

PART III



DESIGN GUIDELINES FOR ENHANCING EXISTING NON-HISTORIC RESIDENCES





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Introduction

Some properties within a potential historic district will be identified as non-contributing. These buildings typically do not contribute to the district's historic significance because they either date from outside the district's period of significance or they have been materially impaired with inappropriate additions or alterations. For properties that have been altered and have lost their integrity, the following guidelines do not require that a property is restored to its original appearance nor do they require that it imitate the appearance of the surrounding properties. Instead, these guidelines recommend treatments that will encourage compatible alterations that will not impair the visual cohesiveness of the historic district.

Additionally, there are residential properties in South Pasadena that are not within the boundaries of an historic district, but they may be located in established older neighborhoods. These guidelines provide general information about enhancing older properties.



This post-war house may be in or near a historic district but may not be a contributor.



Smaller Ranch style houses are often the subject of major remodels that can change their character.

DESIGN GUIDELINES FOR ENHANCING EXISTING NON-HISTORIC RESIDENCES

ROOFS, PORCHES AND BALCONIES



Roof materials should be non-reflective.



Porches are often a strong feature of any home.

Roofs

- Simple building forms are generally preferred.
- Simple gabled or hipped roofs with a pitch similar to the surrounding structures are generally appropriate.
- Flat roofs may be appropriate where the prevailing style(s) of architecture provide an appropriate context.
- Exotic or complex roof forms that detract from the visual continuity of the established neighborhood patterns are generally inappropriate.
- Roofing materials should generally have a non-reflective, matte finish.
- Solar panels, satellite dishes, antennas or other rooftop devices should be located on roof planes that do not face a public-right-of way.

Porches and Balconies

- Simple forms and detailing for new porches and balconies are preferred.
- Materials such as wood and metal are appropriate for a new or reconfigured porch or balcony.
- Porch and balcony rooflines should be compatible with the main roof forms of the existing residence.
- Detailing, color and materials of new or new or reconfigured porches or balconies should reflect the architecture of the existing building.

DESIGN GUIDELINES FOR ENHANCING EXISTING NON-HISTORIC RESIDENCES

ARCHITECTURAL DETAILS AND FENESTRATION

Architectural Details

- Architectural details of the existing residence should be retained if they are original to the building and help define the architectural character of the residence. These details may include: railings, brackets, grilles, chimneys, attic vents, balustrades, quoins, decorative tiles, and hardware.
- Newly installed details should reflect the architectural character of the residence and architectural vocabulary of the neighborhood.

Windows and Doors

- Window openings should maintain a similar size to those seen in surrounding residential neighborhood.
- Window styles and types should be similar to those seen historically in the neighborhood and historic district.
- Windows should be simple in shape, arrangement, and detail.
- The number of different window styles should be limited.
- Windows and doors should be finished with trim elements in a manner consistent with the historic architectural styles seen in the district.
- New dormer windows 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 generally inconspicuous.



Modern homes often have limited decoration but their massing and elements convey their character.



Windows are important features and should be replaced with great care on any home.

DESIGN GUIDELINES FOR ENHANCING EXISTING NON-HISTORIC RESIDENCES

FACADE TREATMENTS



Decorative details should be consistent with the traditional style of the residence.



Masonry detailing often provides wall articulation.

Façade Treatments

- Use building materials that are of traditional dimensions.
- Alternative materials should appear similar in scale, proportion, texture and finish to those used historically.
- Alternative materials should have a proven durability in the Southern California climate; for example, they should not be easily susceptible to UV-related degradation.
- Stucco can be an appropriate treatment but should maintain a finish compatible with that seen historically within the neighborhood and should be appropriate to the style of architecture.
- Synthetic spray-on stucco is generally not appropriate.
- Wood lap or shingles, brick, or stone are also appropriate materials, if other buildings in the neighborhood employ these materials.
- All wood siding should have a weather-protective finish.
- Wood, brick or stone elements should be similar in dimension and pattern to that used historically and employed in traditional manner in terms of design.
- Extensive use of glass or polished metal, or other highly-reflective material, as a primary exterior finish is generally not appropriate unless the architectural style provides for a prevailing use of these materials.
- Decorative details should be consistent with the traditional style of the residence.
- Avoid painting unpainted masonry and wood surfaces when they contribute to articulating walls, and when such materials are used to articulate texture.

DESIGN GUIDELINES FOR ENHANCING EXISTING NON-HISTORIC RESIDENCES

STREETSCAPE AND SITE DESIGN

Streetscape and Site Design

- The front of the house should be oriented such that the established patterns in the neighborhood are followed.



Consider the streetscape conditions when designing additions.

DESIGN GUIDELINES FOR ENHANCING EXISTING NON-HISTORIC RESIDENCES

ADDITIONS



The garage changes and large curb cut at this property do not help enhance the street character.

Additions

- Additions to residential structures should have a similar mass to the surrounding buildings. For example, a two-story building is generally not appropriate on a block composed exclusively of one-story houses.
- Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.
- The width and height of a residence should not exceed the typical maximum dimensions seen in the district.