

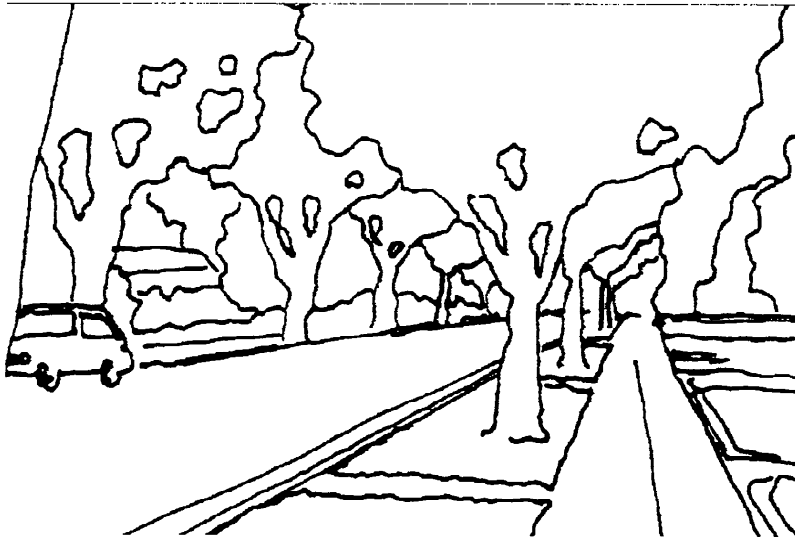
Pasadena Design Qualities: Illustrations
Residential Neighborhood Character

Traditional Patterns: *A residential neighborhood should respect traditional development patterns.*



Precedent: consistent setbacks

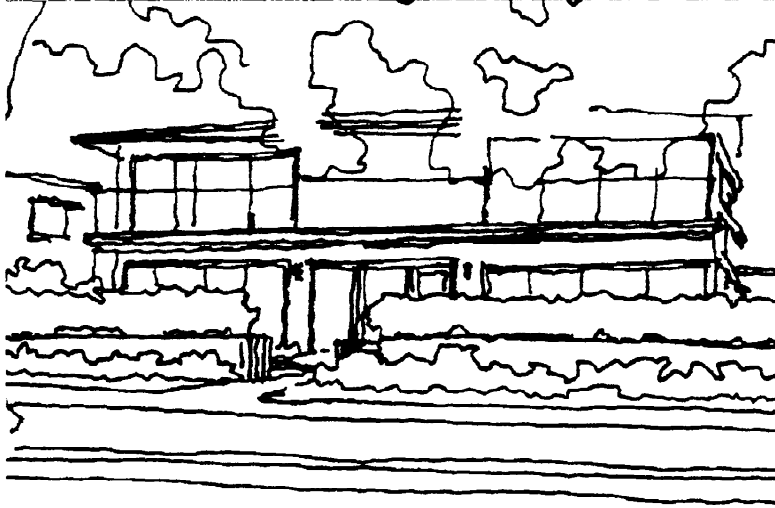
Neighborhood Linkages: *A residential neighborhood should provide direct links to important destinations.*



Precedent: outdoor passages

Pasadena Design Qualities: Illustrations
Residential Street Environment

Neighboring Streets: *A residential street should be a sociable place that offers a sense of security, with a layered transition from dwelling to street.*



Precedent: *highly visible and attractive street elevations*

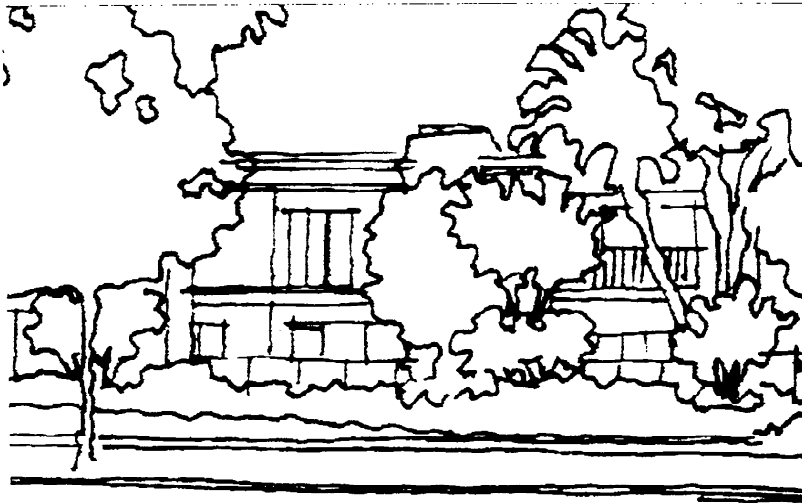
Walkable Streets: *A residential street should make walking safe and appealing.*



Precedent: *tree lawn with spreading canopy trees*

**Pasadena Design Qualities: Illustrations
Residential Lot Design**

Landscape Setting: A residential lot should provide an abundance of greenery.



Precedent: attractively planted common areas

Useable Open Space: A residential lot should provide useable outdoor space.



Precedent: residential courtyards

**Pasadena Design Qualities: Illustrations
Residential Dwelling Design**

Visual Appeal: *A residential dwelling should be visually appealing.*



Precedent: *compatible changes in form and material*

Domestic Scale: *A residential dwelling should be intimately scaled for the use and enjoyment of its inhabitants.*



Precedent: *porches and decorative trim*

EXISTING DESIGN GUIDELINES FOR SPECIFIC USES OR NEW CONSTRUCTION IN ALL DISTRICTS

- 1. For Retrofitting Unreinforced Masonry Buildings**
- 2. For Wireless Telecommunication Antenna Facilities**
- 3. For Service Station & Auto Washing Facilities**
- 4. For Screening of Rooftop Equipment**
- 5. For Windows in Multi-unit Residential Projects**
- 6. For Sidewalk Dining**

For Retrofitting Unreinforced Masonry Buildings (URM)

Applicability

Any building or structure that meets one of the following criteria:

1. A landmark or Pasadena historic treasure designated according to the provisions of Section 2.75.140 or 2.75.150 of the Code; or
2. A building or structure that contributes to a designated landmark district; or
3. A building or structure that is listed in the National Register of Historic Place, either individually or as a contributing element to a district or to a thematic category designation; or
4. A building or structure that eligible for designation as a landmark or as a Pasadena Historic treasure or appears to be a contributing element to a potential landmark district; or
5. A building or structure that is eligible for nomination to the National Register of Historic Places, either individually or as a contributing element to a district or to a thematic category designation.

Exception - Alternate Methods

The Director of the Planning and Development Department may approve construction techniques which depart from the guidelines if the applicant shows there is no reasonable alternative and the proposed alternative minimizes the changes to the building to the extent reasonable possible.

**For Retrofitting Unreinforced Masonry
Buildings (URM)**

Specific Guidelines

1. In general, the significant architectural features on the exterior of the building should remain unchanged on primary elevation plainly visible from public rights-of-way.
2. Architectural features on secondary elevations of the building should be retained, stabilized and repaired, if possible, but...
3. Exposed anchor bolts should not be used on qualified historic buildings. For non-historic buildings, exposed anchor bolts should not be used on primary elevations plainly visible from public rights-of-way; the exposed bolts on secondary elevations on non-historic buildings should be equally spaced; the plates should be turned at a consistent angle, and be painted to match the adjacent wall material or painted black.
4. Masonry infill of window and door openings (or round plates) should not be undertaken on qualified historic buildings or on primary elevations or those elevations plainly visible for the public rights-of-way. Masonry infill of window and door openings on secondary elevations of non-historic buildings should be faced with material to match the surrounding wall material and be recessed from the plane of the exterior wall.
5. Existing parapets should not be removed. If rebuilding is necessary, however, the new parapet should be rebuilt back to its existing configuration and faced with salvaged masonry to match the existing facing material (unless the parapet is stuccoed).
6. Parapet braces should not be visible on primary elevations or elevation visible from public rights-of-way.
7. Brick masonry shall not be sandblasted.



**For Wireless Telecommunications Antenna
Facilities (WTAF)**

Specific Guidelines

***Support
Structures:***

1. Support Structures shall be designed to harmonize with their surroundings (e.g., Sky, landscape elements, adjacent buildings) as viewed from pedestrian level.
2. Support Structures shall be finished in a non-reflective clear or anodized metallic finish and/or a painted finish in a color that recedes against the surrounding area.
3. The use of specialty designs (e.g., Simulated trees) to camouflage the appearance of support structures is encouraged.
4. Support facilities, such as equipment rooms, cabinets and cellular switching devices, shall be designed to be compatible with the architecture of adjacent buildings. Support facilities housed outside of buildings shall be screened from public view by walls, fences, trellises, landscaping, and similar treatments.

***Multiple-Use
Facilities:***

1. Antenna arrays on all multiple-use facilities shall be designed to appear inconspicuous. Support facilities, such as equipment rooms and cabinets and cellular switching devices, shall be designed to be compatible with the architecture of adjacent buildings. Support facilities housed outside of buildings shall be screened from public view by walls, fences, trellises, landscaping, and similar treatments.

**For Wireless Telecommunications Antenna
Facilities (WTAF)**

***Building-
Mounted
Facilities:***

1. The screening of antenna arrays, in accordance with Section 17.04.230 of the Zoning Code, is encouraged to shield the antenna array from public view. Where such screening is not possible, antennas should be painted or otherwise treated to recede against background features (e.g., Buildings, landscaping, sky), if visible from the public rights-of-way (excluding freeways).
2. Where feasible, the antenna array should be integrated into the building design, such as by aligning an individual antenna with columns and piers. In addition, the use of additional architectural features, compatible with the design of the building, is encouraged to camouflage the antenna array.
3. When mounted on buildings, WTAF shall be compatible with the architectural features of the building to which they are attached. The compatibility may be achieved by the addition of new architectural features, consistent with the design of the building, to camouflage the antenna array.
4. The location of support facilities in interior spaces is encouraged. Where no such space exists, support facilities shall be designed to be compatible with the architecture of the buildings upon which they are located.
5. When placed on buildings of historic significance or within historic districts, WTAF should be screened where feasible.

Specific Guidelines

***Building
Design:***

The building design should respect and complement the architecture of adjacent development and preserve locally recognized and valued architectural traditions. Substandard lots shall be reviewed on a case by case basis. Consideration shall be given to the following.

1. Buildings shall be designed to relate to the existing landform and contours of the site thus appearing integrated with its location.
2. Buildings should be sited to reinforce the pattern of the surrounding environment.
3. Massing, materials, and relationships of solids and voids shall complement and harmonize with the adjacent streetscape. The use of natural materials such as smooth, steel-troweled stucco, masonry, or tile is strongly encouraged.
4. The predominant color scheme of the building(s) should complement its surroundings or nearby significant buildings.
5. Buildings should demonstrate compatibility in materials, colors, and consistency in style throughout all exterior elevations. Building components such as windows, doors, canopies, and parapets should have proportions appropriate to the architecture of the structure.
6. All additions should relate to the existing building in architectural features, details, colors, materials, size, and scale.
7. All HVAC and other mechanical equipment, including solar energy system collector panels, should be fully enclosed by walls or screening.
8. Utilitarian facilities, such as electrical transformers, maintenance or trash enclosure areas, and satellite dishes shall be located with consideration for neighboring structures, and must be appropriately screened.



CITYWIDE DESIGN GUIDELINES

For Service Station & Auto Washing Facilities

7

Paving: 1. Expanses of paving shall be broken up with alternate paved surfaces such as stamped concrete, asphaltic concrete, concrete pavers, and other natural materials.

- Landscaping:**
1. Landscaping is a necessity to all types of development. Plant areas identify points of entry and circulation routes on site. The following minimum landscape improvements shall be installed and permanently maintained:
 2. Five-foot (5') wide planting areas shall be installed and maintained adjacent to every street frontage for the full length thereof except for driveways. Trees shall not be allowed in this planting area except in the case where street trees are not present.
 3. One hundred fifty (150) square feet of planting area shall be installed and maintained at the intersection of the property lines at a street corner where existing site conditions allow.
 4. A planting area at least six feet (6') wide shall be constructed and maintained along the full length of each building elevation which is parallel to an adjacent street except for service areas and openings.
 5. Each side yard planting area shall be landscaped with ground cover, screening shrubs and trees. Trees shall be spaced at either a minimum distance of twenty-five feet (25') on center or in an alternative design to accomplish an equivalent density of screening and degree of shading, as approved by staff.
 6. Planting shall include a mixture of trees, shrubs, and groundcover, or any combination thereof, with all trees to be a minimum of twenty-four inch (24") box in size, and shrubs to be a minimum of five (5) gallons in size.
 7. All planting areas shall be separated from adjacent paving by at least a six inch by six inch (6" x 6") concrete curb.
 8. All plants in any planter adjacent to a perimeter screening wall shall be of a variety capable of growing to and beyond the height of the wall.



PASADENA

For Service Station & Auto Washing Facilities

Lighting:

1. All lighting standards and fixtures should harmonize with the architectural character of the service station. (Section 17.68.160).
2. All lighting standards shall be of appropriate size and scale to the service station.
3. All lighting fixtures shall provide full and complete site illumination. The light source should be mercury vapor, metal halide, or high pressure sodium.

Screening Wall:

1. The screening wall shall be a 7-foot (7') high solid masonry or concrete wall, and such wall within 15 feet of a street property line shall not exceed 3.5 feet in height (Section 17.28.030).
2. The screening wall should be a receding, subordinate feature on the site.
3. The screening wall should have a coping, and it shall relate in size and scale to the service station.
4. The screening wall should have a modulated surface treatment. The surface treatments such as smooth, steel-troweled stucco, split-face concrete block, or brick should be considered where appropriate.
5. The screening wall shall have a surface treatment to prevent graffiti,

Signs:

1. Signs for service stations in all zones shall not exceed the provisions of Section 17.72.040 and shall comply with Section 17.33.080 of the Pasadena Municipal Code. Where service stations are to be located within areas subject to special sign districts or within planned districts having special sign regulations, the standards of the district shall be observed. In all cases the review of signs shall consider the compatibility of proposed signs with the existing setting and the relevant provisions of the adopted General Plan and community plan, in conjunction with sound streetscape planning precepts and current signing practices.



Discussion

Often an afterthought in the design of a building, rooftop equipment can be unsightly, especially when it is not integrated into the design of the entire building.

The Zoning code requires screening of exterior mechanical equipment (except solar collectors). It specifies that screening shall have "...evenly distributed openings or perforations not exceeding 50 percent of the surface area and shall effectively screen mechanical equipment." For projects with design review, the Code allows an exception to the screening requirements "...when such equipment is designed as an integral part of the architecture or where the screening enclosure substantially increases the visual mass on the roofline of a structure and alternative treatments may be preferable."

Specific Guidelines

Design: In general, roof-top mechanical equipment screens with solid enclosures (e.g., standing seam metal, corrugated metal, plaster coated panels) perform better than perforated panels. Some screens should be designed to recede against open sky; others should be designed to relate in color and material to the building and its surroundings. Screens visible from alleys might be treated differently from screens visible from major streets.

Location: Where possible, rooftop mechanical equipment should be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projections. The taller a building, the easier it may be to hide the equipment because the line-of-sight angle from the pedestrian level is significant. On existing buildings, the equipment should be grouped and located so that it is not visible from the public right-of-way, typically placed toward the rear of the building.

Creativity: In some cases, creative solutions to screening through the use of color and material choice can enhance the building's interest and appearance.

***Historically
Significant
Buildings:***

In general, rooftop screening on historically significant structures should be simple in design and faced with a material that does not call attention to itself. Non-reflective and matte-finish panels or stucco coating on curb walls are often appropriate. More creative treatments may be appropriate on buildings originally designed for industrial or other commercial uses.

***New
Construction:***

Screening of mechanical equipment should be anticipated at an early phase of design development. The enclosure should appear as a well-integrated, designed feature. In general, as with historic buildings, screening should be simple in design and faced with a material that does not call attention to itself. Non-reflective and matte-finish panels or stucco coatings on curb walls are often appropriate. A range of alternatives are possible for some installations: among them are elevating a parapet, enveloping the mechanical equipment with a penthouse structure, and, if appropriate, treating the equipment as an architectural enhancement, exposed or sheathed in metal or painted in a subtle accent color.



Discussion

Windows deserve special consideration in new construction. They are an important visual feature for both the interior and exterior of a building. They cover large portions of the wall surfaces and affect the scale of a building and its compatibility with its surroundings. The recess of windows, the size openings, the transparency and reflectivity of the glazing, and the divisions of the sash are all sensitive design issues.

General Provisions

1. Materials should be predominantly of good quality, durable masonry, stucco, or wood.
2. New building should appear substantial and integral....
3. Buildings should have consistent materials and details throughout. Detailing of doors, windows and eaves and the type and quality of materials should be similar on all sides of a building.
4. New construction in Pasadena should support regional traditions. Careful decisions must be made concerning the choice, application and detailing of material so that new construction is appropriate to its context. The following shall be avoided:
 - Flush nail-on aluminum windows should not be used in combination with rough textured stucco.
 - Spanish Colonial (Revival) buildings should not have window frames flush with the outside plane of the wall.



Specific Guidelines

1. Windows should have clear glazing. Lightly tinted glazing (e.g., low emissivity, solar) may be acceptable. Other types of glazing (including tinted or opaque glass) may be appropriate if integrated into the architectural design of a building.
2. In general, windows visible from public streets, courtyards, or main garden areas should be detailed as primary windows and recessed behind the wall plane of a building (not flush with the wall plane) to create shadow lines and to impart a three-dimensional design feature. In some cases, deviations from this requirement may be necessary to achieve architectural solutions.
3. Combinations of window types (e.g., sliding, casement, double-hung, awning, etc.) should be aesthetically designed and grouped to avoid the appearance of an arbitrary placement.
4. Windows divided into multiple lights should have structural, through-the-glass muntins (true-divided lights) instead of simulated muntins (“airspace” grids inserted between panes of insulating glass or surface-mounted onto the exterior surface).
5. Transoms,oppers, mullions, or some radius and polygonal configurations may be used as alternatives to muntins to break up the scale and expanse of window openings.
6. Although discouraged, simulated muntins may be acceptable, subject to review. Simulated muntins should be :
 - surface-applied to the exterior of the glass;
 - dimensional in sections (i.e., “sculpted” profiled muntins, not flat strips);
 - permanent in appearance (seamlessly bonded to the window frames); and an aesthetic enhancement to the scale, detailing, and overall design of the fenestration.
7. Non-functional shutters are discouraged unless they appear - convincingly - to be functional.



Definitions

Awning window: A window that is hinged at the top and swings outward.

Casement: A window sash that opens on hinges fixed to its vertical edge.

Casement Window: A window containing two casements separated by a mullion (vertical dividing bar).

Double-hung Windows: A window with two operable sashes.

Glazing: Fitted glass into windows and doors

Hopper Window: A window that is hinged either of both sides or on the bottom and swings inward.

Light (Pane): A single piece of window glass. Windows are often described according to the number of panes they have. For example, a window with eight panes of glass is called an eight-light window. Often a double-hung window is described by the number of lights in each of its two sashes (e.g., a six-over-six double-hung window).

Mullion: A large vertical member separating two casements; the vertical bar between coupled windows or multiple windows; the central vertical member of a double door opening.

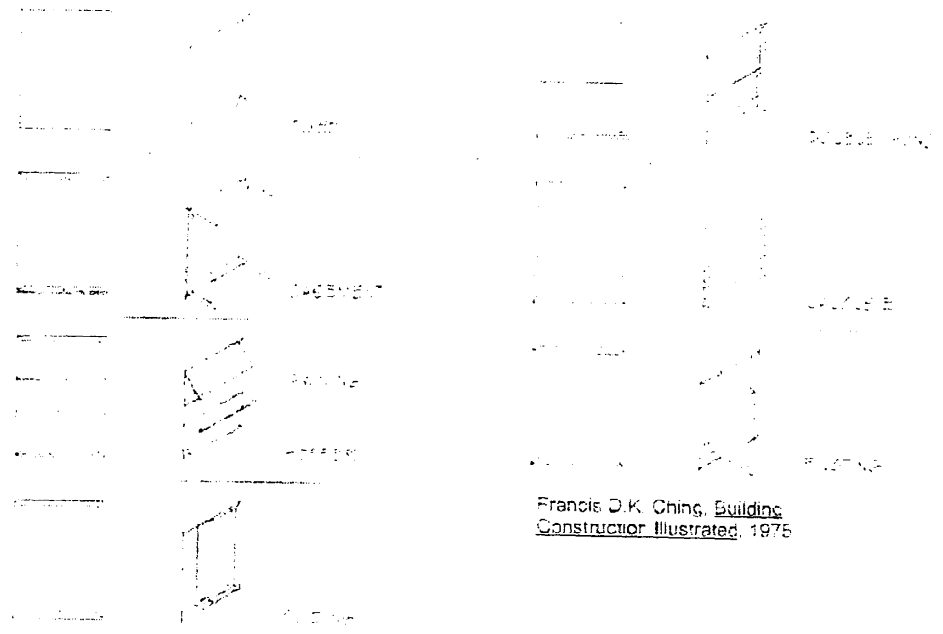
Polygonal: A closed plane figure bounded by straight lines.

Sash: The framework into which panes of glass are set.

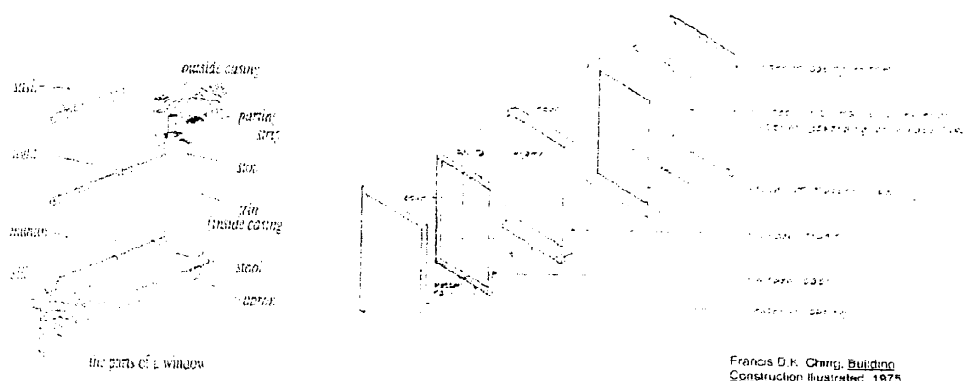
Transom Window: A small window or series of lights above a door, or above a casement or double-hung window. The horizontal member that separates a transom window from the door or window below is called a transom bar, or transom sill.



Illustrations



Francis D.K. Ching, Building Construction Illustrated, 1975



Francis D.K. Ching, Building Construction Illustrated, 1975

Specific Guidelines

All additions to the streetscape to accommodate accessory sidewalk dining should be compatible with the adjacent buildings. Their placement, design, and appearance should be in the spirit of the Design Guidelines for Old Pasadena and The Secretary of the Interior's Standards for Rehabilitation.

1. All materials, finishes, and colors of barriers should be appropriate to the buildings.
2. Tables, chairs, and other furniture should be durable and compatible with the building in design, material, and color.
3. Lighting fixtures should compliment the building and provide light which is soft and directed. Exposed conduit is strongly discouraged.
4. The use of planters as barriers is encouraged.
5. Placement of such items as service carts and refuse containers in the sidewalk dining area is strongly discouraged. Where proposed, these items should be screened from view or be visually acceptable.
6. All additions to the streetscape should be self-supporting, independent of, and unattached to the building and the sidewalk.
7. Any attachments to the buildings, such as the installation of awnings, signs, or lighting fixtures, remain subject to a separate design review.
8. All sidewalk dining shall conform with approved Streetscape Plans.