

Chapter 2

IMPLEMENTING THE VISION: SINGLE-FAMILY DESIGN GUIDELINES

IMPLEMENTING THE VISION – COMPREHENSIVE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

SINGLE-FAMILY DESIGN GUIDELINES

Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

A. Building Location



Buildings aligned at front with openness toward the street

1. Consider relationship to adjacent buildings, topography and sunlight.
2. Coordinate setbacks with the building design, landscape design and streetscape. Consider prevailing setback of buildings on the street as well as Code requirements.
3. Locate mechanical equipment and supplemental functions (i.e., trash storage) away from the street and screened from view in ways that are integrated into the building and site design.
4. On hillside or sloping sites, it is imperative that new homes follow the topography. Buildings may be terraced up the hillside, or built into the upslope in order to minimize the alteration of the landform.
5. Decks should terrace with the hillside.

B. Solar Design

1. Design to maximize options for passive and active solar heating and cooling. Provide access to sunlight while employing common-sense techniques to increase energy conservation and interior comfort.
2. Any design features for advantageous passive or active solar design should be fully integrated into the overall design of the structure.
3. Provide for passive solar design by:
 - careful orientation of building walls and window openings
 - window and roof details on a site in response to sun patterns
 - generous roof overhangs or other shading devices especially at south- and west-facing elevations

C. Yards and Usable Open Space



Outdoor areas integrated into design with well-designed drought tolerant landscaping

1. Integrate outdoor areas into the site design of new developments, surrounding buildings and existing open spaces.
2. Front yards should maintain a sense of openness to the street while providing a buffer to the house.
3. Develop all open space with well-designed native and drought-tolerant landscaping.

D. Garage Location and Driveways

1. Locate garages consistent with dominant existing garage location pattern (i.e., detached and at the rear of the property, attached). Orient garage door away from the street wherever possible.
2. Fully integrate the garage within overall structure OR provide accessory structure that is consistent with overall design
3. Driveways should be located away from street intersections and to minimize conflict with traffic on public streets.



Permeable paving design and driveway with integrated landscape areas

4. Permeable paving systems are strongly encouraged. In addition, “Hollywood” style driveways, where the tracks for the car are separated by strips of green lawn or gravel, also reduce stormwater runoff.
5. Minimize the amount of paved areas as much as possible. Use of circular driveways or large paved areas is discouraged.
6. Include decorative driveway paving materials.

E. Landscape Design (Including Hardscape)



Complementary landscape design with drought tolerant landscaping provides variety and openness at front yard

1. Provide landscape design complementary to building design in all required setback areas.
2. Utilize native planting where possible, and drought tolerant planting where natives are not feasible.



Mature trees add to neighborhood character

3. Maintain existing trees, particularly mature trees, as much as possible.
4. Use of indigenous trees is encouraged.
5. Particular consideration should be paid to existing Oak, Bay Laurel and Sycamore trees. Appropriate landscaping should be used below the canopies of these trees.
6. All landscaping should be native or drought-tolerant. Minimize use of turf areas.
7. Minimize stormwater runoff:
 - Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible
 - Avoid large continuous paved areas.
 - Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.
 - Consider conveying stormwater from building roofs to an on-site drainage system, such as French drains, detention basins, bioswales, or into planted areas.

F. Walls and Fences

1. Front yards in Glendale are typically open to the street. Front yard fences and walls are discouraged.

2. Where fences may be appropriate, the front yard should maintain its open appearance toward the street, and the design and materials should meet City design and zoning criteria.
3. Whenever they are used, walls and fences should be designed in a style, material, and color that complement the overall building and/or site design.
4. Utilize landscaping instead of a wall or fence.



Planter boxes used to define edge of front yard

5. Use decorative material that is durable and suitable for exterior use. Materials such as wood, wrought iron, and stone should be used for walls and fences. Use of chain-link, vinyl or other plastic material is strongly discouraged.
6. Colors complementary to the architectural design are encouraged.
7. Both sides of all perimeter walls or fences should be architecturally treated.

G. Retaining Walls

1. Minimize the use of retaining walls to modify landform.
2. To eliminate retaining walls, some additional grading is acceptable.
3. Use decorative material to blend into the landscape, or where appropriate, match the building design.
4. Provide landscaping to minimize the visual impact of retaining walls.

Mass and Scale- New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.

A. Relate Buildings to Existing Context

1. Relate new buildings (particularly if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design features.



New second story set back to reduce massing



Second story integrated into design

2. New projects may be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.
 - a) This may require a second floor (or third floor where allowed) to be set back from the front and sides of the floor below.
 - b) Provide an appropriate massing concept for proper fit into the neighborhood.
 - c) Relate to the predominant neighborhood pattern or massing configuration, rather than one or two buildings that may be out of scale.
 - d) Design of larger buildings should assist in diminishing the appearance of monumental size and scale, especially when viewed from the street.

B. Relate Buildings to Existing Topography

1. Building form and profile should follow existing topography.
2. Minimize the use of retaining walls to alter grades. Where retaining walls are necessary, they should terrace with the existing topography as much as possible.
3. Landscaping should be employed to minimize the visual impact of retaining walls.

C. Architectural Concept



**Strong architectural idea:
post and beam “L” shaped
house with extended eaves**

1. Each building or project should have an architectural idea that governs massing and design decisions. Architectural concept should be appropriate to site and executed with rigor and consistency.
2. Massing of the project should reinforce the overall architectural concept.
3. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.

D. Scale and Proportion/ Monumentality



**Second floor designed to fit
well between two one-story
homes**

1. The scale and proportion of a project should be designed to fit well within the surrounding context, even if its overall size is larger.
2. A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass.
 - Placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries, doors, windows and other architectural elements all contribute to the perceived mass and scale of the project.
 - Proper use of design elements makes it possible for projects varying in size to be designed to visually fit into the surrounding context.
3. Proper location and configuration of entries and prominent building elements should relate to overall building concept as well as neighborhood pattern, site configuration and slope, and relationship to streets and corners.
4. Differentiating the building with a hierarchy of architectural elements can also assist in achieving a balanced proportional relationship within the project itself, and to the surrounding context.
5. Over-scaled or 2-story monumental entries are discouraged.



Homes appear modest as viewed from the street, regardless of their size.

6. Side yard setbacks should be varied where possible to help create different sized yards and private patio areas. This variation maximizes the use of land and enhances dwelling privacy.
7. Surface detailing should not serve as a substitute for well-integrated and distinctive massing.

E. Roof Forms

1. Use roofline configurations (i.e., shed, gable, hip, flat) to reinforce the overall architectural idea. In some cases, variation of the roof form, heights etc, can provide visual interest and provide appropriate scale and proportion for the structure.
2. Roof forms should be consistent with the overall building design.
3. Continue any decorative roof treatments around the building or terminate in a logical manner.

Design and Detailing- The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

A. Overall Design and Detailing



Well-crafted house with consistent, high quality detailing and a variety of materials to express architectural idea

1. Design and detailing should enhance the overall architectural idea and be consistent around the building.
2. A variety of architectural designs and styles are encouraged. While there is no preferred design style, new designs should consider the existing context.
3. The single-family homes in Glendale are generally well-crafted and of high quality. New homes should match the high level of quality in the neighborhood.

B. Entryways



Integrated entry with consistent details on building

1. Entries should be well integrated into the overall building design, open to and visible to the street. However, entries should not be monumental in scale or character.
2. Recess or otherwise articulate building entries for visual interest and to provide a sense of arrival to the structure.
3. Entries should not be over scaled. Two- story entries are discouraged. Entries should be properly scaled and integrated into the overall architecture of the structure.

C. Windows and Doors



Well-crafted windows provide quality details for simple buildings

1. Design windows and doors to coordinate with the architectural design of the building. Window and door type, material, shape, and proportion should complement the architectural design.
2. Maximize daylighting and views through window placement and design.
3. Use of “security bars” is discouraged, especially along the street front.
4. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be applied where appropriate to the architectural style to improve the facade of the home.
5. To enhance privacy, windows on side elevations of adjacent homes should be staggered with windows on adjacent homes whenever possible. Windows should not be positioned directly opposite of windows in an adjacent structure.
6. Where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail.
7. EPA “Energy Star” labeled windows with low-e coatings are encouraged.

D. Finish Materials



Materials used to enhance overall design



Materials break down form, reinforce concept

1. Reinforce overall building design with high-quality design and detailing.
2. Change materials on building facades to enhance the overall design, creating visual interest.
3. Use high quality materials, especially facing the street.
4. “Wrap” finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a “wallpaper” application.
5. Materials should be utilized that reduce the transfer of heat into and/or out of the building.

6. Use of natural materials is encouraged.
7. Use recycled content materials, such as wood substitutes, recycled concrete and asphalt, as well as non-toxic materials, whenever possible.

E. Wall Thickness

1. For more traditional building designs, expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.
2. For contemporary designs and some ranch style buildings, flush windows are also appropriate.

F. Color

1. Develop a color palette that complements and enhances the overall building design. Colors that blend with the natural environment are encouraged.
2. Use of the following colors/materials is discouraged:
 - Highly reflective materials and colors, especially those that produce glare
 - Large expanses of dark colored surfaces
 - Bright or garish colors on large walls

G. Paving Materials



Decorative paving at the walkway and entry complement revival style building

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at locations where pedestrian paths meet vehicular streets or driveways.
2. Provide permeable paving wherever possible.
3. Keep paving patterns simple and related to the overall architectural design of the building. Appropriate paving materials include masonry block pavers, brick, stone, granite, and concrete.
4. Textured concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
5. Relate colors to the color scheme of the building.
6. Use of permeable paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
7. Concrete bands may be used to define the edge as a transitional tool between differing materials.

G. Equipment/Trash Location and Enclosure

1. Any equipment, whether on the side of a structure or on the ground, should be screened. Screening should be architecturally appropriate in terms of materials, color, shape, and size.
2. Trash should be in an accessible location yet out of view.

3. Rain gutters, downspouts, vents, and other roof protrusions should be appropriately placed to complement the adjacent materials and/or colors.
4. The design of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be architecturally integrated with the main structure through the use of wall and roof forms, materials, architectural detailing, fence or wall connections, and landscaping.
5. New electrical, telephone, cable television, and other distribution lines and mechanical equipment should be placed underground.
6. Utility connections located above ground should not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which the connections are located and should be screened with landscaping.

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