

PART VI



DESIGN GUIDELINES FOR NEW RESIDENTIAL BUILDINGS - MULTI-FAMILY



DESIGN GUIDELINES FOR NEW RESIDENTIAL BUILDINGS - MULTI-FAMILY
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DESIGN GUIDELINES FOR HISTORIC MULTI-FAMILY RESIDENCES

INTRODUCTION

Introduction

The older multi-family complexes in South Pasadena are of a variety of architectural styles including Spanish Eclectic, Mediterranean, Mission, Craftsman and more Modern courtyard apartments. Many of these buildings are well maintained and they have lush gardens. Many of the same recommendations put forward for the historic single-family residences will apply for the older multi-family buildings.

The following is an overview of the characteristics of these older buildings and then general guidelines about historic multi-family buildings are put forward.

Multi-Family Spanish Eclectic, Mediterranean, and Mission Style Buildings

Spanish Eclectic, Mediterranean, and Mission Style apartment buildings generally mimic the appearance of large single-family homes. Many of these buildings have landscaped courtyard features. Some courtyard apartments have a collection of free-standing structures with simple stylistic elements. On a courtyard property, the facades of most (and probably all) structures are generally partially visible from the public right-of-way.



Bungalow courts were commonly built in Southern California during the 1920s and 30s.



This larger-scale historic multi-family property has Spanish influences.

DESIGN GUIDELINES FOR HISTORIC MULTI-FAMILY RESIDENCES

STYLES AND CHARACTERISTICS OF HISTORIC MULTI-FAMILY RESIDENCES



Another example of courtyard housing.



Some more modern examples of multi-family housing.

Multi-Family Craftsman Buildings and Bungalow Courts

Duplexes and fourplexes of the Craftsman style typically mimic the appearance of single-family Craftsman residences. Duplexes are typically one-story structures; fourplexes are generally two stories. These structures generally have a symmetrical façade. Bungalow courts are also typical in the Craftsman style. In the years immediately following World War I, a new type of housing evolved in California that combined house and garden—the bungalow courtyard residence. This type of housing provided affordable units to a large number of residents in a pleasant, community environment. The courtyard provided a gathering place and offered residents a landscaped outdoor space that they did not have to maintain themselves. This building type flourished in Southern California.

Multi-Family Modern Buildings

Many apartment buildings in South Pasadena have a more Modern style and they employ the courtyard, balconies and overhangs to convey their character. Unlike single-family residences, most of these buildings are two-story structures with simple rectilinear forms and flat or low gabled roofs.

DESIGN GUIDELINES FOR ADDITIONS OR ALTERATIONS TO HISTORIC MULTI-FAMILY RESIDENCES

ROOFS, PORCHES, BALCONIES, EXTERIOR STAIRWAYS, ARCHITECTURAL DETAILS

Roofs - Materials, Form and Shape

- Changes to the roof shape, form or materials of discouraged.
- 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, Balconies and Exterior Stairways

- Detailing, color and materials of new or new or reconfigured porches, balconies or exterior stairways should reflect the architecture of the existing building.

Architectural Details

- Architectural details of the existing multi-family building should be retained if they are original 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.



Red tile roofs and overhangs give character to these buildings.



A corner window of a multi-family unit.

DESIGN GUIDELINES FOR ADDITIONS OR ALTERATIONS TO HISTORIC MULTI-FAMILY RESIDENCES

FENESTRATION - WINDOWS AND DOORS, FAÇADE TREATMENTS



Balconies are common features and often the doors to these areas are character-defining features.



Red tile coping and stucco detailing.

Fenestration - Windows and Doors

- Existing windows and doors should be retained if they are original to the building; if repairs or replacement are necessary, then compatible materials should be used.
- Often doors are consistent throughout a multi-family complex; piecemeal replacement and mixing door types is not recommended.

Façade Treatments

- Repair façade features, elements and materials rather than replacing them is highly recommended.
- If new materials are necessary they should appear similar in scale, proportion, texture and finish to those used historically.
- Newly installed 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.
- All wood siding should have a weather-protective finish.
- Avoid painting unpainted masonry and wood surfaces.

DESIGN GUIDELINES FOR ADDITIONS OR ALTERATIONS TO HISTORIC MULTI-FAMILY RESIDENCES

STREETSCAPE AND SITE DESIGN, ADDITIONS

Streetscape and Site Design

- Additions or alterations to older multi-family buildings in established neighborhoods should not disrupt the prevailing rhythm of setbacks on the block.
- Alterations to non-historic residences should generally adhere to the Streetscape and Landscape Design Guidelines outlined in the single-family residence design guidelines.

Additions

- Additions should be located at the rear of the property and away from the main façade in order to minimize their visibility from the public right-of-way.
- If the addition would be taller than the main building, it should be situated so as not to detract from the primary character-defining facades. The building's overall horizontality and linearity, primary character-defining features of the style, should not be disturbed as a result of any addition.
- Additions should use similar finish materials as the original structure, generally wood shingles, stucco, brick or concrete block. The following exterior finish materials are generally not appropriate: aluminum or vinyl siding, plywood, rough-finish stucco, imitation stone or brick.
- Additional roofing forms and materials should echo those of the original structure. Flat roofs are generally appropriate for Modern apartment buildings.
- Windows placement and type should follow a pattern similar to that of the historic building. Typically, windows are single-pane fixed sash or casement arranged in horizontal rows that emphasize the horizontality of the building or facade.
- Historic architectural details, where they exist, should be preserved and maintained. However, the spare character of modern buildings should not be destroyed by the addition of details that did not exist historically.



Often the landscape associated with the historic multi-family complex is character-defining and has unique features such as walkways and symmetrical plantings.



Gates often form the entry to a multi-family complex.

DESIGN GUIDELINES FOR ADDITIONS OR ALTERATIONS TO HISTORIC MULTI-FAMILY RESIDENCES

PARKING, GARAGES, CARPORTS AND ANCILLARY STRUCTURES



Many older multi-family properties do not have covered parking areas.



This multi-family property does have a small-scale parking structure toward the rear of the lot.

Parking, Garages, Carports and Ancillary Structures

- Retain historic garages and ancillary structures.
- Provide new parking if necessary in screened locations.
- Trash enclosures should be unobtrusive and conveniently located for trash disposal by tenants and for collection by service vehicles. They should never be placed near a primary entry nor should they be visible from the public right of way.

DESIGN GUIDELINES FOR NEW MULTI-FAMILY DEVELOPMENT

INTRODUCTION

Introduction

Multi-family developments are higher density residential buildings, such as apartments, condominiums, garden court housing, and town homes. These types of developments are typically comprised of attached units with common facilities such as parking, open space, and recreation areas.

The City of South Pasadena has several areas that are zoned medium and high density residential. These areas are generally at the northern portion of the city and a few clusters at the southern portion along and off of Huntington Drive. However, the majority of residential building types in South Pasadena consists of single-family residences. It is a goal that new multi-family housing fit into the established scale, architectural character and building typologies established by South Pasadena's many older neighborhoods.



Designers often take inspiration from the older established patterns of development in South Pasadena.



DESIGN GUIDELINES FOR NEW MULTI-FAMILY DEVELOPMENT

BUILDING MASSING AND PLAN DEVELOPMENT



This archway forms an entry to the parking area for this older multi-family unit. Architectural features such as these can be employed in modern developments.

Building Massing and Plan Development

- Minimize the visual impact of large monolithic structures by creating a cluster of smaller buildings or the appearance of a series of smaller buildings.
- Courtyard or garden style clusters of multi-family housing are highly encouraged.
- Interior courtyards should be used to provide sheltered private common space.
- Massing on multi-family buildings should articulate individual units or clusters of units. Building massing should include variation in wall planes and height as well as roof forms to reduce the perceived scale of the building.
- Multi-family development adjacent to single-family neighborhoods should provide a buffer of single story and/or detached units along adjoining property lines.
- Combinations of one, one and-one-half, and two-story units are encouraged to create variation in mass and building height.
- Garage openings should not be located at primary facades.
- Garage doors should be inconspicuous and should generally reflect single family residential scale.

DESIGN GUIDELINES FOR NEW MULTI-FAMILY DEVELOPMENT

ROOFS, PORCHES, BALCONIES AND EXTERIOR STAIRWAYS

Roofs - Materials, Form and Shape

- Roofs should reflect a residential appearance through pitch and use of materials. Multi-form roof combinations are encouraged to create varying roof forms and break-up the massing of the building.
- Rooflines should be designed to screen roof mounted mechanical equipment. All screening should be constructed with the materials consistent with the lower stories of the building and should be designed as a continuous component.
- Roof forms typical of residential buildings, such as gable, hip or shed roof combinations, are strongly encouraged. If a parapet roof is used, the roof should include detailing typical of residential character and design.
- Gutters and downspouts should be decorative and designed to integrate with the building façade.

Porches, Balconies and Exterior Stairways

- Porches and balconies should be encouraged as they provide individual outdoor spaces.
- Porches and balconies should be detailed with features compatible with the architectural style of the building.
- Long, monotonous balconies and corridors that provide access to multiple units should be avoided.
- Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, verandas, and porches, are encouraged.
- Stairways should be designed as an integral part of the overall architecture of the building, complementing the building's mass and form.



Roofs are a visual element of the building: materials and roof pitch contribute to character.



Balconies help break up a facade.

WINDOWS AND DOORS, FACADE TREATMENTS, MATERIALS, AND ARCHITECTURAL DETAILS



Windows help define the character and style of the building.



Entries should be inviting and visually interesting.

Windows, Doors and Entry

- Design entry features to reflect the overall architectural identity and character of the project.
- The main building entrance should be clearly identifiable and distinguished from the rest of the building. All entrances should be emphasized using lighting, landscaping, and architecture.
- Window and door type, material, shape, and proportion should complement the architectural style of the building.
- Where appropriate to the architectural style, windows should be generously inset from building walls to create shade and shadow detail.
- Windows should be articulated with sills and trim, and shutters, or awnings authentic to the architectural style of the building.

Façade Treatments, Materials and Architectural Details

- There should be a variation in wall plane on all facades visible from a public street or public view.
- It is expected that the highest level of articulation will occur on the front façade and facades visible from public streets and public views; however, similar and complementary massing, materials, and details should be incorporated into all elevations.
- Architectural elements, such as overhangs, trellises, projections, awnings, insets, materials, and textures, should be used to create shadow patterns that contribute to a building's character and to achieve a pedestrian scale.
- Employ materials that relate to the established architectural vocabulary of the neighboring buildings and districts.

DESIGN GUIDELINES FOR NEW MULTI-FAMILY DEVELOPMENT

STREETSCAPE AND SITE DESIGN

Streetscape and Site Design

- Development should be designed to avoid large parking areas, bulky structures, decreased private open space, rows of carports adjacent to public streets, and high walls at the street edge in order to enhance the aesthetic value of South Pasadena.
- New multi-family structures should avoid large or over-scaled entries into subterranean parking areas. Avoid creating a “concrete canyon” entry to parking underground parking.
- Intensified landscaping, increased setbacks adjacent to other uses, and appropriate building orientation should be used to buffer or transition residential uses from adjacent uses, such as commercial.
- Fences and walls should be constructed as low as possible while still providing screening, noise reduction, and security functions.
- Fences placed adjacent to a street should be screened with a landscape buffer.
- Courtyard, walkway, entry and parking lighting should be architecturally compatible with the building design.
- The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged.
- Low-voltage/high efficiency and/or solar powered lighting should be used in the landscape whenever possible.
- Tile or masonry fountains are encouraged in public spaces.



Placement of street trees and yard features should be appropriate to the overall site and neighborhood.



Courtyards or decorative entries provide a transition from the street to private property.

DESIGN GUIDELINES FOR NEW MULTI-FAMILY DEVELOPMENT

PARKING, GARAGES, CARPORTS AND ANCILLARY STRUCTURES



We can learn lessons from past failures in multi-family design.



This new development screens the garages from the street and uses red tile roofs, balconies and stucco finish to blend into an older neighborhood.

Parking, Garages, Carports and Ancillary Structures

- Site plans should limit new curb cuts and driveway entrances to the extent possible.
- New multi-family structures should avoid large or over-scaled entries into subterranean parking areas. Avoid creating a “concrete canyon” entry to parking underground parking.
- Carports, detached garages, and other ancillary structures should be designed as an integral part of the development.
- Garage doors should appear to be set into the walls rather than flush with the exterior wall.
- Flat roofs on garages, carports, and ancillary structures are discouraged.
- Trash enclosures should be unobtrusive and conveniently located for trash disposal by tenants and for collection by service vehicles. They should never be placed near a primary entry nor should they be visible from the public right of way.