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city of alhambra

single family residential design guidelines

prepared for the city of alhambra

prepared by downtown solutions

a division of civic solutions, inc.

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Contents

1.0 introduction
   1.1 purpose ................................................................. 1-1
   1.2 applicability ......................................................... 1-1
   1.3 background ......................................................... 1-2
   1.4 planning process ................................................. 1-6
   1.6 organization of design guidelines manual ............. 1-7

2.0 single-family residential neighborhoods
   2.1 predominant architectural styles ......................... 2-1
   2.2 neighborhood characteristics inventory ............... 2-6

3.0 design guidelines
   3.1 introduction ....................................................... 3-1
   3.2 architectural styles ............................................. 3-3
   3.3 exterior remodeling ............................................. 3-21
   3.4 additions ............................................................ 3-33
   3.5 new development ............................................... 3-38
   3.6 landscaping, fencing and lighting ....................... 3-43

4.0 glossary
list of exhibits

exhibit 2.2-1  key map single family neighborhoods ...... 2-7
exhibit 3.6-1  fences & walls ............................................ 3-51
exhibit 3.6-2  lighting ...................................................... 3-55

list of tables

table 1.3-1  Number and Size of Additions and New Homes, 2001-2005 ............................................. 1-3

table 1.3-2  Zoning Regulations in R-1 Zones .................... 1-5
1.0 Introduction

1.1 Purpose

The purpose of the Single-Family Residential Design Guidelines is to establish a consistently applied framework of community design concepts to site planning, landscape architecture, and architecture in the R-1 (Single-Family Residential) zoned neighborhoods within the City of Alhambra. This comprehensive approach to implementation promotes high quality standards and enhances the community character. The Guidelines will accomplish this objective by ensuring that new homes, additions, and exterior remodels exhibit excellence in design; are compatible in mass, scale, and design with surrounding development; and preserve the unique attributes of established neighborhoods.

The Alhambra Single Family Design Guidelines support the development standards in the Alhambra Municipal Code and are respectful of the conditions, opportunities, constraints and architectural styles currently found within the City of Alhambra. If inconsistencies between the Guidelines and the Alhambra Municipal Code occur, the Municipal Code will take precedence.

An important aspect of the Design Guidelines is to provide guidance and a clear understanding of acceptable design solutions to homeowners, property owners, builders, engineers, architects, landscape architects, City staff, the Design Review Board, the Planning Commission, the public, and other professionals in order to maintain the desired design quality while also encouraging creativity. Applicants should refer to the Design Guidelines in the early design phases of a project and work closely with Development Services staff to develop an appropriate design solution.

Given the large number of homes in the city that were built in the first half of the Twentieth Century, the Design Guidelines attempt to balance preservation ideals with the budgetary realities of repairing and remodeling older residential structures. Preservation is encouraged in every project, but many property owners cannot afford this sometimes cost-prohibitive approach. Therefore, the Design Guidelines offer alternative methods that are both affordable and historically sensitive.

1.2 Applicability

The Single-Family Residential Design Guidelines apply to all properties with R-1 zoning in the City of Alhambra. The Design Guidelines may also be applied to other single-family homes in the R-2 and R-3 zones as appropriate. When using these Guidelines to review a proposed modification to an existing home, City officials should be careful to apply these standards to the specific modification project only. For example, an applicant who proposes to build an addition to a home would be required to have the addition conform to the Guidelines and the existing architecture of the structure but the existing structure would have no additional requirements to conform to the Guidelines.
1.3 background

Alhambra has taken pride in being “A City of Homes”, a quiet, comfortable residential community, convenient to Los Angeles and Pasadena, ever since the City’s incorporation in 1903 when single-family homes began to replace orchards, vineyards, and pastures. Most single-family residential development, inside and outside of the current R-1 zoned neighborhoods, occurred between the 1920s and 1950s. These homes, which encompass a variety of imported and indigenous architectural styles such as Craftsman, Modern, Spanish Colonial Revival, Tudor Revival, and Victorian, provide Alhambra neighborhoods with a diversity not found in many other Southern California communities.

Since the building boom of the early Twentieth Century, the population of Alhambra has grown to almost 86,000 people (based on the 2000 Census) living on 7.6 square miles. Single-family residential neighborhoods are distributed throughout the city, but tend to be concentrated south of Mission Road and east of Garfield Avenue (see Exhibit 2.2-1 for a map of R-1 zoned neighborhoods). The R-1 zoned neighborhoods are generally built out with little vacant land available for additional development.

While the homes in Alhambra are admired for their rich architectural detail and history, the interior square footage and room layout often do not meet the needs and/or desires of today’s modern lifestyle. A popular trend among many homeowners is to add on to their home rather than move to a larger, more traditional suburban home. Many of the additions built in recent years have been modest and have kept the home’s history and integrity intact. However, there are several cases where additions are not respectful of the neighborhood’s history and context. This is also true for some of the new home construction in the area.

1.3.1 Analysis of Recent Construction

Between 2001 and 2005, the Alhambra Planning Commission approved 40 additions to existing homes and 15 new homes (see Table 1.3-1). The average size of a home with a recent addition is 2,135 square feet and the average size of a new home is 2,709 square feet. The number of recent additions increased significantly during 2001 and 2005 (65% of approved new additions between 2004 and 2005 occurred during these two years). The number of new homes has been more variable. There were no discernible trends in the size of approved recent additions and new homes.
Table 1.3-1  Number and Size of Additions and New Homes, 2001-2005

<table>
<thead>
<tr>
<th>Year</th>
<th>Additions</th>
<th>New Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Average Home Size</td>
</tr>
<tr>
<td>2001</td>
<td>7</td>
<td>2,222</td>
</tr>
<tr>
<td>2002</td>
<td>3</td>
<td>2,476</td>
</tr>
<tr>
<td>2003</td>
<td>4</td>
<td>2,246</td>
</tr>
<tr>
<td>2004</td>
<td>14</td>
<td>2,046</td>
</tr>
<tr>
<td>2005</td>
<td>12</td>
<td>2,067</td>
</tr>
<tr>
<td>TOTAL</td>
<td>40</td>
<td>2,135</td>
</tr>
</tbody>
</table>

A. Characteristics of Favorable Solutions

Many of the additions completed between 2001 and 2005 are respectful of the home’s original style and complement the existing neighborhood. These additions as well as new homes have utilized the following design principles:

1. Second floor additions are set back from the existing front facade. The relationship between the existing home and the recent addition helps retain the more intimate scale of the traditional single-story residence.

2. The new portion of the home utilizes similar, if not the same, window rhythm, trim, door style, and detailing. This approach allows the addition to appear to be an original part of the home.

3. Roof forms and detailing are respectful of the home’s traditional architectural style. New roof massing does not vary from the original architectural style.

4. The massing is broken into smaller scaled elements, making the new construction more human-scaled.

5. Additions follow the above listed principles and are contained to the rear portion of the lot with the front facade unchanged.

6. New home construction attempts to follow the principles and architectural details of a specific architectural style compatible with the neighborhood.
B. Characteristics of Unfavorable Solutions
In Alhambra, new construction that does not complement the existing neighborhood tends to have the following characteristics:

1. Second floor additions have a strong presence in the new elevation, making the entire front elevation appear out of balance.

2. The recent addition has a more contemporary architectural style that is not reflective of the original style. This feature makes the addition appear “added on.”

3. There is an overall lack of respect for the existing architectural style. This is most evident in the lack of articulation, low quality detailing, and poor craftsmanship.

4. New construction that appears too “suburban” in nature. These homes lack association with any historical architectural style and emphasize garages rather than living spaces in the front of the residences.

5. Overly exaggerated roofing schemes and building massing are used in both additions and new construction. This type of roofing and massing scheme is not reflective of Alhambra’s historical neighborhoods.

6. Remodeling projects or additions enclose or eliminate front porches and create a flat front facade for the home.

7. New homes, remodeling projects, or additions out of character with the existing homes in the neighborhood and the neighborhood in general.

1.3.2 Current Zoning Regulations
As noted earlier, the Design Guidelines supplement the design standards for the R-1 zone found in Chapter 23.42 of the City of Alhambra Zoning Code. The zoning standards shown in Table 1.3-2 regulate the height, floor area ratio (FAR), lot coverage, and setbacks for remodels, additions, and new homes.
Table 1.3-2 Zoning Regulations in R-1 Zones
(See Chapter 23.42 of the Alhambra Municipal Code for all relevant zoning regulations)

<table>
<thead>
<tr>
<th>Regulatory Tool</th>
<th>Standard</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Building Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main structure</td>
<td>2 stories</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25 feet</td>
<td></td>
</tr>
<tr>
<td>Accessory structure</td>
<td>15 feet</td>
<td></td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structures up to 20 feet in height</td>
<td>25 feet*</td>
<td></td>
</tr>
<tr>
<td>Portion of structures above 20 feet</td>
<td>30 feet or a 40° angle from front property line, whichever is greater</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>One-story structure</td>
<td>5 feet*</td>
<td></td>
</tr>
<tr>
<td>Portion of structure above one story</td>
<td>6 feet*</td>
<td></td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main structure</td>
<td>20% of lot depth up to 15 feet</td>
<td></td>
</tr>
<tr>
<td>Accessory structure</td>
<td>3 feet</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area less than 10,000 sf</td>
<td>0.35</td>
<td></td>
</tr>
<tr>
<td>Lot area between 10,000 and 19,999 sf</td>
<td>0.325</td>
<td></td>
</tr>
<tr>
<td>Lot area at least 20,000 sf</td>
<td>0.30</td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lots with one-story structures</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>Lots with structures more than one story</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>Accessory structures</td>
<td>40% of required rear yard area</td>
<td></td>
</tr>
<tr>
<td>Garage Setback</td>
<td>3 feet min. Side / Rear</td>
<td></td>
</tr>
</tbody>
</table>

* May vary based on street width and lot location
1.4 planning process

The Single-Family Residential Design Guidelines have been developed through a community-based process involving a series of public workshops. On January 29, 2007, the City Council (CC), Planning Commission (PC), and Design Review Board (DRB) kicked off the creation of the Design Guidelines by holding a joint public workshop attended by over 50 people. Attendees discussed both preferred characteristics of single-family residential development in the city and the design review process.

At a second joint public workshop with the City Council, Planning Commission, Design Review Board and the public on April 16, 2007, the Downtown Solutions consulting team presented the results of their field work and background research. The team discussed the City’s current zoning requirements for City R-1 neighborhoods, provided an analysis of recent construction trends, and identified the distinguishing characteristics of Alhambra’s R-1 zoned neighborhoods.

The public and members of the City Council, Planning Commission, and Design Review Board were invited to participate in a Visual Preference Survey at the second public workshop. They ranked 56 photographs of recent additions and new housing development approved in R-1 zoned neighborhoods in the City between 2001 and 2005. The ranking scale offered the following choices: Strongly Like, Slightly Like, Neutral, Slightly Dislike, and Strongly Dislike. The goal of the survey was to assess preferred characteristics of residential design.

The results of the Visual Preference Survey supported the analysis of recent construction presented in Section 1.3.1. The images that received favorable rankings were additions that were hidden from public view or, in the case of second stories, set back from the first story. The design of the addition complemented the architectural style and detailing of the existing home, including the roof style and type, bulk and massing, and building placement. Preferred characteristics of new homes included respect for historic architectural styles, quality design, and placement of garages in an inconspicuous location.

Meanwhile, images that received unfavorable rankings showed new homes and additions that appeared bulky and did not follow recognized Alhambra architectural styles. Additions were placed in prominent locations in front of the existing home or, in the case of second stories, not set back from the first story. Garages were featured prominently on the front facade. Several new homes and additions also possessed overly complex roofs that distracted from the rest of the home.

1.5 implementation

The Single-Family Residential Design Guidelines should be used as a starting point for the creative design process. Property owners and developers are encouraged to involve Development Services Department staff during the preliminary design process.

This document is comprised of design standards (mandatory) and design guidelines (discretionary). Standards that employ the word “shall” are intended to be mandatory and reflect the requirements of the Alhambra Municipal Code. Guidelines that employ the word “should” or “encourage” are not mandatory, but reflect recommended or desirable design solutions (while not precluding other design solutions) that meet or exceed the intent of the guideline.

During the review of development proposals, Development Services Department staff will review each submittal against the mandatory zoning standards and the discretionary design guidelines. Project applicants should not assume that a project will be approved merely by adhering to the City’s minimum zoning regulations (i.e., setbacks, lot coverage, liveable area, etc.) To increase the understanding of individual project Design Guidelines conformance and the probability of approval, staff preliminary design review is highly recommended. Projects are not expected to meet the letter of every discretionary guideline to be considered in reasonable compliance with the overall intent of the guidelines.

Development Services Department staff will make recommendations to the DRB and PC on new homes, alterations and additions to existing homes pursuant to the Zoning Ordinance Enforcement provisions (Chapter 23.14 of the Zoning Code) and department policy. A decision by staff may be appealed to the DRB which may be appealed to the Planning Commission and any subsequent decision may be appealed to the City Council (Chapter 23.76 of the Zoning Code).

1.6 organization of design guidelines manual

The Design Guidelines are organized so property owners, design professionals, City staff, and public officials can quickly determine which guidelines are applicable to the subject property and residential project. Chapter 2 describes for the user the character of the existing single-family neighborhoods within Alhambra and Chapter 3 provides the standards and guidelines for eight different architectural styles and four types of construction categories identified within the city.

Chapter 1 — Introduction

This chapter provides the foundation for the Single-Family Residential Design Guidelines. Subjects include the historical context for Alhambra residential neighborhoods, the purpose of the Design Guidelines, a summary of current zoning regulations, an analysis of recent home construction in the City, a summary of the community participation process used to develop the Guidelines, and how the guidelines are to be implemented.

Chapter 2 — Alhambra’s Single-Family Residential Neighborhoods

This chapter provides an introduction to
Alhambra’s predominant existing architectural styles and describes the history and architecture of the twenty-six (26) R-1 zoned neighborhoods. In particular, the Neighborhood Characteristics Inventory (Section 2.2) can serve as a valuable resource for applicants and City officials in determining appropriate designs for the City’s distinct single-family residential neighborhoods.

Chapter 3 — Design Guidelines

This chapter was conceived as an easy-to-use guide for design decisions involving a variety of architectural styles and different types of design, construction categories, and materials. Therefore, Chapter 3 is divided into sections that offer both a primer on the eight predominant Alhambra architectural styles and provide guidance for exterior remodeling, additions, new development, and landscaping, lighting and fencing projects.

The easy-to-use Architectural Styles At-A-Glance Sheets (Section 3.2) draw on images and text to identify the principal architectural characteristics, design elements, and building materials for the eight predominant Alhambra architectural styles.

The first design and construction category discussed in the manual is Exterior Remodeling (Section 3.3). This section, which applies to any homeowner or property owner that plans to make repairs or improvements to their home, will familiarize the reader with acceptable compatibility standards, materials and construction practices to achieve the best possible results.

The second design and construction category is Additions (Section 3.4), whether involving additional room(s) on the first floor or a second story addition. This section will acquaint homeowners, property owners, designers, and contractors with the applicable site planning, architectural, and setback guidelines.

The third design and construction category is New Development (Section 3.5). This section applies to any new construction on a vacant lot or the complete replacement of an existing home within an R-1 zone.

Finally, the chapter discusses Landscaping, Fencing, and Lighting (Section 3.6). This section concentrates on front yard landscaping, particularly appropriate design, plant materials, fences and walls, and lighting. The guidelines emphasize the importance of traditional front yards in preserving the pedestrian-friendly nature of many Alhambra neighborhoods.

Chapter 4 — Glossary of Terms

This chapter contains a glossary of architectural and remodeling terms regularly used in residential construction to help the layman understand construction terminology.
2.0 single-family residential neighborhoods

2.1 predominant architectural styles

2.1.1 A Brief Architectural History of Alhambra

Most of Alhambra’s current single-family houses developed as part of larger subdivisions, each subdivision assuming a distinct character. Therefore, the character of the different neighborhoods is largely based on development trends and the architectural styles popular during their development. These styles make up the predominant architectural styles existing in Alhambra today; Colonial Revival, Craftsman, Modern, Monterey, Ranch, Spanish Colonial Revival, Tudor Revival, and Victorian.

The City of Alhambra was originally composed of the smaller communities of Alhambra, Ramona, Shorb, and Dolgeville, with Alhambra located northwest of Mission Road and Atlantic Boulevard; Ramona bounded by Valley Boulevard, Atlantic Boulevard, Hellman Avenue, and Fremont Avenue; Shorb concentrated at the corner of Mission Road and Fremont Avenue; and Dolgeville located north of Shorb. The majority of residential development in the early 1900s was concentrated in these communities. Single-family houses built during this period were predominantly Craftsman, Foursquare, Mediterranean, Spanish Colonial Revival, and Victorian architectural styles.

The most significant era of residential development in Alhambra happened during the 1920s and 1930s. New homes filled in existing neighborhoods and expanded onto former farmland such as the Bean Tract in the northeastern corner of the City and Emery Park in western Alhambra. Since most of these houses were being built individually by future homeowners and small contractors, the neighborhoods developed slowly and contained a diverse number of architectural styles and building layouts compared to modern residential projects. The most popular architectural styles during this period were Craftsman, Spanish Colonial Revival, and Tudor Revival with intermittent Colonial Revival, Modern, Monterey, and Ranch houses.

In the years after World War II, the last undeveloped and underdeveloped
portions of the city gave way to single-family neighborhoods. These new neighborhoods included the former Midwick Country Club, the area south of Almansor Park, and the former Alhambra Airport property. Developers and homeowners were embracing the informal and flexible layout and low cost of Ranch style houses in the late 1940s. Almansor Park, the Airport Tract, and much of the Midwick Tract neighborhoods are exclusively Ranch houses with Colonial Revival and Modern touches.

2.1.2 Description of Predominant Styles

A. Colonial Revival

As the name implies, the Colonial Revival style was a modern revival of architectural styles popular in the thirteen original American colonies. The style first emerged when Americans became interested in historic preservation following the country’s centennial celebrations in 1876, but the style became particularly popular in suburban areas during the 1920s. Alhambra has a number of Colonial Revival houses interspersed among the other architectural styles, particularly in the northern and western parts of the city.

Colonial Revival houses exhibit considerable diversity because they draw upon a diverse set of inspirations such as early Cape Cod, Garrison, Saltbox, Dutch Colonial, Georgian, and Federal styles. The designs often incorporate simple rectangular volumes and classical details. The front door is accentuated with decorated pediment, supported by pilasters or extended forward to form an entry porch. The facade usually forms symmetrically balanced windows with a center door. Roof elements are typically hipped, gabled, and gambrel. Windows are rectangular in shape with double hung sashes, broken into six, eight, nine, or twelve individual panes. Bay windows, paired windows, and triple clustered windows are also prevalent. Facade walls are typically wood or masonry materials. Decorative cornices are often an important identifying feature.

B. Craftsman

The Craftsman style, also known as the Arts and Crafts style, was a popular California architectural style during the first three decades of the 1900s. Alhambra contains many Craftsman houses, which are often small, one and one-and-a-half story Craftsman Bungalows, in older neighborhoods in the central, north central, and south central parts of the city.

Breaking with European-based architectural traditions, the Greene Brothers of Pasadena, much like their contemporary Frank Lloyd Wright created this new, modern American style. These small to large Craftsman-style houses share Wright’s concern for handcrafted workmanship, unified interior design, and free-flowing spaces, yet differ in overall shape,
architectural detailing, and feature an emphasis on wood-frame, rather than masonry, construction.

The Craftsman Bungalow architectural style, a smaller version of Greene and Greene’s houses, features shallow pitched roofs of asphalt shingle, and exterior walls of wood shingles, wood siding, or stucco. Roof dormers are pitched or gabled and large roof overhangs of exposed beams ends are commonly used. Typically one story, the standard form features a covered porch with good sized rooms configured in an open floor plan to eliminate poorly lit entry halls. Windows and doors are generally trimmed in wood. Battered columns, which gradually taper from a wide base to a smaller top, are one distinguishing characteristic. Trellis structures and pergolas are often attached to the structure.

C. Modern

Modern architecture, not to be confused with ‘contemporary architecture’, is a term given to a number of building styles with similar characteristics, primarily the simplification of form and the elimination of ornamentation. Although this style was conceived early in the 20th century, very few Modern buildings were built in the first half of the century. Alhambra contains a few Modern-style houses and houses with Modern elements spread throughout the city.

Historians disagree on the evolution of Modern architecture. Some view the style as primarily driven by technological and engineering developments, while other see Modernism as a matter of taste, a reaction against eclecticism and the lavish stylistic excesses of the Victorian era. By the 1920s, the most important figures in Modern architecture had established their reputations for integrating traditional precedents with new technological possibilities. The three most commonly recognized are Le Corbusier in France, and Ludwig Mies van der Rohe and Walter Gropius in Germany. Frank Lloyd Wright was a major influence on both Gropius and van der Rohe as well as on the whole of “organic” or nature-based architecture.
Modern architecture was never a dominant residential style, but influenced other residential styles. Modern houses are usually characterized by the following features: rejection of historical styles as a source of architectural form; a simplification of form and elimination of “unnecessary detail”; streamlined shapes such as cubes and cylinders; use of then-new materials such as plywood, reinforced concrete, steel, and chrome; and a belief in the ideal that “form follows function”.

D. Monterey

The Monterey style is a revival of the Anglo-influenced Spanish Colonial houses of northern California. This style blends pitched-roof Spanish adobe construction with the massed-plan English shapes brought to California from New England. Thus, the Monterey style became a fusion of the Spanish Eclectic and the Colonial Revival. Early examples of this style (1925-1940) favored Spanish elements, while later examples (1940-1960) emphasized Colonial details. Major features include a hipped but low pitched gable roof at the junction of an L-shaped plan.

Second floor balconies, integrated beneath the roof include supporting posts that may have ornamental tracery or carved corbels. Windows are typically symmetrical using shutters to create rhythm across the facade. Monterey houses are most prevalent in the western and northeastern portions of Alhambra.

E. Ranch

The Ranch style house was perhaps the ultimate symbol of the postwar American dream: a safe, affordable house promising efficiency and casual living. California architects created this style in the 1920s based on early Spanish Colonial houses modified with modern Craftsman and Prairie elements. Ranch houses usually exhibit an asymmetrical shape and a low-pitched roof with a covering of half-cylindrical tiles or shingles. This style includes deep roof overhangs and exposed rafters with modest traditional detailing. Decorative wooden porch supports and recessed windows are common. Ranch houses are dominant in Alhambra neighborhoods built in the 1940s and 1950s such as the Airport and Midwick Tracts.
F. Spanish Colonial Revival

Spanish Colonial Revival is a mixture of styles derived from many sources, including Southwestern adobe architecture, late Moorish architecture, medieval Spanish church architecture, provincial Italian architecture, baroque architecture of colonial Spain, and the Pueblo and Mission styles of architecture. Alhambra contains a large number of one-story Spanish Colonial Revival houses in many single-family neighborhoods.

The style began to gain widespread acceptance with the popularity of the buildings designed by Bertram Goodhue at the San Diego’s 1915 Panama-California Exposition in Balboa Park.

By the 1920s, Spanish Colonial Revival became “the style” for Southern California. Residences have stucco walls, low-pitched tile roofs, and terra cotta, iron, and cast concrete ornamentation, arches and arcades, and double-hung windows. They utilize asymmetrical, rectangular shapes and often have small courtyards for outdoor living.

G. Tudor Revival

During the late 1800s, European-trained architects designed high-style period houses for wealthy Americans. Each period style was identified specifically with architecture of an earlier period and place in America or Europe. One of these styles, Tudor Revival, became especially popular with 1920s suburban houses, loosely based on late medieval prototypes from the rural vernacular architecture of Tudor, England. Alhambra contains a wide variety of one-story Tudor Revival houses in practically every one of its single-family residential neighborhoods.

Many Tudor Revival houses are identified with false (ornamental) half-timbering, a medieval English building tradition, and stucco or masonry veneered walls and cross-gabled plans. Other typical motifs include drip molding, leaded glass, bay windows, twisted chimney posts, prominent gables, steeply pitched roofs with irregular rooflines and asymmetrical massing. A variant of this style is sometimes referred to as the picturesque cottage or English cottage, which typically includes a picturesque (asymmetrical) floor plan but without the half-timbering. Most of the Tudor Revival houses in Alhambra have characteristics of the English cottage variant.
2.2 neighborhood characteristics inventory

H. Victorian

In the late 1800s and early 1900s, the Industrial Revolution transformed the construction industry. Many building parts were manufactured in mass during the Victorian time period. Windows were also mass produced. Building accents such as round porch columns and window treatments became available to everyone and were dominant features on Victorian houses. Alhambra’s few Victorian houses are found in the oldest neighborhoods, particularly in the northwestern section of the city.

A Victorian house often features a porch across the front that wraps around the corner and down one side, or sometimes both sides of the house. The floor of the porch and the first story may be raised high above ground level.

2.2 neighborhood characteristics inventory

As single-family residences in Alhambra have aged, there is increasing pressure to modernize homes, expand them to accommodate growing families, and replace them with larger, newer, more current styles. These changes pose a dilemma in determining how to maintain compatibility between existing homes and new development. The first step in protecting the character of Alhambra’s single-family neighborhoods is to develop an understanding of the features that distinguish these neighborhoods.

The following section summarizes the distinguishing features for Alhambra’s twenty-six (26) R-1, Single-Family Residential, zoned neighborhoods (shown on Exhibit 2.2-1, Key Map Single Family Neighborhoods).
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Each Neighborhood is detailed on the Neighborhood Characteristics Inventory sheets which follow in this section.

The two-page spread for each neighborhood provides:

- A detailed key map of the neighborhood;
- A list of names historically or currently used for the neighborhood;
- Historical background;
- Architectural characteristics, including predominant architectural styles of the neighborhood (note that the list of predominant architectural styles for each neighborhood is not necessarily intended to be exclusive, but simply represents the predominant house styles);
- The size of existing houses and lots; and
- Examples of homes in the neighborhood.

The principal features of Alhambra’s single-family residential neighborhoods identified here are intended to act as a guide for future remodeling, additions, and new home construction. Projects that conform to the architectural characteristics of the neighborhood are strongly encouraged, particularly on streets where most, if not all, houses share the same style. The Neighborhood Characteristics Inventory should be used in conjunction with the Architectural Style At-A-Glance Sheets, which describe the predominant architectural styles in detail, in Section 3.2.

Where streets display architectural diversity, new construction can incorporate contemporary architectural elements as long as the project respects the existing rhythm of size, massing and setbacks in the neighborhood.

Applicants may employ flexibility of good design principles within a “recognized” architectural style. A complete description of styles and their characteristics can be found in the following resources:

Neighborhood #1: La Marguerita-Souders Tracts

Neighborhood #1 from Key Map (see Exh. 2.2-1)

Neighborhood Description

The following text provides background on the La Marguerita-Souders Tracts neighborhood.

**Name(s) Used for Neighborhood:** Bushnell Avenue Tract, Dos Robles Park Tract, Electric Villa Tract, La Marguerita Tract, La Senda Tract, Souders Tract

**History:** The first phase of development in the neighborhood occurred during the 1900s and early 1910s. A second phase took place during the 1920s.

**Architectural Characteristics:** Homes built during the first phase tended to incorporate Victorian and Craftsman styles, while the homes in the later phase were Craftsman bungalows and Spanish Colonial Revival and Tudor Revival style homes.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Predominant Architectural Styles:

- Craftsman
- Spanish Colonial Revival

Downtown Solutions

2-10
2.2 neighborhood characteristics inventory

neighborhood #1

physical characteristics

The following text describes the physical characteristics of homes and lots in the La Marguerita-Souders Tracts neighborhood.

Home Size: Homes generally range from 1,200 to 2,800 square feet and have one or two stories.

Lot Size: Lots generally range from 6,000 to 12,000 square feet.

examples of homes

Address: 705 North Curtis Avenue
Year Built: 1924
Home Size: 2,279 square feet
Lot Size: 10,640 square feet
Architectural Style: Spanish Colonial Revival

Address: 805 North Olive Avenue
Year Built: 1923
Home Size: 1,356 square feet
Lot Size: 6,600 square feet
Architectural Style: Craftsman

Address: 830 North Marguerita Avenue
Year Built: 1910
Home Size: 1,912 square feet
Lot Size: 10,350 square feet
Architectural Style: Craftsman

Address: 921 North Olive Avenue
Year Built: 1923
Home Size: 2,552 square feet
Lot Size: 7,920 square feet
Architectural Style: Craftsman

Address: 937 North Olive Avenue
Year Built: 1909
Home Size: 2,224 square feet
Lot Size: 7,920 square feet
Architectural Style: Craftsman
Name(s) Used for Neighborhood: Alhambra Addition Tract, Alhambra Park, Dolgeville

History: The east side of Marengo Avenue is within the original Alhambra Addition Tract while the west side was part of the San Gabriel Vineyard and the town of Dolgeville. Most of the homes were built during the 1920s and the 1930s.

Architectural Characteristics: This neighborhood has a diverse number of styles, including Colonial Revival, Craftsman, Modern, Ranch, Spanish Colonial Revival, and Tudor Revival.
physical characteristics

The following text describes the physical characteristics of homes and lots in the Alhambra Park neighborhood.

**Home Size:** Homes generally range from 1,400 to 3,000 square feet and are predominately one story.

**Lot Size:** Lots generally range from 6,000 to 10,000 square feet.

examples of homes

Address: 401 North Campbell Avenue  
Year Built: 1938  
Home Size: 1,433 square feet  
Lot Size: 6,750 square feet  
Architectural Style: Ranch

Address: 406 North Marengo Avenue  
Year Built: 1926  
Home Size: 1,568 square feet  
Lot Size: 7,500 square feet  
Architectural Style: Spanish Colonial Revival

Address: 420 North Ethel Avenue  
Year Built: 1933  
Home Size: 2,208 square feet  
Lot Size: 6,750 square feet  
Architectural Style: Colonial Revival

Address: 501 North Campbell Avenue  
Year Built: 1925  
Home Size: 1,661 square feet  
Lot Size: 6,750 square feet  
Architectural Style: Tudor Revival

Address: 1902 West Grand Avenue  
Year Built: 1917  
Home Size: 2,447 square feet  
Lot Size: 9,580 square feet  
Architectural Style: Colonial Revival

Address: 512 North Campbell Avenue  
Year Built: 1925  
Home Size: 2,244 square feet  
Lot Size: 6,750 square feet  
Architectural Style: Craftsman
neighborhood #3 olive avenue

neighborhood #3 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the Olive Avenue neighborhood.

Name(s) Used for Neighborhood:
Alhambra Addition Tract

History: These two blocks were originally part of the Alhambra Addition Tract developed by Benjamin Wilson and James de Barth Shorb. Much of the homes were developed during the 1920s and early 1930s.

Architectural Characteristics: The north block is a mix of Spanish Colonial Revival and Tudor Revival homes while the southern block is dominated by the Spanish Colonial Revival style.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Spanish Colonial Revival
Tudor Revival
The following text describes the physical characteristics of homes and lots in the Olive Avenue neighborhood.

**Home Size:** The single family homes on the north block are one story and range from 750 to 2,000 square feet while south block homes are also one story and range from 1,000 to 2,000 square feet.

**Lot Size:** The lots on the north block range from 3,500 to 8,500 square feet while the lots on the south block range from 6,000 to 9,500 square feet.

### Examples of Homes

- **Address:** 124 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 1,262 square feet  
  **Lot Size:** 7,950 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 132 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 1,643 square feet  
  **Lot Size:** 9,460 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 326 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 1,513 square feet  
  **Lot Size:** 8,445 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 426 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 788 square feet  
  **Lot Size:** 5,809 square feet  
  **Architectural Style:** Spanish Colonial Revival
The following text describes the physical characteristics of homes and lots in the Olive Avenue neighborhood.

**Home Size:** The single family homes on the north block are one story and range from 750 to 2,000 square feet while south block homes are also one story and range from 1,000 to 2,000 square feet.

**Lot Size:** The lots on the north block range from 3,500 to 8,500 square feet while the lots on the south block range from 6,000 to 9,500 square feet.

### examples of homes

- **Address:** 124 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 1,262 square feet  
  **Lot Size:** 7,950 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 132 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 1,643 square feet  
  **Lot Size:** 9,460 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 326 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 1,513 square feet  
  **Lot Size:** 8,445 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 426 North Olive Avenue  
  **Year Built:** 1927  
  **Home Size:** 788 square feet  
  **Lot Size:** 5,809 square feet  
  **Architectural Style:** Spanish Colonial Revival
neighborhood #4 bean tract

The following text provides background on the Bean Tract neighborhood.

Name(s) Used for Neighborhood: Bean Tract

History: The Bean Tract was named after its former owner, lumber baron Jacob Bean. The neighborhood, which was originally citrus groves, was subdivided in the 1940s for residential development. Most homes were built in the 1940s and 1950s.

Architectural Characteristics: This neighborhood has a diverse number of architectural styles from World War II and the post-war period, including Colonial Revival, Modern, Monterey, Ranch, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
### neighborhood #4

#### physical characteristics

The following text describes the physical characteristics of homes and lots in the Bean Tract neighborhood.

**Home Size:** Homes size range widely between from 1,300 to 5,000 square feet and vary between one and two stories.

**Lot Size:** Lots generally range from 8,000 to 12,000 square feet.

#### examples of homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>701 North Hidalgo Avenue</td>
<td>1937</td>
<td>2,412 square feet</td>
<td>8,620 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>705 North Story Place</td>
<td>1948</td>
<td>1,554 square feet</td>
<td>8,030 square feet</td>
<td>Modern</td>
</tr>
<tr>
<td>717 North Hidalgo Avenue</td>
<td>1938</td>
<td>2,884 square feet</td>
<td>10,630 square feet</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>821 North Almansor Street</td>
<td>1940</td>
<td>1,759 square feet</td>
<td>8,820 square feet</td>
<td>Ranch</td>
</tr>
<tr>
<td>1000 North Hidalgo Avenue</td>
<td>1939</td>
<td>2,007 square feet</td>
<td>8,750 square feet</td>
<td>Colonial Revival and Ranch</td>
</tr>
<tr>
<td>1201 North Almansor Street</td>
<td>1940</td>
<td>1,759 square feet</td>
<td>8,820 square feet</td>
<td>Colonial Revival</td>
</tr>
</tbody>
</table>
neighborhood #5 lindaraxa park

neighborhood #5 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the Lindaraxa Park neighborhood.

Name(s) Used for Neighborhood: Court Lindaraxa, Lindaraxa Park, Alhambra Tract, Alhambra Addition Tract, Boabdil Boulevard Tract, Dixie Tract, Granada Tract, Orange Blossom Manor Tract, Orienta Ranch, Story Park, Tres Robles Tract

History: This neighborhood is within the original Alhambra and Alhambra Addition Tracts. Most of the current homes were built between the 1910s and mid-1930s.

Architectural Characteristics: This neighborhood has a diverse number of pre-war styles, including Colonial Revival, Craftsman, Monterey, Spanish Colonial Revival, and Tudor Revival. Some homes modified or built in the post-war era have Modern elements.
neighborhood #5

2.2 neighborhood characteristics inventory

physical characteristics

The following text describes the physical characteristics of homes and lots in the Lindaraxa Park neighborhood.

Home Size: Homes generally range from 1,200 to 3,000 square feet and vary between one and two stories.

Lot Size: Lots generally range from 5,000 to 12,000 square feet.

examples of homes

Address: 223 N Hildago Ave.
Year Built: 1923
Home Size: 1,575 square feet
Lot Size: 7,250 square feet
Architectural Style: Craftsman

Address: 415 Lindaraxa Park
Year Built: 1925
Home Size: 3,040 square feet
Lot Size: 16,100 square feet
Architectural Style: Spanish Colonial Revival

Address: 417 North Cordova Street
Year Built: 1928
Home Size: 2,054 square feet
Lot Size: 7,400 square feet
Architectural Style: Tudor Revival

Address: 420 North Hidalgo Avenue
Year Built: 1924
Home Size: 2,306 square feet
Lot Size: 6,640 square feet
Architectural Style: Modern

Address: 605 Lindaraxa Park
Year Built: 1922
Home Size: 1,860 square feet
Lot Size: 9,160 square feet
Architectural Style: Colonial Revival

Address: 2 Halstead Circle
Year Built: 1930
Home Size: 2,385 square feet
Lot Size: 8,250 square feet
Architectural Style: Monterey
neighborhood #6 alhambra tract

The following text provides background on the Alhambra Tract neighborhood.

**Name(s) Used for Neighborhood:**
Alhambra Gardens, Alhambra Tract, Alhambra Wash, Brainerd’s Orange Park Tract, Lindaraxa Tract, Lister Park Tract, Wiesendanger’s Alhambra Park Tract

**History:** This neighborhood was part of the original Alhambra Tract that began large-scale development in the city. Most of the current homes were developed between the 1910s through 1930s.

**Architectural Characteristics:** This neighborhood has a large number of Craftsman homes as well as other pre- and post-war styles, including Modern, Monterey, Ranch, Spanish Colonial Revival, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
The following text describes the physical characteristics of homes and lots in the Alhambra Tract neighborhood.

**Home Size:** Homes generally range from 800 to 2,000 square feet and vary between one and two stories.

**Lot Size:** Lots generally range from 5,000 to 10,000 square feet with several lots in excess of 20,000 square feet.

### Examples of Homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>26 South El Molino Street</td>
<td>1923</td>
<td>1,064</td>
<td>7,500</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>26 Hampton Court</td>
<td>1956</td>
<td>1,451</td>
<td>7,950</td>
<td>Modern</td>
</tr>
<tr>
<td>105 South El Molino Street</td>
<td>1925</td>
<td>1,393</td>
<td>7,500</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>203 South Cordova Street</td>
<td>1912</td>
<td>1,427</td>
<td>7,050</td>
<td>Craftsman</td>
</tr>
<tr>
<td>425 South Hidalgo Avenue</td>
<td>1914</td>
<td>2,266</td>
<td>7,500</td>
<td>Craftsman</td>
</tr>
<tr>
<td>909 Arroyo Terrace</td>
<td>1938</td>
<td>857</td>
<td>4,860</td>
<td>Ranch</td>
</tr>
</tbody>
</table>
neighborhood #7  emery park

neighborhood #7 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the Emery Park neighborhood.

Name(s) Used for Neighborhood: Emery Park

History: This neighborhood was originally part of the San Gabriel Vineyard and the town of Dolgeville. The Meyering and Lawrence Company promoted development of the area during the 1920s under the Emery Park name.

Architectural Characteristics: This neighborhood has a diverse number of pre-war styles, including Colonial Revival, Craftsman, Modern, Monterey, Spanish Colonial Revival, and Tudor Revival.

predominant architectural styles

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Colonial Revival  Craftsman  Modern  Monterey  Spanish Colonial Revival  Tudor Revival

downtown solutions

2-22
The following text describes the physical characteristics of homes and lots in the Emery Park neighborhood.

**Home Size:** Homes generally range from 1,100 to 2,000 square feet and vary between one and two stories.

**Lot Size:** Lots generally range from 5,000 to 8,000 square feet.

### Examples of Homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>404 Winchester Ave</td>
<td>1927</td>
<td>1,136 sq ft</td>
<td>6,336 sq ft</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>405 South Meridian Ave</td>
<td>1923</td>
<td>1,224 sq ft</td>
<td>5,650 sq ft</td>
<td>Craftsman</td>
</tr>
<tr>
<td>501 La Paloma Ave</td>
<td>1935</td>
<td>1,657 sq ft</td>
<td>6,500 sq ft</td>
<td>Monterey</td>
</tr>
<tr>
<td>608 Orange Grove Ave</td>
<td>1925</td>
<td>1,522 sq ft</td>
<td>5,200 sq ft</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>312 South Meridian Ave</td>
<td>1923</td>
<td>1,118 sq ft</td>
<td>6,500 sq ft</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>815 South Westboro Ave</td>
<td>1925</td>
<td>1,296 sq ft</td>
<td>5,200 sq ft</td>
<td>Modern</td>
</tr>
</tbody>
</table>

**Address:** 404 Winchester Avenue  
**Year Built:** 1927  
**Home Size:** 1,136 square feet  
**Lot Size:** 6,336 square feet  
**Architectural Style:** Tudor Revival

**Address:** 405 South Meridian Avenue  
**Year Built:** 1923  
**Home Size:** 1,224 square feet  
**Lot Size:** 5,650 square feet  
**Architectural Style:** Craftsman

**Address:** 501 La Paloma Avenue  
**Year Built:** 1935  
**Home Size:** 1,657 square feet  
**Lot Size:** 6,500 square feet  
**Architectural Style:** Monterey

**Address:** 608 Orange Grove Avenue  
**Year Built:** 1925  
**Home Size:** 1,522 square feet  
**Lot Size:** 5,200 square feet  
**Architectural Style:** Spanish Colonial Revival

**Address:** 312 South Meridian Avenue  
**Year Built:** 1923  
**Home Size:** 1,118 square feet  
**Lot Size:** 6,500 square feet  
**Architectural Style:** Colonial Revival

**Address:** 815 South Westboro Avenue  
**Year Built:** 1925  
**Home Size:** 1,296 square feet  
**Lot Size:** 5,200 square feet  
**Architectural Style:** Modern
neighborhood #8 alhambra vista tract

neighborhood #8 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the Alhambra Vista Tract neighborhood.

Name(s) Used for Neighborhood: Alhambra Vista Tract, Buell’s Subdivision, C&M Tract, Gottschalk’s Subdivision

History: Part of the original Alhambra Tract, much of this neighborhood was developed between the late 1900s and mid-1920s.

Architectural Characteristics: This neighborhood has a significant number of Craftsman homes along with several Spanish Colonial Revival and Tudor Revival homes.

predominant architectural styles

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
neighborhood #8

2.2 neighborhood characteristics inventory

physical characteristics

The following text describes the physical characteristics of homes and lots in the Alhambra Vista Tract neighborhood.

**Home Size:** Homes generally range from 1,100 to 2,000 square feet and vary between one and two stories.

**Lot Size:** Lots generally range from 7,000 to 8,000 square feet.

examples of homes

Address: 325 South 7th Street  
Year Built: 1923  
Home Size: 1,936 square feet  
Lot Size: 8,400 square feet  
Architectural Style: Spanish Colonial Revival

Address: 326 South 7th Street  
Year Built: 1947  
Home Size: 1,286 square feet  
Lot Size: 7,500 square feet  
Architectural Style: Craftsman

Address: 724 West Commonwealth Avenue  
Year Built: 1917  
Home Size: 1,552 square feet  
Lot Size: 7,500 square feet  
Architectural Style: Craftsman

Address: 415 South 7th Street  
Year Built: 1939  
Home Size: 1,950 square feet  
Lot Size: 8,400 square feet  
Architectural Style: Tudor Revival
neighborhood #9 san pasqual drive

neighborhood #9 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the San Pasqual Drive neighborhood.

Name(s) Used for Neighborhood: Alhambra Addition Tract

History: This small neighborhood, part of the Alhambra Addition Tract, was developed between the mid-1920s and the late 1940s.

Architectural Characteristics: Homes in this neighborhood included Craftsman and Spanish Colonial Revival elements.

predominant architectural styles

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Craftsman

Spanish Colonial Revival
The following text describes the physical characteristics of homes and lots in the San Pasqual Drive neighborhood.

**Home Size:** Homes are one story and generally range from 800 to 1,100 square feet.

**Lot Size:** Lots range between 4,000 and 6,000 square feet with several larger lots.

### examples of homes

| Address: 409 San Pasqual Drive |
| Year Built: 1924 |
| Home Size: 779 square feet |
| Lot Size: 4,130 square feet |
| Architectural Style: Craftsman |

| Address: 436 North Chapel Avenue |
| Year Built: 1932 |
| Home Size: 988 square feet |
| Lot Size: 4,000 square feet |
| Architectural Style: Spanish Colonial Revival |
neighborhood #10  carpenter-nathanson tracts

neighborhood #10 from key map (see Exh. 2.2-1)

The following text provides background on the Carpenter-Nathanson Tracts neighborhood.

Name(s) Used for Neighborhood: Carpenter Tract, Nathanson Tract, Ramona

History: This neighborhood was part of Ramona, which was developed by James de Barth Shorb on a former barley field. Most of the current homes were built between the 1910s and 1940.

Architectural Characteristics: This neighborhood has a diverse number of pre-war styles, including Craftsman, Ranch, Spanish Colonial Revival, and Tudor Revival.

predominant architectural styles

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Craftsman  Ranch  Spanish Colonial Revival  Tudor Revival  Modern
The following text describes the physical characteristics of homes and lots in the Carpenter-Nathanson Tracts neighborhood.

**Home Size:** Homes generally range from 1,100 to 1,800 square feet and are predominately one story.

**Lot Size:** Lots generally range from 6,000 to 12,000 square feet.

**Examples of Homes**

- **Address:** 702 South Seventh Street  
  **Year Built:** 1940  
  **Home Size:** 1,484 square feet  
  **Lot Size:** 7,700 square feet  
  **Architectural Style:** Ranch

- **Address:** 708 South Sixth Street  
  **Year Built:** 1924  
  **Home Size:** 1,180 square feet  
  **Lot Size:** 7,435 square feet  
  **Architectural Style:** Craftsman

- **Address:** 901 South Ninth Street  
  **Year Built:** 1930  
  **Home Size:** 1,496 square feet  
  **Lot Size:** 7,500 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 1000 South Fourth Street  
  **Year Built:** 1914  
  **Home Size:** 1,716 square feet  
  **Lot Size:** 9,000 square feet  
  **Architectural Style:** Craftsman

- **Address:** 1112 South Seventh Street  
  **Year Built:** 1932  
  **Home Size:** 1,690 square feet  
  **Lot Size:** 8,900 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 1001 South First Street  
  **Year Built:** 1936  
  **Lot Size:** 1,901 square feet  
  **Lot Size:** 6,400 square feet  
  **Architectural Style:** Modern
neighborhood #11  mayfair park

neighborhood description

The following text provides background on the Mayfair Park neighborhood.

Name(s) Used for Neighborhood: Mayfair Park, Alhambra Acres

History: Many of the current homes in this neighborhood were built during the 1930s.

Architectural Characteristics: This neighborhood includes a diverse number of pre-war styles, including Colonial Revival, Craftsman, Modern, Monterey, Ranch, Spanish Colonial Revival, and Tudor Revival.

predominant architectural styles

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Colonial Revival
Craftsman
Ranch
Monterey
Spanish Colonial Revival
Tudor Revival
2.2 neighborhood characteristics inventory

neighborhood #11

The following text describes the physical characteristics of homes and lots in the Mayfair Park neighborhood.

**Home Size:** Homes generally range from 1,500 to 2,000 square feet and are predominately one story.

**Lot Size:** Lots generally range from 6,000 to 8,000 square feet.

### examples of homes

- **Address:** 1225 South 3rd Street  
  **Year Built:** 1939  
  **Home Size:** 1,439 square feet  
  **Lot Size:** 7,500 square feet  
  **Architectural Style:** Ranch

- **Address:** 1208 South 3rd Street  
  **Year Built:** 1954  
  **Home Size:** 1,091 square feet  
  **Lot Size:** 7,500 square feet  
  **Architectural Style:** Colonial Revival

- **Address:** 1128 S. 3rd Street  
  **Year Built:** 1936  
  **Home Size:** 2,720 square feet  
  **Lot Size:** 7,350 square feet  
  **Architectural Style:** Monterey

- **Address:** 1141 South Fourth Street  
  **Year Built:** 1929  
  **Home Size:** 1,844 square feet  
  **Lot Size:** 7,500 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 1145 South 3rd Street  
  **Year Built:** 1930  
  **Lot Size:** 2,076 square feet  
  **Lot Size:** 7,500 square feet  
  **Architectural Style:** Tudor Revival
neighborhood #12 from key map (see Exh. 2.2-1)

neighborhood #12  martha baldwin

neighborhood description

The following text provides background on the Martha Baldwin neighborhood.

Name(s) Used for Neighborhood: Martha Baldwin

History: Many of the current homes in this neighborhood were built during the 1920s and 1930s.

Architectural Characteristics: This neighborhood has a diverse number of pre- and post-war styles, including Craftsman, Modern, Ranch, Spanish Colonial Revival, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
The following text describes the physical characteristics of homes and lots in the Martha Baldwin neighborhood.

**Home Size:** Homes generally range from 1,000 to 2,000 square feet and are predominately one story.

**Lot Size:** Lots generally range from 5,000 to 10,000 square feet.

### Examples of Homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>105 East San Marino Avenue</td>
<td>1925</td>
<td>2,086 square feet</td>
<td>7,940 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>305 East San Marino Avenue</td>
<td>1948</td>
<td>1,369 square feet</td>
<td>7,350 square feet</td>
<td>Ranch</td>
</tr>
<tr>
<td>1115 South Chapel Avenue</td>
<td>1930</td>
<td>1,655 square feet</td>
<td>6,700 square feet</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>1151 South Monterey Street</td>
<td>1923</td>
<td>1,061 square feet</td>
<td>6,700 square feet</td>
<td>Craftsman</td>
</tr>
<tr>
<td>1200 South Chapel Avenue</td>
<td>1927</td>
<td>1,100 square feet</td>
<td>5,000 square feet</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>1217 South Sierra Vista Avenue</td>
<td>1927</td>
<td>1,411 square feet</td>
<td>10,000 square feet</td>
<td>Tudor Revival</td>
</tr>
</tbody>
</table>
neighborhood #13  Almansor Park

The following text provides background on the Almansor Park neighborhood.

Name(s) Used for Neighborhood: Almansor Park, San Gabriel Township

History: This neighborhood was developed in 1948, which was the same time as the nearby Neighborhood #21 (Airport Tract).

Architectural Characteristics: Unlike most single-family neighborhoods in Alhambra, the homes in this neighborhood have similar architecture, which is based on the Ranch style.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
The following text describes the physical characteristics of homes and lots in the Almansor Park neighborhood.

**Home Size:** Homes generally range from 1,000 to 1,700 square feet and are predominately one story.

**Lot Size:** Lots generally range from 5,500 to 6,500 square feet.

### examples of homes

- **Address:** 1020 South Cordova Street  
  **Year Built:** 1948  
  **Home Size:** 1,177 square feet  
  **Lot Size:** 5,230 square feet  
  **Architectural Style:** Ranch

- **Address:** 1024 South Valencia Street  
  **Year Built:** 1948  
  **Home Size:** 1,158 square feet  
  **Lot Size:** 5,230 square feet  
  **Architectural Style:** Ranch

- **Address:** 1108 South Cordova Street  
  **Year Built:** 1948  
  **Home Size:** 1,692 square feet  
  **Lot Size:** 5,420 square feet  
  **Architectural Style:** Ranch

- **Address:** 1128 South Almansor Street  
  **Year Built:** 1948  
  **Home Size:** 1,157 square feet  
  **Lot Size:** 5,400 square feet  
  **Architectural Style:** Ranch
The following text provides background on the West Shorb neighborhood.

**Name(s) Used for Neighborhood:** Shorb

**History:** This neighborhood was originally part of the town of Shorb. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

**Architectural Characteristics:** This neighborhood has a diverse number of pre- and post-war styles, including Ranch, Modern, Spanish Colonial Revival, and Tudor Revival.
neighborhood #14

2.2 neighborhood characteristics inventory

physical characteristics

The following text describes the physical characteristics of homes and lots in the West Shorb neighborhood.

Home Size: Homes generally range from 1,000 to 1,700 square feet and are predominately one story.

Lot Size: Lots generally range from 4,500 to 10,000 square feet.

table

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>1421 Westmont Drive</td>
<td>1929</td>
<td>1,188 square feet</td>
<td>5,000 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>1444 Milton Avenue</td>
<td>1927</td>
<td>1,613 square feet</td>
<td>7,200 square feet</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>2908 Front Street</td>
<td>1927</td>
<td>910 square feet</td>
<td>4,720 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>2966 West Shorb Street</td>
<td>1947</td>
<td>1,360 square feet</td>
<td>4,720 square feet</td>
<td>Modern</td>
</tr>
<tr>
<td>2821 West Front Street</td>
<td>1955</td>
<td>1,056 square feet</td>
<td>4,905 square feet</td>
<td>Ranch</td>
</tr>
</tbody>
</table>

The following text describes the physical characteristics of homes and lots in the West Shorb neighborhood.

Home Size: Homes generally range from 1,000 to 1,700 square feet and are predominately one story.

Lot Size: Lots generally range from 4,500 to 10,000 square feet.
neighborhood #15 midwick park/Granada Place

neighborhood #15 from key map (see Exh. 2.2-1)

The following text provides background on the Midwick Park/Granada Place neighborhood.

Name(s) Used for Neighborhood: Granada Place, Midwick Park

History: Many of the current homes in this neighborhood were built during the 1930s and 1940s.

Architectural Characteristics: This neighborhood has a diverse number of styles dominant in Southern California during the Great Depression and World War II, including Colonial Revival, Modern, Ranch, Spanish Colonial Revival, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Colonial Revival
Modern
Ranch
Spanish Colonial Revival
Tudor Revival
neighborhood #15

physical characteristics

The following text describes the physical characteristics of homes and lots in the Midwick Park/Granada Place neighborhood.

**Home Size:** Homes generally range from 1,000 to 2,500 square feet and are predominately one story.

**Lot Size:** Lot size, which varies widely due to topography and winding streets, generally range from 5,000 to 10,000 square feet.

examples of homes

- **Address:** 3021 West Ross Avenue  
  **Year Built:** 1937  
  **Home Size:** 2,206 square feet  
  **Lot Size:** 10,690 square feet  
  **Architectural Style:** Colonial Revival

- **Address:** 1917 South Westmont Drive  
  **Year Built:** 1930  
  **Home Size:** 1,995 square feet  
  **Lot Size:** 6,000 square feet  
  **Architectural Style:** Ranch

- **Address:** 3012 West Ross Avenue  
  **Year Built:** 1936  
  **Home Size:** 2,758 square feet  
  **Lot Size:** 7,200 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 2006 South Westmont Drive  
  **Year Built:** 1934  
  **Home Size:** 1,279 square feet  
  **Lot Size:** 8,089 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 3017 West Hellman Avenue  
  **Year Built:** 1940  
  **Home Size:** 2,105 square feet  
  **Lot Size:** 7,200 square feet  
  **Architectural Style:** Modern/Ranch
The following text provides background on the East Shorb neighborhood.

**Name(s) Used for Neighborhood:** Shorb

**History:** This neighborhood was originally part of the town of Shorb. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

**Architectural Characteristics:** This neighborhood has a diverse number of pre-war styles, including Craftsman, Spanish Colonial Revival, and Tudor Revival.
The following text describes the physical characteristics of homes and lots in the East Shorb neighborhood.

**Home Size:** Homes generally range from 800 to 1,600 square feet and are predominately one story.

**Lot Size:** Lots in this neighborhood tend to be uniform, generally ranging from 6,000 to 7,000 square feet.

### Examples of Homes

**Address:** 1301 South Primrose Avenue  
**Year Built:** 1925  
**Home Size:** 840 square feet  
**Lot Size:** 6,770 square feet  
**Architectural Style:** Tudor Revival

**Address:** 1306 South Palm Avenue  
**Year Built:** 1929  
**Home Size:** 1,120 square feet  
**Lot Size:** 6,600 square feet  
**Architectural Style:** Spanish Colonial Revival

**Address:** 1325 South Date Avenue  
**Year Built:** 1929  
**Home Size:** 1,190 square feet  
**Lot Size:** 6,600 square feet  
**Architectural Style:** Tudor Revival

**Address:** 1337 South Primrose Avenue  
**Year Built:** 1931  
**Home Size:** 1,599 square feet  
**Lot Size:** 7,000 square feet  
**Architectural Style:** Spanish Colonial Revival

**Address:** 1324 South Primrose Avenue  
**Year Built:** 1925  
**Home Size:** 1,307 square feet  
**Lot Size:** 6,500 square feet  
**Architectural Style:** Craftsman

**Address:** 1300 South Date Avenue  
**Year Built:** 1938  
**Home Size:** 1,515 square feet  
**Lot Size:** 6,600 square feet  
**Architectural Style:** Ranch
neighborhood #17 ethel park

The following text provides background on the Ethel Park neighborhood.

**Name(s) Used for Neighborhood:** Ethel Park, Ramona, Shorb, Shorb Tract

**History:** This neighborhood was part of Ramona, a subdivision developed by James de Barth Shorb in the late 1800s. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

**Architectural Characteristics:** This neighborhood has a diverse number of pre-war styles, including Craftsman, Spanish Colonial Revival, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
Physical Characteristics

The following text describes the physical characteristics of homes and lots in the Ethel Park neighborhood.

Home Size: Homes generally range from 900 to 2,100 square feet and are predominately one story.

Lot Size: Lots in this neighborhood tend to be uniform, generally ranging from 6,000 to 8,000 square feet.

Examples of Homes

Address: 1700 South Primrose Avenue  
Year Built: 1931  
Home Size: 1,410 square feet  
Lot Size: 6,500 square feet  
Architectural Style: Spanish Colonial Revival

Address: 1704 South Ethel Avenue  
Year Built: 1930  
Home Size: 1,599 square feet  
Lot Size: 8,000 square feet  
Architectural Style: Spanish Colonial Revival

Address: 1817 South Date Avenue  
Year Built: 1927  
Home Size: 2,199 square feet  
Lot Size: 6,750 square feet  
Architectural Style: Tudor Revival

Address: 1821 South Edgewood Drive  
Year Built: 1956  
Home Size: 2,107 square feet  
Lot Size: 6,750 square feet  
Architectural Style: Ranch

Address: 1721 South Primrose Avenue  
Year Built: 1950  
Home Size: 1,635 square feet  
Lot Size: 6,500 square feet  
Architectural Style: Craftsman

Address: 1820 South Elm Street  
Year Built: 1939  
Home Size: 1,625 square feet  
Lot Size: 6,350 square feet  
Architectural Style: Ranch
neighborhood #18 west ramona

neighborhood #18 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the West Ramona neighborhood.

Name(s) Used for Neighborhood: Ramona, Ramona Acres, Shorb

History: This neighborhood was part of Ramona, a subdivision developed by James de Barth Shorb in the late 1800s. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

Architectural Characteristics: This neighborhood has a diverse number of pre-war styles, including Craftsman, Spanish Colonial Revival, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Craftsman

Spanish Colonial Revival

Tudor Revival

Ranch

downtown solutions
neighborhood #18

2.2 neighborhood characteristics inventory

physical characteristics

The following text describes the physical characteristics of homes and lots in the West Ramona neighborhood.

**Home Size:** Homes generally range from 700 to 1,800 square feet and are predominately one story.

**Lot Size:** Lots in this neighborhood are generally uniform, ranging from 6,000 to 8,000 square feet, but there are several small and large lots.

examples of homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>1514 South Olive Avenue</td>
<td>1925</td>
<td>1,132 square feet</td>
<td>6,700 square feet</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>1521 South Curtis Avenue</td>
<td>1924</td>
<td>676 square feet</td>
<td>2,754 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>1824 South Olive Avenue</td>
<td>1925</td>
<td>1,132 square feet</td>
<td>6,700 square feet</td>
<td>Craftsman</td>
</tr>
<tr>
<td>1711 South Curtis Avenue</td>
<td>1949</td>
<td>2,461 square feet</td>
<td>6,150 square feet</td>
<td>Ranch</td>
</tr>
</tbody>
</table>

The following text describes the physical characteristics of homes and lots in the West Ramona neighborhood.

**Home Size:** Homes generally range from 700 to 1,800 square feet and are predominately one story.

**Lot Size:** Lots in this neighborhood are generally uniform, ranging from 6,000 to 8,000 square feet, but there are several small and large lots.

examples of homes

<table>
<thead>
<tr>
<th>Address</th>
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<th>Lot Size</th>
<th>Architectural Style</th>
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<td>676 square feet</td>
<td>2,754 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>1824 South Olive Avenue</td>
<td>1925</td>
<td>1,132 square feet</td>
<td>6,700 square feet</td>
<td>Craftsman</td>
</tr>
<tr>
<td>1711 South Curtis Avenue</td>
<td>1949</td>
<td>2,461 square feet</td>
<td>6,150 square feet</td>
<td>Ranch</td>
</tr>
</tbody>
</table>
**neighborhood #19 east ramona**

**neighborhood description**

The following text provides background on the East Ramona neighborhood.

**Name(s):** Ramona, Ramona Acres

**History:** This neighborhood was part of Ramona, a subdivision developed by James de Barth Shorb in the late 1800s. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

**Architectural Characteristics:** This neighborhood has a diverse number of pre-war styles, including Craftsman, Spanish Colonial Revival, and Tudor Revival.

**predominant architectural styles**

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
The following text describes the physical characteristics of homes and lots in the East Ramona neighborhood.

**Home Size:** Homes generally range from 1,100 to 2,500 square feet and are predominately one story.

**Lot Size:** Lots in this neighborhood generally range from 5,000 to 9,000 square feet.

### examples of homes

**Address:** 809 West Hellman Avenue  
**Year Built:** 1932  
**Home Size:** 1,584 square feet  
**Lot Size:** 7,774 square feet  
**Architectural Style:** Spanish Colonial Revival

**Address:** 1809 South 8th Street  
**Year Built:** 1928  
**Home Size:** 2,359 square feet  
**Lot Size:** 8,500 square feet  
**Architectural Style:** Tudor Revival

**Address:** 1832 South 7th Street  
**Year Built:** 1924  
**Home Size:** 1,698 square feet  
**Lot Size:** 7,500 square feet  
**Architectural Style:** Craftsman

**Address:** 2011 South 7th Street  
**Year Built:** 1929  
**Home Size:** 1,107 square feet  
**Lot Size:** 5,940 square feet  
**Architectural Style:** Spanish Colonial Revival
The following text provides background on the East Ramona Park neighborhood.

**Name(s):** Ramona, Ramona Acres, Ramona Park

**History:** This neighborhood was part of Ramona, a subdivision developed by James de Barth Shorb in the late 1900s and was called Ramona Park in the mid-1920s. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

**Architectural Characteristics:** This neighborhood has a diverse number of pre-war styles, including Craftsman, Spanish Colonial Revival, and Tudor Revival.
The following text describes the physical characteristics of homes and lots in the East Ramona Park neighborhood.

**Home Size:** Homes generally range from 1,000 to 2,000 square feet and are predominately one story.

**Lot Size:** Lots in this neighborhood are generally uniform, ranging from 5,000 to 8,000 square feet.

### Examples of Homes

- **Address:** 117 East Hellman Avenue  
  **Year Built:** 1924  
  **Home Size:** 2,388 square feet  
  **Lot Size:** 12,845 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 1700 South Monterey Street  
  **Year Built:** 1925  
  **Home Size:** 1,064 square feet  
  **Lot Size:** 6,700 square feet  
  **Architectural Style:** Craftsman

- **Address:** 1800 South Stoneman Avenue  
  **Year Built:** 1925  
  **Home Size:** 1,372 square feet  
  **Lot Size:** 6,700 square feet  
  **Architectural Style:** Colonial Revival

- **Address:** 1841 South Chapel Avenue  
  **Year Built:** 1930  
  **Home Size:** 1,210 square feet  
  **Lot Size:** 6,700 square feet  
  **Architectural Style:** Tudor Revival

- **Address:** 2015 South Monterey Street  
  **Year Built:** 1927  
  **Home Size:** 1,548 square feet  
  **Lot Size:** 6,700 square feet  
  **Architectural Style:** Spanish Colonial Revival

- **Address:** 1713 South Chapel Avenue  
  **Year Built:** 1947  
  **Home Size:** 1,248 square feet  
  **Lot Size:** 6,700 square feet  
  **Architectural Style:** Ranch
neighborhood #21 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the Airport Tract neighborhood.

Name(s) Used for Neighborhood: Airport Tract

History: This neighborhood was located on the former site of the 157-acre Alhambra Airport, which discontinued operations in 1943 and was subdivided in 1946 for residential development.

Architectural Characteristics: In contrast to most Alhambra single-family neighborhoods, the homes in this neighborhood have similar architecture, which is based on the Ranch style.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.
physical characteristics

The following text describes the physical characteristics of homes and lots in the Airport Tract neighborhood.

Home Size: Homes generally range from 1,000 to 1,700 square feet and are predominately one story.

Lot Size: Lots generally range from 5,500 to 7,000 square feet.

city of alhambra

examples of homes

Address: 1604 South Vega Street
Year Built: 1947
Home Size: 1,827 square feet
Lot Size: 6,048 square feet
Architectural Style: Ranch

Address: 1605 South Vega Street
Year Built: 1947
Home Size: 1,645 square feet
Lot Size: 6,048 square feet
Architectural Style: Ranch

Address: 1712 South Azalea Drive
Year Built: 1947
Home Size: 1,137 square feet
Lot Size: 6,048 square feet
Architectural Style: Ranch

Address: 1717 South Valencia Street
Year Built: 1947
Home Size: 1,422 square feet
Lot Size: 6,048 square feet
Architectural Style: Ranch
Name(s) Used for Neighborhood: Granada Park, Granada Park Tract

History: Many of the current homes east of Garvey Avenue were built between the 1920s and early 1940s while those homes west of Garvey were built during the 1940s and 1950s.

Architectural Characteristics: This neighborhood has a diverse number of pre-war and post-war styles, including Colonial Revival, Craftsman, Ranch, Spanish Colonial Revival, and Tudor Revival.
neighborhood #22

2.2 neighborhood characteristics inventory

physical characteristics

The following text describes the physical characteristics of homes and lots in the Granada Park neighborhood.

Home Size: Homes range widely from 900 to 3,000 square feet and are predominately one story with numerous two story homes.

Lot Size: Lot sizes vary widely, ranging from 6,000 to 13,000 square feet.

events of homes

Address: 2200 West Hellman Avenue
Year Built: 1926
Home Size: 2,931 square feet
Lot Size: 12,110 square feet
Architectural Style: Colonial Revival/Craftsman

Address: 2202 South Montezuma Avenue
Year Built: 1928
Home Size: 1,132 square feet
Lot Size: 6,700 square feet
Architectural Style: Colonial Revival

Address: 2203 Montezuma Avenue
Year Built: 1927
Home Size: 1,618 square feet
Lot Size: 5,500 square feet
Architectural Style: Spanish Colonial Revival

Address: 2300 El Paseo Street
Year Built: 1913
Home Size: 1,546 square feet
Lot Size: 9,360 square feet
Architectural Style: Craftsman

Address: 2618 El Paseo Street
Year Built: 1964
Home Size: 1,716 square feet
Lot Size: 9,360 square feet
Architectural Style: Ranch

Address: 2220 South Date Avenue
Year Built: 1926
Home Size: 1,541 square feet
Lot Size: 5,625 square feet
Architectural Style: Tudor Revival
neighborhood #23 south ramona

neighborhood #23 from key map (see Exh. 2.2-1)

neighborhood description

The following text provides background on the South Ramona neighborhood.

Name(s) Used for Neighborhood: Ramona, Ramona Acres

History: This neighborhood was part of Ramona, a subdivision developed by James de Barth Shorb in the late 1800s. Many of the current homes in this neighborhood were built during the 1920s and 1930s.

Architectural Characteristics: This neighborhood has a diverse number of pre-war styles, including Colonial Revival, Craftsman, Monterey, Spanish Colonial Revival, and Tudor Revival.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

Colonial Revival
Craftsman
Monterey
Spanish Colonial Revival
Tudor Revival
The following text describes the physical characteristics of homes and lots in the South Ramona neighborhood.

**Home Size:** Homes generally range from 1,200 to 2,000 square feet and have one to two stories.

**Lot Size:** Lots generally range from 5,000 to 8,000 square feet with several larger lots.

### Examples of Homes

**Address:** 1612 West Ramona Road  
**Year Built:** 1928  
**Home Size:** 1,204 square feet  
**Lot Size:** 5,500 square feet  
**Architectural Style:** Spanish Colonial Revival

**Address:** 1700 West Ramona Road  
**Year Built:** 1925  
**Home Size:** 2,073 square feet  
**Lot Size:** 5,950 square feet  
**Architectural Style:** Colonial Revival

**Address:** 1815 West Hellman Avenue  
**Year Built:** 1928  
**Home Size:** 3,882 square feet  
**Lot Size:** 25,500 square feet  
**Architectural Style:** Monterey

**Address:** 1900 West Hellman Avenue  
**Year Built:** 1949  
**Home Size:** 2,781 square feet  
**Lot Size:** 27,500 square feet  
**Architectural Style:** Colonial Revival/Tudor Revival

**Address:** 2004 South Electric Avenue  
**Year Built:** 1932  
**Home Size:** 1,495 square feet  
**Lot Size:** 7,650 square feet  
**Architectural Style:** Tudor Revival

**Address:** 2015 South Bushnell Avenue  
**Year Built:** 1924  
**Home Size:** 1,403 square feet  
**Lot Size:** 7,650 square feet  
**Architectural Style:** Craftsman
**neighborhood #24 midwick tract**

**neighborhood description**

The following text provides background on the Midwick Tract neighborhood.

**Name(s) Used for Neighborhood:**
Midwick, Midwick Country Club, Midwick Tract

**History:** This neighborhood was originally part of Midwick Country Club, which included a polo field, golf course, and tennis courts. The club was sold in 1944 and many of the current homes were built in phases during the late 1940s and 1950s.

**Architectural Characteristics:** In contrast to most Alhambra single-family neighborhoods, the homes in this neighborhood tend to have similar architecture style, which is based on the Ranch style, with Colonial Revival and Modern elements.

The following images are used to illustrate the styles commonly found in this area but the homes shown are not located in Alhambra. See Section 3.2 for further detail about the styles.

- **Colonial Revival**
- **Ranch**
The following text describes the physical characteristics of homes and lots in the Midwick Tract neighborhood.

**Home Size:** Homes generally range from 1,100 to 1,800 square feet and are predominately one story.

**Lot Size:** Lots generally range from 5,000 to 9,000 square feet.

### examples of homes

- **Address:** 1701 Pedley Drive  
  **Year Built:** 1947  
  **Home Size:** 1,789 square feet  
  **Lot Size:** 8,000 square feet  
  **Architectural Style:** Colonial Revival

- **Address:** 2508 Wetherhead Drive  
  **Year Built:** 1948  
  **Home Size:** 1,123 square feet  
  **Lot Size:** 6,900 square feet  
  **Architectural Style:** Ranch

- **Address:** 2402 Baltusrol Drive  
  **Year Built:** 1950  
  **Home Size:** 1,535 square feet  
  **Lot Size:** 10,540 square feet  
  **Architectural Style:** Ranch

- **Address:** 2500 Hitchcock Drive  
  **Year Built:** 1950  
  **Home Size:** 1,795 square feet  
  **Lot Size:** 6,130 square feet  
  **Architectural Style:** Ranch

- **Address:** 2501 Hitchcock Drive  
  **Year Built:** 1949  
  **Home Size:** 1,809 square feet  
  **Lot Size:** 8,240 square feet  
  **Architectural Style:** Ranch
The following text provides background on the Emery Park Hills neighborhood.

**Name(s) Used for Neighborhood:**
Emery Park, Sierra Vista

**History:** This neighborhood was originally part of the San Gabriel Vineyard and the town of Dolgeville. The Meyering and Lawrence Company promoted development of the area during the 1920s under the Emery Park name.

**Architectural Characteristics:** This neighborhood has a diverse number of pre-war styles, including Craftsman, Modern, Spanish Colonial Revival, and Tudor Revival.
The following text describes the physical characteristics of homes and lots in the Emery Park Hills neighborhood.

**Home Size:** Homes generally range from 1,100 to 2,000 square feet and vary between one and two stories.

**Lot Size:** Lots vary widely between 5,000 and 17,000 square feet and can be extremely steep.

### Examples of homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Home Size</th>
<th>Lot Size</th>
<th>Architectural Style</th>
</tr>
</thead>
<tbody>
<tr>
<td>113 Lanewood Avenue</td>
<td>1927</td>
<td>1,493 square feet</td>
<td>6,500 square feet</td>
<td>Spanish Colonial Revival</td>
</tr>
<tr>
<td>244 South Hampden</td>
<td>1926</td>
<td>1,558 square feet</td>
<td>1,558 square feet</td>
<td>Tudor Revival</td>
</tr>
<tr>
<td>149 Palatine Dr.</td>
<td>2003</td>
<td>2,103 square feet</td>
<td>7,919 square feet</td>
<td>Modern</td>
</tr>
<tr>
<td>311 Glenridge Avenue</td>
<td>1960</td>
<td>2,537 square feet</td>
<td>15,150 square feet</td>
<td>Modern</td>
</tr>
<tr>
<td>225 South Meridian</td>
<td>1941</td>
<td>1,466 square feet</td>
<td>6,500 square feet</td>
<td>Ranch</td>
</tr>
</tbody>
</table>
neighborhood #26 Alhambra Hills Tract

The following text provides background on the Alhambra Hills Tract neighborhood.

Name(s) Used for Neighborhood: Granada Place, Midwick Park

History: Many of the current homes in this neighborhood were built during the 1930s and 1940s.

Architectural Characteristics: This neighborhood has a diverse number of styles dominant in Southern California during the Great Depression and World War II, including Colonial Revival, Modern, Ranch, Spanish Colonial Revival, and Tudor Revival.
neighbihood #26

physical characteristics

The following text describes the physical characteristics of homes and lots in the Alhambra Hills Tract neighborhood.

**Home Size:** Homes generally range from 1,000 to 2,500 square feet and are predominantly one story.

**Lot Size:** Lot size, which varies widely due to topography and winding streets, generally range from 5,000 to 10,000 square feet.

examples of homes

Address: 2301 Westminster Avenue  
Year Built: 1942  
Home Size: 1,750 square feet  
Lot Size: 7,726 square feet  
Architectural Style: Tudor Revival

Address: 2412 South Westboro Avenue  
Year Built: 1946  
Home Size: 1,150 square feet  
Lot Size: 7,760 square feet  
Architectural Style: Modern

Address: 3005 Westmont Drive  
Year Built: 1936  
Home Size: 1,580 square feet  
Lot Size: 7,800 square feet  
Architectural Style: Colonial Revival

Address: 2316 South Westmont Drive  
Year Built: 1953  
Home Size: 1,433 square feet  
Lot Size: 6,508 square feet  
Architectural Style: Ranch

Address: 2126 South Westminster Avenue  
Year Built: 1930  
Home Size: 2,031 square feet  
Lot Size: 6,000 square feet  
Architectural Style: Spanish Colonial Revival

Address: 2311 South Winthrop Drive  
Year Built: 1932  
Home Size: 1,928 square feet  
Lot Size: 6,634 square feet  
Architectural Style: Spanish Colonial Revival
3.0 design guidelines

3.1 introduction

This chapter seeks to help maintain and enhance the quality of Alhambra’s single-family residential neighborhoods by providing guidance for exterior remodeling, additions, new development, and landscaping, fencing and lighting projects. The chapter provides an easy-to-use guide for design decisions involving the variety of architectural styles and different types of design and construction projects that are seen in Alhambra. The Design Guidelines provide individual property owners with the maximum flexibility to remodel, expand, or build to meet their own needs and objectives while remaining compatible with the existing home, the surrounding neighborhood, and the innate character of Alhambra.

The chapter is organized to facilitate easy navigation.

Section 3.2, Architectural Styles At-A-Glance Sheets, shows property owners, design professionals, City staff, and public officials the principle elements of Alhambra’s eight predominant architectural styles in images and text. This section is a useful tool for determining whether new construction is consistent with a recognized style.

Section 3.3, Exterior Remodeling, is intended for those property owners who wish to make significant exterior changes such as the extension of an existing room, structural changes to the exterior of the building, or significant material changes to the facade, but are not adding a new room(s) or a new story. This section provides direction on architectural consistency, suggested appropriate materials for a remodel.

Section 3.4, Additions, involves the expansion of an existing house to add a new room(s) or a new story. This section describes how to create an addition that respects the character of the house through architectural style, bulk, massing, and rhythm.

Section 3.5, New Development, guides new houses and infill projects built in Alhambra’s existing single-family residential neighborhoods. The purpose of the section is to encourage compatibility of the new house with surrounding houses in style, bulk, mass, rhythm, and landscape while recognizing the need for design creativity.

The final section, Section 3.6, Landscaping, Fencing and Lighting, concentrates on front yard landscaping, which is one of the most important aspects of neighborhood compatibility. This section discusses appropriate landscape elements, plant materials, fences and walls, and lighting.
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3.2 architectural styles

The purpose of the Architectural Styles At-A-Glance sheets is to provide the users of the Design Guidelines with a quick and easy reference guide for the eight predominant architectural styles in Alhambra. These styles are Colonial Revival, Craftsman, Modern, Monterey, Ranch, Spanish Colonial Revival, Tudor Revival, and Victorian. Property owners and design professionals should develop remodeling, addition, and new development projects that exhibit compatibility with the architectural style of the existing house and the neighborhood as a whole. Therefore, these sheets should be used in conjunction with the Neighborhood Characteristics Inventory in Section 2.2.

The sheets contain the following information for each architectural style:

- A general description;
- Defining architectural characteristics;
- Preferred types of roof form;
- Preferred roofing materials;
- Preferred building materials and colors; and
- Preferred window and entry types.

A wide variety of stylistic detail allows for great diversity and interpretation in each architectural style.
Colonial Revival Style

General Description

The Colonial Revival style first emerged when Americans became interested in historic preservation following the country’s centennial celebrations in 1876, but the style became particularly popular in suburban areas during the 1920s. This style exhibits considerable diversity, but Colonial Revival designs often incorporate simple rectangular volumes and classical details. Alhambra has a number of one- and two-story Colonial Revival houses that are interspersed among other architectural styles.

Defining Architectural Characteristics

- Rectangular Shape
- Symmetrical Facade with Prominent Entry
- Vertical and horizontal window alignment
- Side Porch
- Portico
- Columns
- Pediment
- Decorative Cornice
- Gabled Dormers

Preferred Roof Types

- Side Gabled Roof
- Hipped Roof
- Roof with Dormer Windows
- Gambrel Roof

Preferred Roof Materials

- Asphalt Shingles
- Slate Shingles
- Wood Shingles or Shakes
The exterior walls of most Colonial Revival houses are primarily brick or wood siding with wood trim. White is a customary paint color for wood siding and wood trim, although shades of yellow, gray, or brown are also used for wood siding. Shutters are painted in darker colors such as blue, dark gray, and black. Some Colonial Revival houses feature a keystone symbol using stone material above doors and windows. Stone and brick are common materials around the foundation.

Windows are rectangular in shape with a double hung framework, broken into six, eight, nine, or twelve individual panes. They are often flanked by wood shutters. Bay windows, paired windows, and triple clustered windows are also prevalent.

Entries are the most prominent element of a Colonial Revival house. Architectural features such as a porch with columns, pilasters, sidelights, fanlights, and pediments accent the entrance. A paneled type of door is the most appropriate.
The Craftsman style, also known as the Arts and Crafts style, was a popular California architectural style during the first three decades of the 1900s. The style embraced traditional craftsmanship, simplicity, and natural materials. Many of the Craftsman homes in Alhambra are small, one and one-and-a-half story bungalows. The standard form features a covered porch at the entry.

**preferred roof types**

- **Side Gabled Roof**
- **Front Gabled Roof**
- **Side + Front = Cross Gabled Roof**
- **Hipped Roof**
- **Roof with Dormer Windows**

**preferred roof materials**

- **Slate Shingles**
- **Wood Shingles or Shakes**
- **Asphalt Shingles**

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**At-A-Glance Sheet**

<table>
<thead>
<tr>
<th>Craftsman Style</th>
<th>Defining Architectural Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Description</td>
<td>Defining Architectural Characteristics</td>
</tr>
<tr>
<td>The Craftsman style, also known as the Arts and Crafts style, was a popular California architectural style during the first three decades of the 1900s. The style embraced traditional craftsmanship, simplicity, and natural materials. Many of the Craftsman homes in Alhambra are small, one and one-and-a-half story bungalows. The standard form features a covered porch at the entry.</td>
<td>Low-Pitched Roofs, Intersecting Gables, Exposed Beams and Rafters</td>
</tr>
<tr>
<td>Preferred Roof Types</td>
<td>Preferred Roof Materials</td>
</tr>
<tr>
<td>Side Gabled Roof</td>
<td>Slate Shingles</td>
</tr>
<tr>
<td>Front Gabled Roof</td>
<td>Wood Shingles or Shakes</td>
</tr>
<tr>
<td>Side + Front = Cross Gabled Roof</td>
<td>Asphalt Shingles</td>
</tr>
<tr>
<td>Hipped Roof</td>
<td></td>
</tr>
</tbody>
</table>
preferred building materials and colors

Most Craftsman homes utilize a primary exterior material (wood shakes, wood shingles, wood clapboard siding, and stucco) with an accent material such as stone or brick around the foundation, for supports, and for chimneys. These homes are often painted with a principal color and two complementary trim colors. Existing wood materials should be preserved and maintained. Stucco should be removed if not one of the original materials and should not be placed over existing wood siding.

preferred window and entry types

Windows on Craftsman homes are typically fixed, double-hung, and casement. A distinct Craftsman-style window has a diamond pattern or three, six, eight, or nine small panes over one large pane.

Craftsman doors are often wood with a stained finish. Windows within the door are arranged in distinct vertical and horizontal patterns, batten, flush, and paneled types of doors are all appropriate.
### Modern Style

#### General Description

Modern architecture, not to be confused with "contemporary architecture", describes a style that possessed simple forms and no ornamentation. Although this style was conceived early in the 20th century, Modern buildings became popular in the last half of the century. Entries are integral to the particular geometrical design of the house and range from subdued or hidden to being a dominant architectural feature of the house. Alhambra contains a few Modern-style houses and houses with Modern elements.

#### Defining Architectural Characteristics

<table>
<thead>
<tr>
<th>Asymmetrical Facade</th>
<th>Horizontal Orientation</th>
<th>Simplified Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cantilevered Upper Floor or Balconies</td>
<td>Horizontal Bands of Windows</td>
<td>Horizontal Stripes</td>
</tr>
<tr>
<td>No Ornamentation</td>
<td>Rounded Corners</td>
<td>Metal Balustrades</td>
</tr>
</tbody>
</table>

#### Preferred Roof Types

<table>
<thead>
<tr>
<th>Flat Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-pitched Gable Roof</td>
</tr>
</tbody>
</table>

#### Preferred Roof Materials

| Asphalt | Asphalt | Synthetic |
preferred building materials and colors

Architects in the Modern tradition embraced the new building materials of the 20th century, including reinforced concrete, steel, chrome, and glass block. Modern buildings often have smooth stucco and reinforced concrete exterior walls with aluminum and stainless steel trim and extensive use of glass. White is the most common color for exterior walls, although other muted colors are also used.

<table>
<thead>
<tr>
<th>Stucco</th>
<th>Concrete</th>
<th>Steel</th>
</tr>
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<tbody>
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</table>

<table>
<thead>
<tr>
<th>Glass</th>
<th>Glass Block</th>
<th>Aluminium and Stainless Steel (Trim)</th>
</tr>
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<tbody>
<tr>
<td></td>
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</table>

preferred window and entry types

Glass is a favorite material of Modern architecture, so Modern houses incorporate considerable space for windows. They tend to be fixed or casement windows arranged in horizontal bands.

<table>
<thead>
<tr>
<th>Grouped Windows</th>
<th>Corner Windows</th>
<th>Porthole Windows</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

Modern doors tend to be flat and incorporate simple geometric forms constructed from glass, wood, and steel. Sliding glass doors first became a popular feature in Modern houses.

<table>
<thead>
<tr>
<th>Glass Doors</th>
<th>Flat Wood Doors</th>
<th>Sliding Glass Doors</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>
3.2 architectural styles

monterey style

general description

The Monterey style is a revival of the Anglo-influenced Spanish Colonial houses of northern California. This style blends pitched-roof Spanish adobe construction with the massed-plan English shapes brought to California from New England. Early examples of this style (1925-1940) favored Spanish elements, while later examples (1940-1960) emphasized Colonial details. Major features include a hipped but low pitched gable roof at the juncture of an L-shaped plan. A second-floor balcony, cantilevered over heavy lintels, is integrated beneath the principal roof and over the front entry. Alhambra has a number of Monterey houses spread throughout older neighborhoods.

preferred roof types

- Front Gabled Roof
- Side Gabled Roof
- Side + Front = Cross Gabled Roof
- Hipped Roof

preferred roof materials

- Wood Shingles or Shakes
- Asphalt Shingles
- Clay Tiles

defining architectural characteristics

- Two Story
- First and Second Story Balconies
- Cantilevered Balconies
- Low-Pitched Roofs
- Open Balustrades
- Little or No Eaves
- Exposed Rafters
- Beveled Posts
- Chimneys at Gable End
preferred building materials and colors

Smooth finish stucco is often used to cover the exterior walls and chimneys of Monterey residences, although wood and brick are also favorite materials. Different materials are sometimes used on different floors. The color of the walls is often white or beige. Second story galleries are constructed with wood and iron.

preferred window and entry types

Windows, similar to the Colonial Revival, are typically symmetrical with shutters creating rhythm across the facade. They are normally casement or double-hung. The window is broken into six, eight, nine, or twelve individual panes.

Monterey style doors are usually recessed under the second story balcony. The main door is often wood paneled or batten, sometimes arched, while doors leading to balconies contain glass.
chapter 3 : design guidelines

At-A-Glance Sheet

3.2 architectural styles

ranch style

general description

The Ranch style house was perhaps the ultimate symbol of the postwar American dream: a safe, affordable house promising efficiency and casual living. California architects created this style in the 1920s based on early Spanish Colonial houses modified with modern Craftsman and Prairie elements. Ranch houses are dominant in Alhambra neighborhoods built in the 1940s and 1950s such as the Airport and Midwick Tracts.

preferred roof types

- Side Gabled Roof
- Front Gabled Roof
- Side + Front = Cross Gabled Roof
- Hipped Roof
- Flat Roof

defining architectural characteristics

- Asymmetrical Facade
- Single or Two Story
- Low-Pitched Roof
- Long Low Roofline
- Overhanging Eaves
- Recessed Porch
- Prominent Chimney
- Rooftop Cupola
- Simple Posts

preferred roof materials

- Slate Shingles
- Asphalt Shingles
- Wood Shingles or Shakes
Ranch houses typically have wood or brick siding and a low-pitched roof with a covering of half-cylindrical tiles or shingles. A mixture of siding materials is common. Wood is often used for trim around windows and doors, and for porch posts.

Windows emphasize the horizontal orientation of a Ranch-style house by either having more width than height, appearing in groups, or being flanked by shutters. They are casement and double-hung.

Ranch house entries are typically recessed under the wide overhanging eave. Doors tend to be wood paneled or flat and are sometimes paired. A popular trait of the Ranch style is sliding glass doors for secondary entries.
Spanish Colonial Revival is a mixture of styles derived from a variety of European and American sources, including the Pueblo and Mission styles. After emerging during San Diego’s 1915 Panama-California Exposition, Spanish Colonial Revival became “the style” for Southern California by the 1920s. Alhambra contains a large number of one-story Spanish Colonial Revival houses in older single-family neighborhoods.

**preferred roof types**

- Flat Roof
- Side Gabled Roof
- Front Gabled Roof
- Side + Front = Cross Gabled Roof
- Hipped Roof

**preferred roof materials**

- Clay Tiles

**defining architectural characteristics**

- Asymmetrical Facades
- Complex Roof Forms
- Eaves with Little or No Overhang
- Small or No Porches
- Arches and Arcades
- Towers
- Courtyards
- Balconies
- Wood and Iron Balustrades
preferred building materials and colors

Smooth finish stucco is used to cover the exterior walls and chimneys of Spanish Colonial Revival residences. The color of the walls is often white or beige. Cast concrete blocks, terra cotta tiles, iron hardware, and wood serve as decorative elements. Terra cotta tiles are often used around the house foundation.

The windows in Spanish Colonial Revival houses are fixed, casement, or double-hung. They are typically arched and recessed. One large window will often serve as a focal element of the facade.

Spanish Colonial Revival doors are usually constructed out of carved wood and appear heavy. Iron and wood grilles will sometimes cover small windows in doors. Entries also feature arch elements, small porches and balconies.
tudor revival style

general description

During the late 1800s, European-trained architects began to borrow from early American and European styles when designing houses for wealthy Americans. The Tudor Revival style became especially popular with 1920s suburban houses, loosely based on late medieval prototypes from the rural vernacular architecture of Tudor, England. Alhambra contains many one-story Tudor Revival houses in neighborhoods developed during this period.

preferred roof types

- Side Gabled Roof
- Front Gabled Roof
- Prominent Front Gables
- Asymmetrical Facade
- Steeply Pitched Roofs
- Prominent Large Chimneys
- Decorative Half-Timbering
- Patterned Brick and Stone Work
- roofs with Rolled Edges
- Decorative Vents
- Side + Front = Cross Gabled Roof

preferred roof materials

- Slate Shingles
- Asphalt Shingles
- Wood Shakes or Shingles
- Hipped
- Dormers

3-16 downtown solutions
Many Tudor Revival houses are identified by the stucco and masonry walls with ornamental half-timbering. A variant of this style found in Alhambra is sometimes referred to as the picturesque cottage or English cottage, which does not include the half-timbering. Decorative masonry work is often located around doorways, porches, and windows. The color of the stucco walls is often white or other muted colors.

Tudor Revival windows are often located under arches. They consist of tall, divided pane casement and double-hung windows, often with diamond shaped panes. Tudor Revival houses also tend to have bay windows with supporting brackets.

Entries in a Tudor Revival house typically consist of a small gabled portico with an arch over the doorway. Doors, which are usually recessed with a raised foundation entry, are wood paneled or battened.

preferred window and entry types

Tudor Revival Style

preferred building materials and colors

<table>
<thead>
<tr>
<th>Stucco</th>
<th>Brick</th>
<th>Stone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Shingles and Shakes</td>
<td>Wood Lap</td>
<td>Wood (Accent Material)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Casement Windows</th>
<th>Diamond Shaped Panes</th>
<th>Bay Windows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gabled Portico</td>
<td>Wood Paneled Doors</td>
<td>Battened Doors</td>
</tr>
</tbody>
</table>
In the late 1800s and early 1900s, the Industrial Revolution transformed the construction industry. Many building parts were manufactured in mass starting with the Victorian age. Certain items such as large porches with round porch columns and windows became available to everyone and were often used on Victorian houses. Alhambra has a few Victorian houses in the older portions of the city.

preferred roof types

Front Gabled Roof

Side Gabled Roof

Side + Front = Cross Gabled Roof

Hipped Roof

preferred roof materials

Slate Shingles

Asphalt Shingles

Wood Shingles or Shakes
preferred building materials and colors

Alhambra’s Victorian style houses were very simple structures made of wood and usually sided with clapboard or shingle siding. The exterior facade of most Victorian houses was either painted entirely white or a combination of two or three contrasting colors. White is most often the customary paint color for wood trim. Shutters are painted in darker colors. Stone and brick are common materials around the foundation.

Windows are often tall and rectangular in shape with a double hung framework. They are sometimes flanked by wood shutters or topped by a pediment. Bay windows, paired windows, triple clustered windows, and stained glass windows are also prevalent.

The raised front porch is a major element of a Victorian house and can serve as an outdoor living area. Porches often feature turned posts, balustrades, and pediments. The paneled type of door is recessed within the porch.

preferred window and entry types

Windows are often tall and rectangular in shape with a double hung framework. They are sometimes flanked by wood shutters or topped by a pediment. Bay windows, paired windows, triple clustered windows, and stained glass windows are also prevalent.

The raised front porch is a major element of a Victorian house and can serve as an outdoor living area. Porches often feature turned posts, balustrades, and pediments. The paneled type of door is recessed within the porch.
3.3 exterior remodeling

3.3.1 Introduction

The intent of this section is to encourage the preservation and protection of the existing homes and neighborhoods in Alhambra. **Exterior remodeling should respect and preserve the architectural features of the home as a means of maintaining the unique character of Alhambra’s single-family residential neighborhoods.** These Design Guidelines for remodeling can be applied to the diverse architectural styles existing throughout the city. They discuss techniques for preserving the architectural integrity of the style and structure during remodeling along with appropriate alternatives and replacement materials.

These design guidelines discuss specific architectural elements of homes, which are based upon the following overriding principles of design:

- Homes should be recognized for their own specific time period and style. Remodeling should not try to create a preconceived concept of historical architectural styles, but should reuse the existing or other appropriate features of the homes architectural style.

- Exterior remodels should retain and restore original architectural elements and materials prior to utilizing modern elements and materials.

- When the original material cannot be used and replacement is necessary, substitute materials should be of the same quality and incorporate the design, color and form that convey the visual appearance of the original material.
3.3.2 Exterior Wall Materials and Height

A. General Guidelines

- Original exterior wall materials should be repaired or replaced when remodeling, taking care to replace only the amount of material required as a result of deterioration.

- Over time, inappropriate wall materials may have been used to cover up original materials (e.g., stucco covering wood siding). These more recent materials should be removed and the original materials restored to the greatest extent possible.

- Whenever it is necessary to use replacement materials, the materials should match the original in appearance and quality.

- First and second floor plate heights should be consistent with those established on other homes in the neighborhood.

B. Foundation

Prior to beginning any exterior rehabilitation or remodel, the exterior brick or concrete foundation, the crawl space, and the basement should be checked for existing or potential problems. Some potential areas of concern that should be investigated and/or monitored include:

- Large foundation cracks should be reviewed by a professional contractor, engineer, or architect to determine the cause of the foundation failure prior to repair.

- Cracks should be monitored for additional movement or increase in size. If there is a change, consult a professional contractor, engineer, or architect.

- A professional should investigate any...
leaks or water seepage in an exterior wall to determine the nature of the leak and the proper remedy. Water-related problems should be corrected to prohibit the undermining and improper settlement of footings and damage to bricks and mortar.

- Bricks and mortar joints should have the original surface intact and not be easily scarred or crumble when scratched by a screwdriver or hard sharp object.

C. **Wood Siding**

Wood siding is an important feature of many of the existing residential styles in Alhambra, such as Colonial Revival, Craftsman, Ranch, and Victorian homes.

- Wood siding should be retained rather than removed and plastered.
- Wood siding should be replaced with wood of the same type, size and shape.
- Small cracks should be filled with caulking. Large cracks or missing pieces of wood should be replaced for appearance and to prevent water damage.
- To prevent paint deterioration, paint should be applied using proper surface preparation and priming techniques.

D. **Wood Shingles and Shakes**

Wood shingles, which are cut by machine, and wood shakes, which are split by hand, are common exterior wall materials used in the construction of many early Craftsman style houses and are prevalent in many Alhambra neighborhoods.

- Minor damage to an existing wall, such as split or warped shingles, should be repaired

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**Cracks in mortar should be repaired to prevent water seepage and for aesthetics**

**Proper upkeep and maintenance and repair of wood siding enhances a home's appearance**

**Wood shakes and shingles are distinct elements of many Craftsman homes**
3.3  exterior remodeling

by nailing the shingles down with galvanized nails. In the case of more severe damage, the shingles should be replaced using matching shingles.

- A shingle or shake that matches in color, size, texture and material should be used for replacement when patching walls and exterior surfaces. Most shingles on older structures are made of redwood.

E.  Brick Masonry

Brick masonry is often found in foundation walls and chimneys in many styles of older Alhambra homes and subsequently may require attention because of cracking, deteriorating mortar joints, or painting.

- Additional or replacement bricks used for remodeling and repairs should match the original bricks in color and size,

- A professional should evaluate wall cracking and deteriorating mortar joints as these symptoms may indicate structural problems.

- Older houses containing unreinforced masonry, brick, and mortar that has no steel ‘skeleton’ holding it together should be assessed and repairs made for structural strengthening for earthquake safety.

3.3.3  Doors and Entries

A.  Porches

A porch adds interest to the overall appearance of a house as well as creating a pleasant, welcoming passage into living areas. Porch roofs, balustrades, and columns should be repaired or replaced to match the original style, materials, and colors. Screened or glassed-in front porch walls should be removed to restore
the integrity of the original design.

- Existing porches integral to the original style and structure should be retained or replaced with a porch consistent with the architectural style of the house and of similar size, location, and orientation to the street.

- Porches should enclose no more than 30% of the porch floor area and the remainder should be fully functional and consistent with the architecture of the building.

- Expansive floor to ceiling entries extending higher than the first floor are strongly discouraged.

- Remodels of homes without porches should include them where a porch is consistent with the style of the house and is feasible.

- The use of aluminum canopies or incongruous balustrades and handrails is strongly discouraged.

- Porch roofs generally should have the same pitch as the roof of the house. The roof pitch should not be altered unless this action would help restore the original design.

- Screening a porch is discouraged because the screen disrupts the original beauty and style of an older house.

B. Doors

Most Alhambra homes have wood doors that are specific to the architectural style of the house. The size, shape, and style of doors function as important features of an architectural style and should remain consistent with the architectural style of the house. In most styles the front door of the house was typically the most ornate while the secondary doors were more utilitarian in nature and design.
3.3 exterior remodeling

- Original doors should be repaired in-place when possible. When replacement of a door is necessary, the new door should match the original in size, shape, style, form and materials.

- Exterior replacement doors should always be solid core and match the style of the original if visible from the street. If the original door is missing, select a proper door by studying similar houses in the neighborhood or consulting style books.

- Replacement door hardware should closely match the original hardware or be of the same architectural style as the house.

- Original door features such as a transom, sidelights, portico, and pediments should be maintained.

- Metal grille security doors that are visible from public view are strongly discouraged.

3.3.4 Windows

The size, shape, and style of windows are important features of an architectural style to preserve wherever possible. If replacement is necessary, replacement windows should be chosen carefully so the appearance of the house remains consistent with the architectural style.

A. General Guidelines

- New windows should match the original window as closely as possible in type, style, proportion, material, arrangement, and number of divided lights.

- Replacement materials or windows should be compatible with the other windows or with the overall style of the house.
■ Nonreflective glass should be used on windows. Reflective glass or films on windows are strongly discouraged.

■ The use of aluminum windows is discouraged unless consistent with the original window style and architecture of the house.

■ Awnings shall be compatible with the architectural style of the house.

■ Fabric awnings are encouraged. Plastic, metal, or wood awnings are discouraged.

B. Wood Framed Windows

A large number of Alhambra houses built before the 1930s original wood windows are either fixed, double hung, or casement.

■ Original wood windows should be repaired when possible. When replacement is necessary, choose a window that is an exact match, or have a window specially milled to match. An alternative is to buy a pre-made standard wood window that closely matches the original.

■ Aluminum or vinyl windows should be placed only on house facades that are not visible from the street. The design of the new window should closely match the appearance of the original.

■ Replacement window hardware available through antique stores, building material recycle shops, and numerous reproduction companies should closely match the original hardware.

C. Steel and Aluminum Framed Windows

Houses constructed between the 1930s and the 1950s typically used steel and aluminum windows, both casement and fixed styles.
Window replacement may use aluminum windows to maintain the original appearance whenever possible.

Aluminum canopies above the windows that are original to the house are acceptable.

Aluminum canopies should not be placed over windows that are visible from the street (except when these canopies were an original part of the house).

D. Energy Efficiency

Energy efficiency is often an important aspect of remodeling projects. Property owners should take particular care to not obscure, alter, or damage the character-defining features of a house. The following guidelines identify recommendations for achieving energy efficiency:

- Inherent energy-conserving features should be utilized such as maintaining windows in good condition for natural ventilation.

- Thermal efficiency should be improved by using weatherstripping, storm windows, caulking, interior shades, and if stylistically appropriate, blinds and awnings.

- Interior storm windows should be installed with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to windows.

- Exterior storm windows should be installed that do not damage or obscure the original windows and frames.

3.3.5 Roofs and Roof Materials

Roofs are both functionally and aesthetically important to Alhambra houses. Great care
should be taken to ensure that roofs are watertight and compatible in style with the house. Often, roofs only need repairs, but when necessary, replacement materials should be selected to match the color, form, and materials of the home’s architectural style and detailing.

A. General Guidelines

- A roof replacement should match the shape, material, and pattern of the original roof as closely as possible.

- Skylights, solar panels, vents, satellite dishes, or other rooftop items should be concealed from public view when possible.

B. Roof Leaks

Roof leaks occur over time for two general reasons: leaks in the roofing material; or leaks at the intersection of the roof and another component, such as a wall or a chimney.

- Roof leaks should be quickly identified and repaired to eliminate the destructive abilities of water inside the roof.

- Typical signs to identify leak areas are:
  - Light shining inside from worn or missing shingles;
  - Dark stains or discolorations on the underside of rafters or shingles;
  - Loose, rusting, or deterioration on flashing around joints and chimneys;
  - Sagging or distressed rafters;
  - Protruding nails; and
  - Peeling paint on eaves and cornices.

Wood shingles are a predominant and distinctive feature used to identify architectural styles such as this Tudor style.
C. **Wood Shingles, Wood Shakes, and Asphalt (Composition) Shingle Roof**

Wood shingle and shake roofs are another important identifying element of architectural style seen on many Alhambra homes.

- For minor repairs, property owners should match the color, size, texture and material of the existing shingles or shakes.
- In the event that a wood roof needs to be replaced, property owners may use newer types of asphalt composition roofing that closely emulates wood shingles or shakes since they provide superior fire resistance.

D. **Tile Roofs**

Tile roofs are primarily seen on Spanish Colonial Revival and Monterey in Alhambra and should be preserved or replaced. Many companies still manufacture clay roof tiles, but casting styles and colors have changed over time.

- Property owners should try to match the style and shape of the existing home’s particular roof tile.
- When no new roof tile matches the existing tile, one of the three alternatives listed below should be followed:
  - Try to locate a house being demolished that has similar roofing material, and work with the owner of that house to obtain salvaged tiles;
  - In areas where the roof cannot be seen from the public right of way, remove the tiles for use in the repair area and reroof the less visible area with new tile;
  - Use the available tile that most closely matches the existing tile.
Spanish tile roofs should not be patched by placing mortar on cracked tiles.

### 3.3.6 Chimneys

Fireplace chimneys are a defining architectural feature of many older homes in Alhambra. As an architectural feature, brick chimneys provide an interesting contrast to the stucco or wood exterior wall materials.

- Chimneys should be maintained and inspected regularly for deterioration.
- When necessary, chimney repair and replacement should match the existing materials (i.e., stucco or brick color and texture).
- Flue liner should be added to older chimneys for safety reasons, whenever possible.
- Spark arrestors are required but should be kept as inconspicuous as possible.

### 3.3.7 Decorative Details

Many of the architectural styles prevalent in Alhambra feature decorative details as accents to provide uniqueness and character to the home.

- Decorative details such as arches, brackets, bargeboards, carvings, columns, half-timbering, moldings, window trim, and other decorative elements should be consistently used on the entire building.
- Architectural details should be consistent with the architectural style of the home in materials, dimensions, and design elements.
Random or nonintegrated mixing of decorative/ornamental details that produce a chaotic visual presentation detracting from the overall architectural style of the structure should be avoided.

Wood trim accents this stained glass window and complements the overall design and style.
3.4 additions

3.4.1 introduction

The Guidelines for new additions (also includes new accessory structures, patios, and garages) within Alhambra neighborhoods respect the architectural integrity and characteristics of the primary structure as well as the established site development patterns of the neighborhood. Although additions to a residential structure may be necessary due to increase in family size, modernization, or additional uses, modifications such as second story additions, additional rooms, extensions of existing facilities, and garages need not destroy architecturally significant features, materials, or finishes. Facade changes should be considered only after closely evaluating alternate means of achieving the same end. For example, skylights can be used to bring natural light inside rather than cutting new windows.

3.4.2 site plan considerations

The site plan is a map of the house, ancillary structures, landscaping, driveways, etc. on a property as shown in the illustration. Additions should be carefully planned to minimize changes in the appearance of the house from the street. Whenever possible, additions, garages, and parking should be placed to the side or rear of the property.

- Additions to residential structures should be respectful of the existing patterns created by setbacks and should continue to provide side yards that repeat the existing block pattern.

- Additions are strongly encouraged to be located behind the house away from public view. Additions in the front yard are strongly discouraged.

A site plan lays out the placement of all components of a lot and details any changes to be made.

This addition, added between the main structure and rear garage, viewed from the side yard exhibits the style and architectural detailing of the original structure.
It is preferred for garages to be placed at the rear of the property or non-visible from the street whenever possible.

- Garages should reflect the predominant site plan garage placement pattern of the neighborhood.
- Any additional second story balconies and windows should be oriented towards the yard whenever possible to protect adjacent neighbors’ privacy.

### 3.4.3 scale and mass

The scale and massing of additions, particularly those above one story, should consider the general scale and shapes of the neighboring homes and not impose on surrounding uses.

- Additions to structures should be designed to be compatible with adjacent structures and the surrounding neighborhood. Measures shall be implemented to ensure that the height and mass of additions does not adversely impact any adjacent structures.
- An addition should complement the original design in mass and scale and incorporate the significant architectural elements of the original structure.
- Additions will always change the structure’s size or bulk, but should be designed to reflect the proportions, rhythm, and scope of the original structure.
- Homes with greater height shall require the second story to be recessed from the front façade so as not to impose on adjacent single story residences unless this guideline conflicts with the architectural style of the existing structure.
First and second floor plate heights should be consistent with those established on other homes in the neighborhood.

The total second floor square footage shall be less than or equal to 80% of the first floor square footage.

Structure massing shall include variation in wall planes, projections and recesses, wall height, and roof scale and height.

Placing a second story over only part of the first story is preferred as it reduces the overall massing and scale, if it is compatible with the architectural style of the existing structure.

Expansive floor to ceiling entries extending above the first floor are strongly discouraged.

### 3.4.4 architectural style

Additions should maintain the look and appearance of the existing primary structure so that they do not appear as an addition or new building. They should respect the architectural style, scale, and rhythm of the existing primary structure.

All additions shall be consistent with the distinctive architectural characteristics of the particular style of the original primary structure.

Additions should maintain the overall shape, scale, materials, colors, setting, craftsmanship, and window arrangement with particular attention to:

- Window and door size and shape;
- Exterior materials;

This Second Story addition in Alhambra over part of the existing structure uses the same architectural style, materials and rooflines.

Appropriate landscaping can help to soften the impacts of size and scale for a second story addition adjacent to a single story home.
chapter 3: design guidelines

3.4 additions

- Roof style, pitch, and material;
- Finished floor height; and
- Structure and trim color.

Since adding additional stories to an existing structure changes the structure’s proportions, the second story should be carefully designed to look like two-story examples of the particular style. Most two-story styles have a step back from the first story, however, some styles include two-story vertical walls as a part of their appearance.

- Architectural elements should be incorporated on all sides of the structure, not just on the front façade.

As roof forms are a dominant element of a structures style, residential additions shall incorporate roofs that are compatible with the existing structure’s style. Second story roofs shall match the pitch of the original first story roof.

- Whenever possible, garages should be detached from the primary structure and their placement should follow the dominant neighborhood pattern.

- The architectural style and detailing used on the house should be incorporated in the design of garage doors.

- Enclosed patios should incorporate exterior building materials commonly found on the primary structure. The finished patio should be compatible with the primary structure rather than appear as an afterthought.
- Any additional doors added shall be similar in design to the existing doors and consistent in style and size with the overall architecture of the structure.

- Skylights shall be designed as an integral part of the roof. Skylight glazing shall be clear or solar bronze. White glazing is prohibited. Skylight framing material must be colored to match the roof. The skylight should be screened from street view.

- All residential projects must comply with solar energy design standards in section 23.44.060 of the Alhambra Municipal Code. Solar panels shall be integrated into the roof design or hidden from street level view. Solar equipment shall be hidden from view.

- All mechanical equipment shall be screened from view and be insulated for sound attenuation.
3.5 new development

3.5.1 introduction

The guidelines in this section are intended to ensure that patterns of new infill development do not destroy the character of the existing Alhambra neighborhoods. The single most important issue with infill development is one of compatibility, especially when considering larger homes. When such projects are developed adjacent to older single family residences, measures need to be taken to insure that the height and bulk of these infill projects does not impact smaller scale structures. In the Alhambra neighborhoods, transitions between new projects and their surroundings should enhance the charm and character of the existing neighborhood. Building height, mass, and site setbacks should be compatible with nearby properties. New residential projects should be integrated with the architectural style and site layouts prevalent in the projects' neighborhood.

3.5.2 site design criteria

New single-family development should be physically integrated with housing units of the surrounding neighborhood. Common patterns that should be continued include entries facing the street, front porches, setbacks and locating garages/parking to the rear.

- Front yard setbacks should consider the existing street setback pattern and follow either of the following criteria:
  - Equal to the average setback of all residences on both sides of the street within 100 feet of the property lines of...
the new project, but in no case less than that required by the subject zone; or;

b. Equal to the average of the two immediately adjacent buildings but in no case less than that required by the subject zone. The new building may be averaged in a stepping pattern. This method works well where it is desirable to provide a front porch along the front façade.

- Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects should be respectful of the open space patterns created by these setbacks and should provide side yards that repeat the existing pattern. Infill projects will be required to demonstrate how they meet these criteria.

- The total square footage of a house and garage footprint should not exceed 50% of the total lot coverage. In older neighborhoods, side yards should be wider than normal between residences as a priority in providing open spaces.

- The physical location of all parking and/or garages should be placed at the rear of the property and/or not be visible from the street.
3.5 new development

3.5.3 scale and mass

New single family infill projects are often more than one story, which can impose on surrounding uses. The height of such projects should be considered within the context of their surroundings.

- Buildings with greater height shall require additional setbacks at the second story so as not to impose on adjacent single story residences unless this guideline conflicts with the architectural style of the existing structure.

- Buildings should be designed to address incompatibilities with the surrounding neighborhood. Measures shall be implemented to insure that the height and mass of new structures do not adversely impact any adjacent structures.

- Long, unbroken facades and box-like architectural elements should be avoided.

- First and second floor plate heights should be consistent with those established on other homes in the neighborhood.

- To the greatest extent possible, each new structure should be individually recognizable. This can be accomplished through the use of balconies, varied setbacks and architectural projections, which help articulate individual dwelling units, and by the pattern and frequency of windows and doors.

- The incorporation of balconies, porches, and patios within the building form is encouraged for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setbacks, and add human scale.
3.5.4 architectural style

New single-family projects in existing neighborhoods should choose to incorporate the distinctive architectural styles and characteristics found in the surrounding neighborhood as identified in Chapter 2. It is preferred for the proposed infill project to incorporate the style of one of the structures on the same street, or if not, the new infill project should be compatible in size and mass to the structures on the same street.

- New residential construction should incorporate roofs that are compatible with the existing neighborhood styles. The use of flat roofs should be minimized unless the surrounding context suggests their use.

- Architectural elements should be incorporated on all sides of the building, not just the front façade.

- Doors shall reflect the overall architecture of the project. Doorways should be appropriately protected from climatic elements.

- The use of aluminum windows is discouraged unless consistent with the architecture of the house and the houses in the neighborhood.

- As an architectural form, chimneys should be simple, boldly project from a main wall surface, be provided with accents and contain articulated details. The design of...
a chimney, exposed flue or metal fireplace cap shall complement that of the primary structure.

- Expansive floor to ceiling entries extending above the first floor are strongly discouraged.

### 3.5.5 Mechanical Equipment

- Skylights shall be designed as an integral part of the roof. Skylight glazing shall be clear or solar bronze. White glazing is prohibited. Skylight framing material must be colored to match the roof. The skylight should be screened from street view.

- All flashing and sheet metal shall be colored to match the material to which it is attached.

- All vent stacks and pipes shall be colored to match the roof or wall material where they protect.

- Satellite “dish” antennas shall be screened from view from the street when possible.

- All residential projects shall comply with solar energy design standards in section 23.44.060 of the Alhambra Municipal Code. Solar panels shall be integrated into the roof design or hidden from street level view. Solar equipment shall be hidden from view.

- Gas and electric meters shall be screened from view.

- Mechanical equipment shall be screened from view and be insulated for sound attenuation.
3.6 Landscaping, Fencing and Lighting

3.6.1 Introduction

When landscaping or upgrading the landscaping of a single-family residence these Guidelines will assist the homeowner who may need some landscaping guidance. New development or substantial remodels require the submittal of a professionally prepared landscape plan with the site plan submittal. The intent of these guidelines is to provide an outline of the elements that should be considered when designing or redesigning your front yard landscaping.

Property owners can contribute to the overall qualitative appearance of Alhambra neighborhoods by carefully considering the front-yard landscaping of their property. While landscaping of the backyard should receive consideration, it is not the intent of these guidelines to suggest solutions for any yard except those visible from the street.

Consistent quality and design of landscape elements and streetscape areas softens the aesthetics of structures and ties neighborhoods together while contributing to energy efficiency. Residential areas typically contain grassy front lawns, shade trees, hedges, and other ornamental plantings. Mature trees are especially important in lending a sense of history and longevity to single-family residential areas. Fences and walls provide a sense of scale and rhythm along residential streets.

The neighborhood landscape can be treated architecturally or in a soft, naturalistic manner. Plant materials can be employed formally...
to carefully delineate spaces or organically to simulate natural woodlands. Either design strategy employed within Alhambra’s neighborhoods can add to the small town, family-oriented experience and its “sense of place”.

Landscaping, irrigation systems, and maintenance are required and shall comply with the landscaping standards in Chapter 23.48 of the Alhambra Municipal Code. New residential development landscaping plans must be submitted to the Development Services Department for approval. Where the landscape area exceeds 1,000 square feet, landscape plans must be prepared and submitted by a landscape architect registered by the State of California.

3.6.2 Basic Landscape Principles

Whatever landscape style is chosen, observing the four basic landscaping principals will ensure that the front yard has a high-quality and durable design. These principles should be reviewed often to make sure the original intentions remain intact.

- Unity: A unified landscape is all of one piece, rather than disjointed groupings and scatterings of features. No one element stands out; instead, all the parts—plants, gradient and structures—work together harmoniously. Strong, observable lines and the repetition of geometric shapes contribute significantly to the unity of the landscape, as does simplicity (for example, using just a few harmonious colors and a limited number of plant varieties).

- Balance: To balance a landscape is to use
mass, color, or form to create equal visual weight on either side of a center of interest. In a formal landscape, balance may mean simply creating one side as a mirror image of the other. In informal styles, balance is just as important, but subtler: a large tree to the left of an entryway can be balanced by a grouping of smaller trees on the right. Likewise, balance can be a concentration of color in a small flower bed on one side of a patio with a much larger and more diffuse mass of greenery on the other side.

- **Proportion:** In a well-designed landscape, the various structural and plant elements are in scale with one another. Start with the house; it will largely determine the proportion in the landscape. When choosing trees and shrubs, keep their ultimate sizes and shapes in mind. Although a young tree may suit the front yard now, the tree could overwhelm the house as it matures.

- **Variety:** Break up a monotonous landscape by selecting plants in a variety of shapes, shades, and textures; or add interest by juxtaposing different materials. Imagine the pleasant surprise afforded by spotting a palm tree among greenery, or a break in a screening hedge that reveals a view of distant hills. A perfect balance between the principles of unity and variety is difficult to achieve.
Historically, Colonial gardens were more formal in nature while the Asian influence below is much softer and less structured while still using well defined space.

Planter enhanced by stone edge

Compatible lighting, details, and ornamentation contribute to design character.

### 3.6.3 The Formal or Informal Front Yard

Residential yards are typically distinguished by grassy front lawns, shade trees, hedges, and other ornamental plantings. In selecting the design style for front yard landscaping, the predominant neighborhood style is the most desirable. Most of the residences in the Alhambra single-family neighborhoods, have a formal or informal front yard.

- Formal front yard areas typically consist of turf bordered with geometric shrubs and flowerbeds, while informal front yards feature undulating earth berms and meandering garden edges.

- Sufficient area should be available for use of extensive landscaping in the front yard. Clear entry space sequences extending from the public sidewalk to the private front door are encouraged.

- Landscaping should be used to frame, soften and embellish the quality of residential environment, or to buffer incompatible uses or undesirable views.

- Landscape areas should be maintained in good condition and kept clean and weeded. Dead or dying plant materials shall be replaced.

- Planting bed design should be enhanced by brick, slate or stone edge. A spaded edge may also be used.

- Gardens, garden paths, trellises, arbors, and garden ornaments should be considered for adding character to residential landscapes.

- Select plant materials that are ecologically sound, appropriate for the site conditions.
and for seasonal variety. Group plants by similar watering and soil type needs.

- Incorporate drought resistant plant material in order to reduce long term maintenance requirements and conserve water (xeriscaping).

- Select native plant materials where appropriate. In most cases they can replace non-native ornamental plants to achieve the same objectives of color, texture, shade and seasonal interest.

- At least one 15-gallon shade tree should be planted within the front yard setback to provide for shading on the front of the house and sidewalk. Spacing between front yard trees should be no less than 5 feet and no greater than 50 feet.

- When choosing locations for new trees and other plantings, select locations that will not interfere with utility lines, block driveways and sidewalks, or obstruct motorist’s vision at intersections.

- Use landscaping to shade buildings and outdoor seating areas to reduce the need for energy consuming appliances.

- Consider varying tree types based on their sun/shadow exposure and the scale of the lot and structure, i.e. spatial definition.

- Irrigation systems are required and should avoid the unsafe watering of buildings, public ways, and pedestrian access.

- Avoid grading that adversely affects existing trees or natural drainage ways.

- Slopes shall be planted with drought tolerant groundcover to prevent erosion.

- Parking pads shall not be allowed in the front yard area.

- Add mulch and compost to soils at least once a year to continuously add nutrients to the soil. Mulching reduces water use by reducing evaporation and runoff by 75% to 90% over planting areas not mulched.

- Where irrigation is needed, use efficient practices such as installing ultra-low-volume drip irrigation systems.
3.6 landscaping

3.6.4 Fences and Walls

Although there are many design possibilities (as shown in the photographs), fences can either be solid or open and can be constructed of various materials. A sampling of wall and fence styles are shown on Exhibit 3.6-1. Front yard fences and walls require a permit prior to installation and must comply with the following City standards and guidelines:

- Walls and fences are an integral part of the streetscape. They shall be coordinated with the style, color, and material of the house.

- Front yard or street side yard walls, fences, and hedges located in a required front yard or in the first five feet of a required street side yard shall be no greater than 36 inches in height.

- Corner property shall have a clear line of site within 20 feet of the public right of way corner with a maximum 36 inch height of any landscaping or view obstruction.

- Either no front yard fencing or low (three foot high) classic garden fencing or retaining walls (sandstone) are preferred.

- Retaining walls shall not exceed 36 inches from grade of the soil being retained, not to exceed 6 feet above the sidewalk when combined with fencing.

- Fencing may be masonry, wrought iron, wood or high quality vinyl, except as specifically provided in the Alhambra Municipal Code or this section. No smooth block, wire or chain link fencing is allowed.

- Perimeter walls adjacent to streets shall be of a decorative masonry, vinyl, or wrought iron (i.e. tubular steel) where appropriate.
or other approved view fencing. The color, materials and style shall be consistent with the architectural style of the structure.

- Decorative walls are required when residential projects have a common property boundary adjacent to a park, school, open space area, commercial area, or when located next to a residential project of a different density category.

- A fence or wall constructed upon a retaining wall shall not obscure or block the view through 50% of the fence or wall.

- Walls shall be constructed of plaster or smooth stucco finish, brick, flagstone, slump stone, split-face block or other approved masonry. Unfinished precision masonry block is not permitted. Walls shall be designed in a style, material and color to complement the house.

- Wall accent materials may include wrought iron, tile insets, or grillwork. The recommended standard for wrought iron is 1/4 to ½ inch thick pickets, at a maximum of four inches on center with pilasters every 12 feet on center. Powder-coating of all wrought iron fencing is highly recommended to reduce the potential for rust.

- No sharp projections or ornamentation are allowed to protrude above any fence or wall.

- Both sides of all perimeter walls or fences shall be architecturally treated with stucco or other material approved by the Development Services Department.

Acceptable wall materials

Wrought iron accents continue from front facade to front wall creating a unify effect by design
3.6 landscaping

- Masonry walls adjacent to a street side yard should have a landscaped setback from the sidewalk of no less than three feet.

- Privacy fencing or walls should be introduced in rear yards only. They should not exceed 6 feet in height.

3.6.5 Fences and Walls Permit Process

Anyone wishing to install a front yard wall or fence shall submit an application for a front yard fence permit in a form to be approved by the Director of Development Services or his designee, per Section 23.42.045 of the Alhambra Municipal Code.
3.6.5 Lighting

Exterior lighting should be used to accent focal points or provide safe paths of travel. Some good examples of lighting fixtures and uses are shown on Exhibit 3.6-2.

- Exterior lighting fixtures should be compatible with the architectural style, color, and materials of the structure.
- Exterior lighting and lighting fixtures should complement the design and character of the environment in which they are placed.
- The use of energy efficient appliances and lighting is preferred.
- Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting, create visual hot spots, or glare.
- Entry lighting should create a visual gateway and have a softened illumination. This will be accomplished by low-level, high-intensity indirect illumination. The high-intensity lighting will not include visual hot spots, glare, etc. that would be distracting. After passing through the entry, the lighting character will become less intense.
- Up-lighting of focal trees should also be used to further illuminate the entries and add ambiance and accents to the yard. Glare and spill over onto adjacent areas or homes shall be avoided.
- The use of “flood” lights to light an entire structure or yard is prohibited.
- Colored lights are prohibited.
Light fixtures - A wide variety of light fixtures are available for all purposes to complement any architectural style.

- Low voltage lighting is encouraged to conserve energy.

- Any exterior night lighting installed should be of a low intensity, low-glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels.

- All residential lighting within 100 feet of any open space shall be directed away from natural habitat, be hooded, and employ low-intensity lighting to minimize lighting to natural areas.
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4.0 glossary

Arcade: An arched roof or covered passageway.

Arch: A curved structure supporting its weight over an open space such as a door or window.

Asymmetry: The balanced arrangement of different elements without a common axis.

Balustrade: A series of vertical supports surmounted by a rail.

Bay Window: A window projecting outward from the main wall of a building.

Board and Batten: Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.

Bracket: A support element under overhangs that is often more decorative than functional.

Canopy: A fixed, roof-like covering that extends from the building as protection from the sun and rain.

Cantilever: A projecting overhang or beam supported only at one end.

Casement Window: Window with hinges to the side and a vertical opening either on the side or in the center.

Clapboard: A long thin board graduating in thickness with the thick overlapping the thin edges; also known as weatherboard.

Colonnade: A row of columns supporting a roof structure.

Column: A vertical support, usually cylindrical, consisting of a base, shaft and capital.

Cornice: An ornamental molding along the top of the exterior wall.

Cupola: A lookout or similar small structure on the top of a building.

Curb Cuts: The elimination of a street curb to enable vehicles to cross sidewalks and enter driveways or parking lots.

Dormer: A vertically framed window which projects from a sloping roof and has a roof of its own.

Double-Hung Window: A window with an upper and low sash arranged so that each slides vertically past the other.

Eaves: The overhang at the lower edge of the roof, which usually projects out over the walls.

Elevation: A two dimensional representation of the exterior face of a building in its entirety.

Facade: The exterior front face of a building, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

Fanlight: A semi-circular window over a door or window.

Flat Roof: A roof that has only enough slope for drainage.

Gable: The triangular part of an exterior wall, created by the angle of a pitched roof.

Gable Roof: A roof with a central ridge and one slope at each side.

Gambrrel Roof: A roof with a broken slope that creates two pitches between eaves and ridges, often found on barns.

Hipped Roof: A roof with four uniformly pitched sides.

Infill: A newly constructed building within an existing development area.

Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

Masonry: Wall construction of such material as stone, brick, and adobe.
**Massing**: The three-dimensional physical volume of a building, composed of simpler forms such as cubes, cylinders, pyramids, and cones.

**Mullion**: A vertical wood or metal member that separates the panes in a multi-paned window.

**Muntin**: A horizontal wood or metal member that separates the panes of glass in a window.

**Proportion**: The ratio of dimension between elements, such as height to height, width to width, and width to height ratios.

**Parapet**: The part of a wall that rises above the edge of a roof.

**Pediment**: A low-pitched gable that crowns a façade or that is used as an ornament above a door, window, or portico.

**Pilaster**: A column attached to a wall.

**Pitch**: The slope of a roof expressed as a ratio of height to span.

**Porch**: An outside walking area having a floor that is elevated above grade.

**Portico**: A large porch, usually with a pedimented roof supported by columns.

**Rafter**: A sloping structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles, or other roof coverings.

**Rhythm**: The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

**Ridge**: The highest line of a roof when sloping planes intersect.

**Sash**: The part of the window frame in which the glass is set.

**Scale**: The measurement of the relationship of one object to another object. The scale of a building is often described in terms of its relationship to a human being.

**Shake**: Split wood shingles.

**Shed Roof**: A sloping, single planed roof.

**Slate**: Thinly laminated rock, split for roofing, paving, etc.

**Street Frontage**: The total linear dimension of all property lines that coincide with the edge of an adjoining street right-of-way.

**Stucco**: An exterior finish, usually textured, composed of portland cement, lime, and sand mixed with water.

**Symmetry**: The balanced arrangement of equivalent elements about a common axis.

**Terra-cotta**: Earth colored baked clay products formed into molds and used ornamentally.