windows and doors that are compatible with those of the original building; they should match the existing in style or be similar and consistent with the architectural style of the building. For example, if double-hung windows are the primary type on the existing house, double-hung windows should also be employed in the addition.

Windows

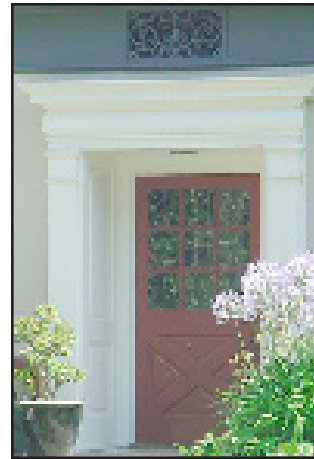
- Window mullion widths, window trim, and surrounds should be consistent with the existing windows.
- New windows should be made from the same historic frame materials found on the original structure, predominantly wood in South Pasadena.
- New windows should employ true-divided lites and single-glazing when placed on the original window frames. Double-glazing is often too heavy for the historic frames.
- Windows should be placed symmetrically or grouped in bands, consistent with the architectural style and placement of windows on the existing building. Avoid designing from “inside to out.” Avoid placing windows wherever convenient, rather than where appropriate on the facade.
- New windows should be placed where they will provide privacy between adjacent properties. If fenestration cannot be placed in historically appropriate positions without impacting privacy, then perhaps the alteration or additions should be reconsidered.
- Awnings are not consistent with most architectural styles found in South Pasadena. However, when compatible with a building, awnings should cover only one window. Awnings should be fabric, not metal or wood, in an accenting solid color, and similar for the entire structure.

ADDITIONS AND NEW SECONDARY STRUCTURES

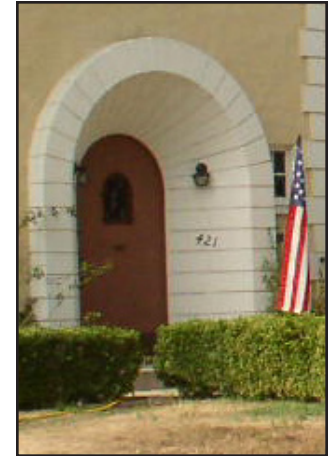
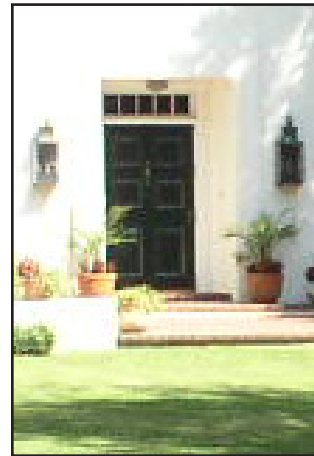
FENESTRATION - WINDOWS AND DOORS

Doors

- New doors should be constructed of the same material as was used historically, predominantly wood in South Pasadena.
- New door trim, surrounds, hardware and finish should be consistent with the existing doors.
- New doors should have single glazing and true-divided lites when glazed doors are appropriate.
- New doors should be placed where they will provide privacy between adjacent properties. If fenestration cannot be placed in historically appropriate positions without impacting privacy, then perhaps the alteration or additions should be reconsidered.
- New doors should match the style of the home. For instance, Neo-Victorian Style doors (commonly sold at many home improvement centers) are not appropriate on Craftsman style houses.

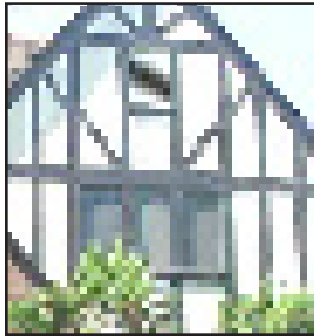


Wood entry door and french doors at the second story, both with single glazing and true divided lites.



Wood entry doors recessed into the wall opening.

ADDITIONS AND NEW SECONDARY STRUCTURES
EXTERIOR CLADDING AND ROOFING MATERIALS



Stucco with half-timbering



Wood clapboard siding



Wood shingles



Wood board and batten



Brick chimney



Stone detailing

The exterior of a structure, its composition of materials, textures and colors, contribute to its overall character. The original exterior building materials of historic residences should be retained and preserved. Most residences in South Pasadena have one or two exterior cladding or siding materials as well as a roofing material. Any new additions should have matching wood siding, cladding or stucco in a matching profile and texture and should be acceptable according to the general guidelines maintained by the City of South Pasadena Planning and Building Department and listed below.

Siding and Exterior Cladding

Exterior Wall Finishes – Encouraged:

- Stucco, with appropriate texture (e.g. sand or smooth finish and half-timbering)
- Wood clapboard siding
- Wood shingles
- Wood board and batten
- Brick
- Stone elements

Exterior Wall Finishes – Generally Unacceptable:

- Plywood sheet products (e.g., T-111 siding)
- Metal siding
- Hardy Board
- Corrugated plastic or metal
- Imitation materials
- Concrete block

- Where exterior cladding is painted, additional cladding should also be painted. Where exterior materials are unfinished, any additional materials should also be of a clear or natural finish.
- Repaint masonry and wood surfaces and metal features when necessary with colors historically appropriate to the building and neighborhood.

ADDITIONS AND NEW SECONDARY STRUCTURES

EXTERIOR CLADDING AND ROOFING MATERIALS

- Earth tones are the predominant colors in South Pasadena. The use of bright or primary colors should be avoided. For most of the traditional architectural styles the number of colors on the exterior should be limited to two or three, with an accent color for trim. In the Craftsman style homes, darker earth tones are often used for all elements.

Roofing

Roofing Materials – Encouraged:

Composition shingles
Clay tile
Slate
Wood Shake (where allowed by code)

Roofing Materials – Generally Unacceptable:

Membrane roofing (roll-roofing); unless original roofing material for the home
Corrugated metal or plastic
Galvanized metal
Stucco

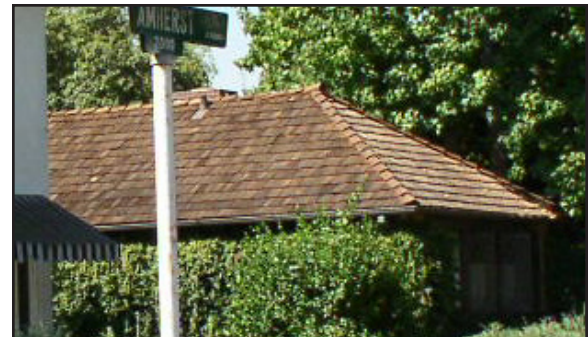
- The roofing material on additions should also match the original building as closely as possible in type, color, profile and placement.
- Roofing materials in South Pasadena are generally natural and unfinished. These high quality materials provide a connection to the natural setting and are very durable.
- Avoid synthetic roofing materials or those with a glossy or reflective surface. Detailing at ridge lines, eaves and parapet caps should match the existing roof.
- All new chimneys and other exterior elements such as eave details, railings and porch elements should match or be compatible with the materials of those found on the existing building.



Composition shingles.



Clay tile roof.



Wood shakes.

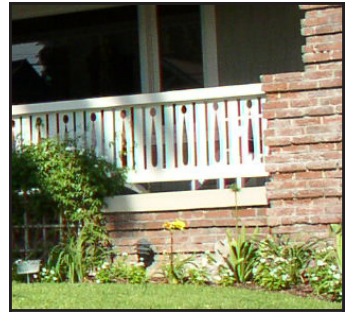
ADDITIONS AND NEW SECONDARY STRUCTURES

FACADE TREATMENTS



Elements of a building's facade provide visual interest and contribute to the overall quality of the building. Facades of new additions should be articulated with fenestrations and have a variety of planes.

- Large blank walls with minimal detail should be avoided. Architectural features such as decorative moldings, brackets, shutters, cornices, window trim, roof vents, chimneys, balconies, and railings should be included in additions.
- Facade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided.
- Architectural details on additions such as eave detailing and depth, trim size and placement should match the historic building.
- Additions to historic structures should utilize similar materials and forms but somewhat simpler or differentiated details than the original structure, to help distinguish the new construction from the original building.



ADDITIONS AND NEW SECONDARY STRUCTURES

SECONDARY STRUCTURES/OUTBUILDINGS

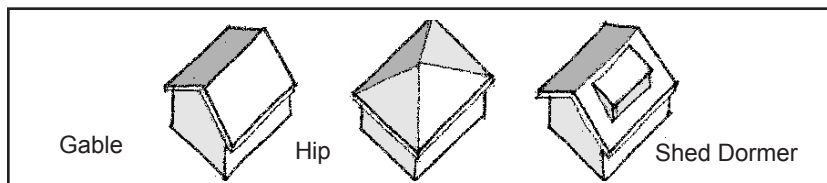
Secondary structures and outbuildings include garages, sheds and accessory units as permitted by zoning. Rehabilitation of existing secondary structures is encouraged when feasible. A detached garage is the most common type of outbuilding in South Pasadena's historic neighborhoods. Any new secondary structures should respect the patterns set by these existing outbuildings and be compatible with the historic style of the main residence on the property. A new garage should not be designed to look old; it should appear as a new addition to the streetscape.

Scale and Massing

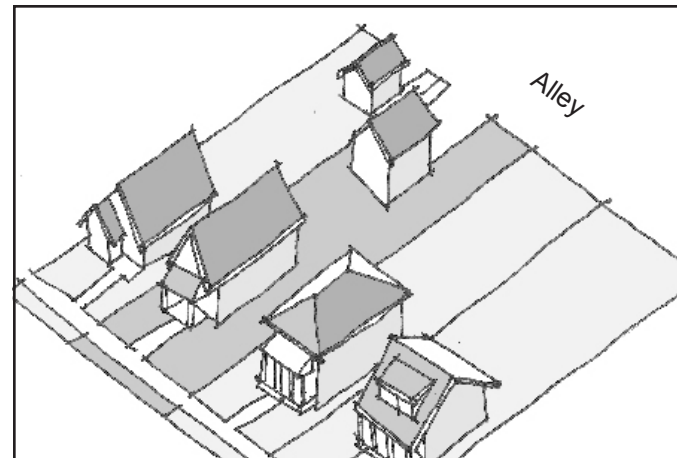
- A secondary structure should be similar in mass, scale and height to those seen traditionally in the neighborhood.
- In general, an accessory structure should be unobtrusive and subordinate to the main house and not compete visually with the main house.

Height / Roof Form / Massing

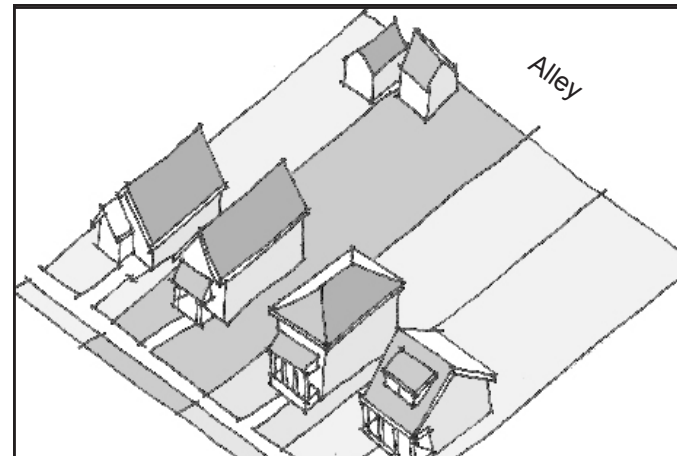
- Roof forms of secondary structures should match those on the primary structure in slope and form.
- The height should be lower than the main building, with reserved eave projections and eave heights.
- Basic rectangular forms with gable, hip or shed roofs are generally appropriate, with slopes that match the main residence.



Appropriate roof forms for secondary structures. Slope to match existing house. Suggested Plate Height: 9' Suggested Ridge Height: +/- 15'.



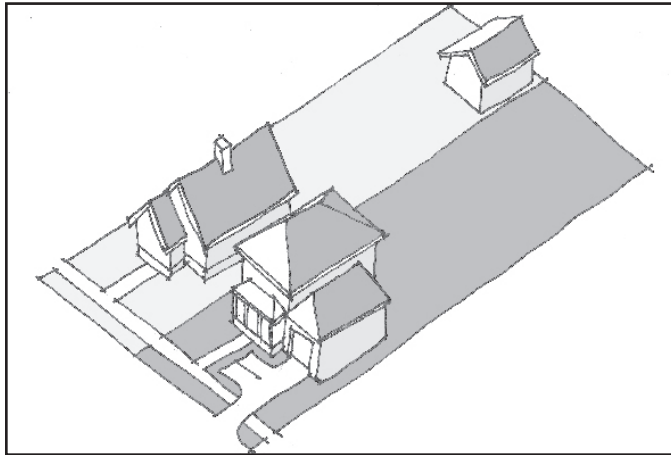
This secondary structure is too large for the site, and not compatible with the existing secondary structures in size or relationship to the alley.



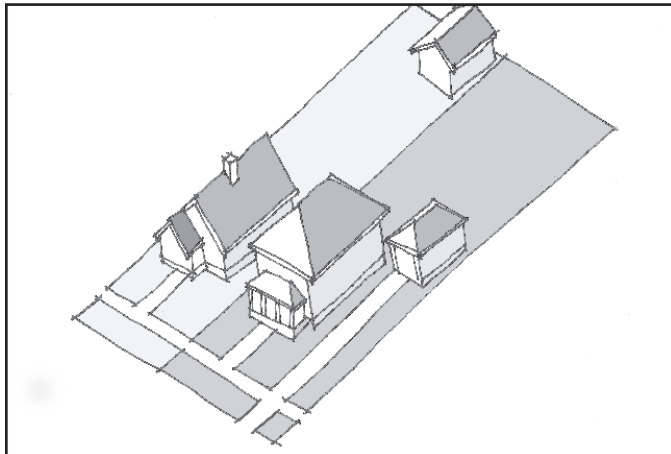
Locating secondary structures adjacent to an existing secondary structure retains openness at the rear yards and at the alley.

ADDITIONS AND NEW SECONDARY STRUCTURES

SECONDARY STRUCTURES / OUTBUILDINGS



Garages and parking areas at the front of the lot, attached or adjacent to the primary structure are inappropriate.



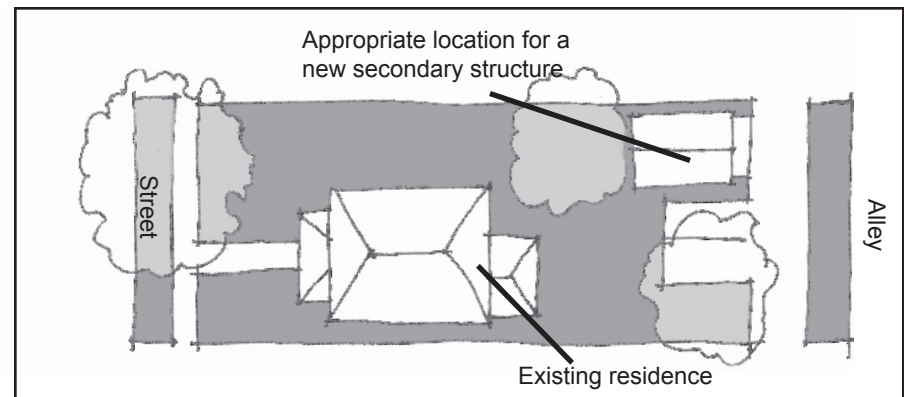
Garages set behind existing residences, with driveway access along the sideyard are encouraged.

Set Back / Building Placement / Orientation on Parcel

- Locate secondary structures to the rear of the lot, and along an alley when feasible.
- On lots not located on an alley, secondary structures should be set back a minimum of 5 feet from the rear lot line; garages located just behind the existing residence at the end of a sideyard driveway are appropriate.
- Whenever possible, new secondary structures should be located next to an adjacent secondary structure in order to provide a sense of openness on the remaining portion of a lot and adjacent lots.

Fenestration - Windows and Doors

- Windows and doors on accessory structures should be compatible with the primary structure, the materials, finishes, and colors should also match. The styles and detailing should be similar or simpler.
- Locate doors and windows in such a way as to respect the privacy of neighboring properties to the greatest extent possible.



ADDITIONS AND NEW SECONDARY STRUCTURES SECONDARY STRUCTURES / OUTBUILDINGS

Siding, Exterior Cladding and Roofing

- The exterior building materials on secondary structures should match the materials, color, texture and placement on the primary structure.
- Building materials should be limited in number and be consistent with the traditional materials used predominantly in the style of the main house.
- Roofing materials should match those on the main building wherever possible.



Secondary structure with siding, roofing detailing consistent with the primary residence.



Secondary structure with roof form, materials and detailing that match the house.

ADDITIONS AND NEW SECONDARY STRUCTURES

SECONDARY STRUCTURES / OUTBUILDINGS



Typical garages with access from the back of the lot.

Facade Treatments

- Ornate architectural detailing is generally inappropriate for secondary structures.
- Details that give a secondary structure a residential appearance are not encouraged.
- Materials and detailing should be a simplified version of those on the main structure, and the colors should match wherever possible.