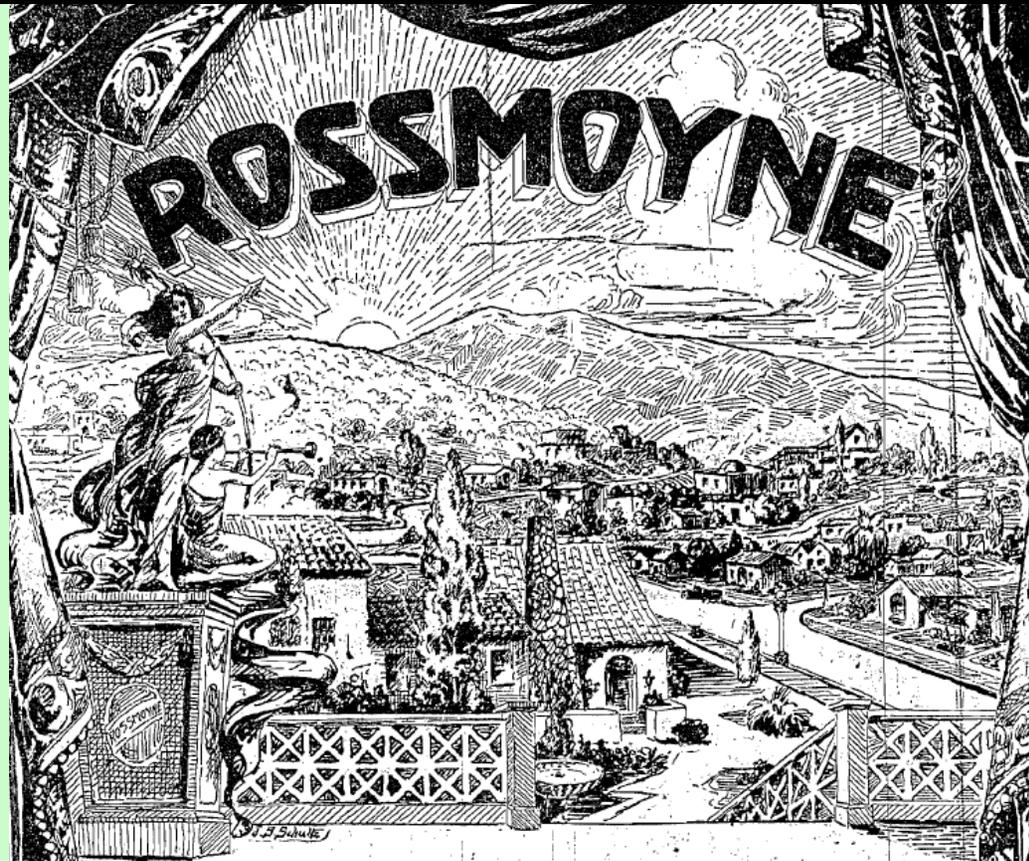
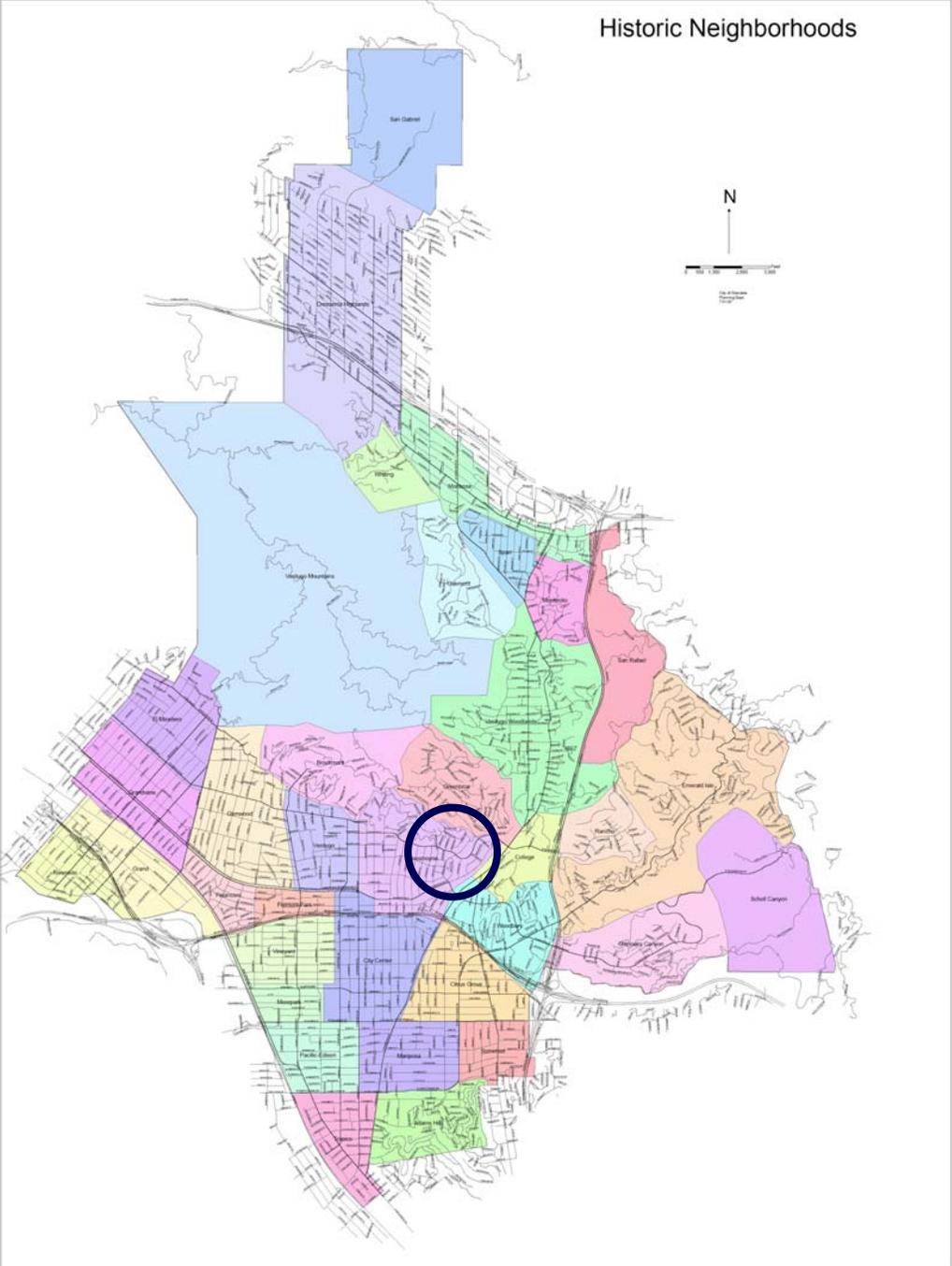


Proposed Rossmoyne Historic District



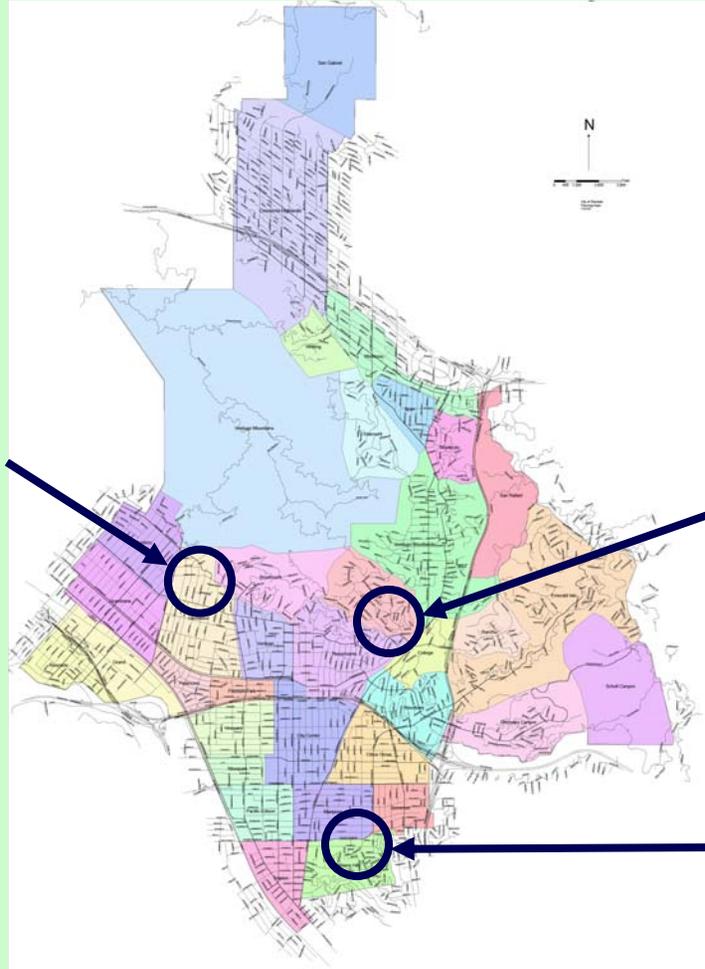
Community Meeting
Glendale Community Planning Department
June 10, 2010

Historic Neighborhoods



Historic Districts in Glendale

Ard Eevin Highlands



Royal Boulevard

Cottage Grove

April 26, 2010

Historic Preservation Commission:

determined proposed district appears to meet City's criteria

and

authorized proponents to circulate a petition requesting a historic resource survey

AGENDA

- What is a Historic District?
- The Proposed Rossmoyne Historic District
- What Happens after a District is Adopted?
- Using the Historic District Design Guidelines
- The Designation Process
- Questions, Answers, and Comments

What is a Historic District?

- A significant concentration of buildings, structures, or sites that are united historically and aesthetically by plan or physical development over time
- This group is worthy of protection for its historic and/or architectural importance
- Technically, it's a "zoning overlay" – meaning your basic zoning (R1, for example) doesn't change
- Historic District Ordinance and Design Guidelines for Historic Districts were approved by City Council at the end of 2006

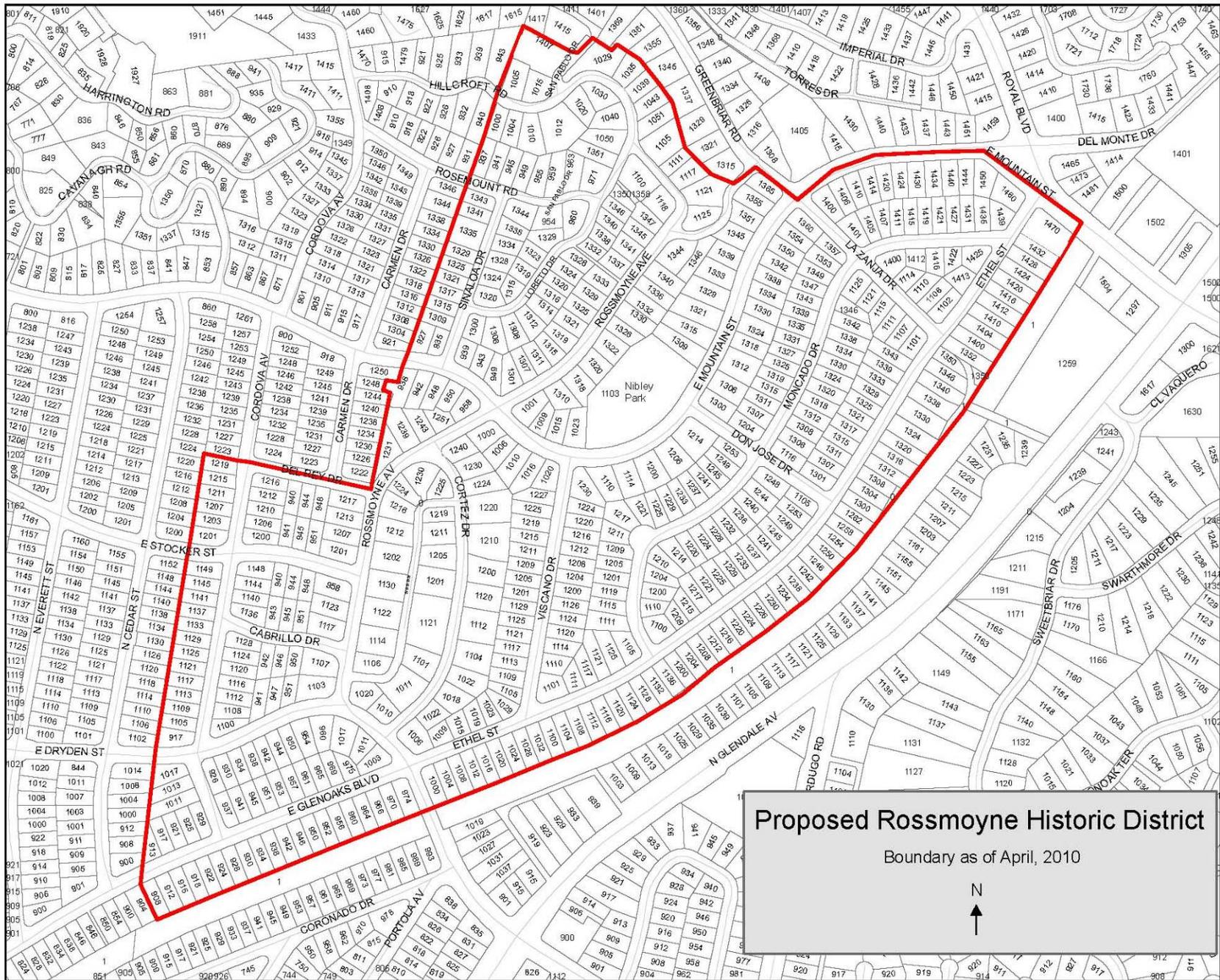
Why Designate a District?

- To protect the beauty of the city and improve the quality of the physical environment**
- To protect against alterations, additions, and new construction that diminish the area's character**
- To ensure orderly, harmonious and efficient growth and development of the city**
- To stabilize and improve property values**
- To foster civic pride**
- To promote the public welfare, strengthen the cultural and educational life of the city, and to make it a more attractive and desirable place to live**

- **Historic districts don't "freeze" a neighborhood in time. Buildings change all the time over the course of their history – this continues in a district**
- **In a district, changes are managed by the city to make sure they don't diminish the overall historic character of the building and the neighborhood**

- **3 historic districts have been designated:**
 - Royal Boulevard in Rossmoyne**
 - Cottage Grove in Adams Hill**
 - Ard Eevin Highlands in Cumberland Heights**
- **The buildings in a historic district must tell a story – their ‘historic context’**

**The Proposed
Rossmoyne
Historic District**



Proposed Rossmoyne Historic District
Boundary as of April, 2010

N
↑



Q Come to Glendale—Then over either Verdugo Road or Glendale Avenue to Rossmoyne. Any one in Glendale can direct you.

ROSSMOYNE
the Superb!

SCALE
0 50 100 150

HADDOCK & NIBLEY CONSUMMATE

PURCHASE FOR SUBDIVISION

Glendale - Real Estate

One of the Biggest and Most Important Deals That
Has Been Negotiated in Glendale History
of Local Realty

JUDGE ROSS SELLS WITH RELUCTANCE

Property Extends For One Mile On Either Side of
Glendale Avenue and Verdugo Road Takes
In Tract East of Latter Highway

ROSSMOYNE

See ROSSMOYNE Sunday

ROSSMOYNE AVENUE, THE FIRST ONE OF OUR CONCRETE STREETS WILL BE OPEN TO THE PUBLIC SUNDAY, NOVEMBER 17TH.

Drive up Glendale Avenue to Monterey Street and follow the new pavement along by the lemon trees on the West side of the street car track. It will lead you into the Heart of ROSSMOYNE.

Note the marvellous surroundings! Every lot set in the midst of a great bearing orange grove. Every home adequately restricted without snobbishness!

Every wide, rounding boulevard to be of solid CONCRETE, studded with ornamental electroliers! Cement walks, curbs, gas, water, etc., all IN and READY for IMMEDIATE building.

Never again will you have an opportunity to buy such lots at such prices!

This is the time for ACTION! What can you gain by delay? Select your lot and we'll arrange the terms to suit.

Drive up Glendale Avenue or Verdugo Road to the ROSSMOYNE Egyptian Temple. You can't miss it!

HADDOCK-NIBLEY CO.
 Owners and Subdividers

Glendale 3349—878-548
 Twining & Myers, Local Agents, 227-A South Brand Boulevard

ROSSMOYNE

**One Final Call!
 To Rossmoyne, Glendale**

THIS is positively the last invitation you will receive to participate in the profits that must inevitably accrue to the men and women of vision who are now taking advantage of our UNIT NUMBER TWO! NEVER AGAIN will you have an opportunity to buy lots such as we are offering at ROSSMOYNE at such prices!

Lots set in the heart of a great orange grove of full-bearing trees; on wide rounding boulevards, studded with ornamental electroliers; with cement walks, curbing; gas and water and all conveniences IN and READY for IMMEDIATE building; with a street car passing the property and all in the MOST DESIRABLE part of Glendale, the "Fastest Growing City in the World!"

Small wonder they are "snapping them up."

CONCRETE streets that will last forever, everything of the highest standard.

ROSSMOYNE is one of the choicest homing-places on earth.

ROSSMOYNE Avenue is now CONCRETED...DRIVE IN SUNDAY!

Go out Glendale Avenue or Verdugo Road to the ROSSMOYNE Egyptian Temple--you can't miss it.

Twining & Myers, Local Agents,
 227-A South Brand Blvd.,
 Glendale, California.

HADDOCK & NIBLEY
 Owners and Subdividers

Glendale 3349 878-548

Los Angeles Times, 1923

conservative program that has been in force since Rossmoyne was offered to the public, the fu- please advise if this is correct and if the plan is satisfactory? A. Concrete is successfully mix- ber of cubic foot of sand required many sacks of cement and the num- long it will take to pay off a deed of \$6000. PAYABLE \$34 per board of referees, consisting of nine persons, appointed by the govern- without restriction as to political sectional—has been in a board of administration, of which the gov- clean water-white benzine as a dis- within her range." Second Critic—"I wish she were of allowing the same liquid to clean somewhere out in the hills, too."

10-31-1925. GDP

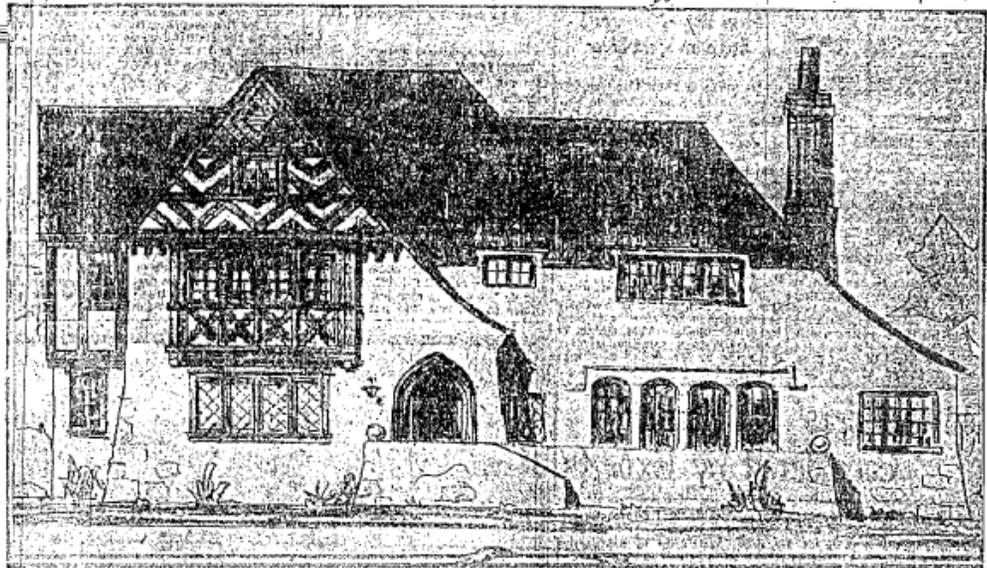
You Can't Argue With Facts!

There Is No Questioning the Reasons Why

ROSSMOYNE

The Superb--California's Choicest Subdivision

Is the Ideal Place to Live



This Typical Old English Home on Beautiful Rossmoyne Drive Built by F. W. Pigg

THE RAPID DEVELOPMENT IN THE BUILDING OF GLENDALE'S FINEST HOMES—PROXIMITY TO THE HEART OF GLENDALE, UNSURPASSED QUALITY OF IMPROVEMENTS, INCLUDING CONCRETE STREETS AND ELABORATE SYSTEM OF ORNAMENTAL STREET LIGHTING

JUSTIFIES ITS MARVELOUS PROGRESS

Splendid Lots Priced from \$2100 up to Exclusive and Pretentious Sites

Remember, Prices Cover All These Improvements of Unusual Refinement

And There Are a Few Wonderful Homes for Sale from \$7500 to \$30,000—Liberal Terms
SURELY, YOURS WILL BE FOUND HERE AMONG THESE MAGNIFICENT ORANGE GROVES OR THE OAKS AND SYCAMORES

Drive Out Today! Drive North on Verdugo Road to Glendale Avenue to Mountain Street.

NIBLEY INVESTMENT COMPANY, Owners

PHONE GLENDALE 5228

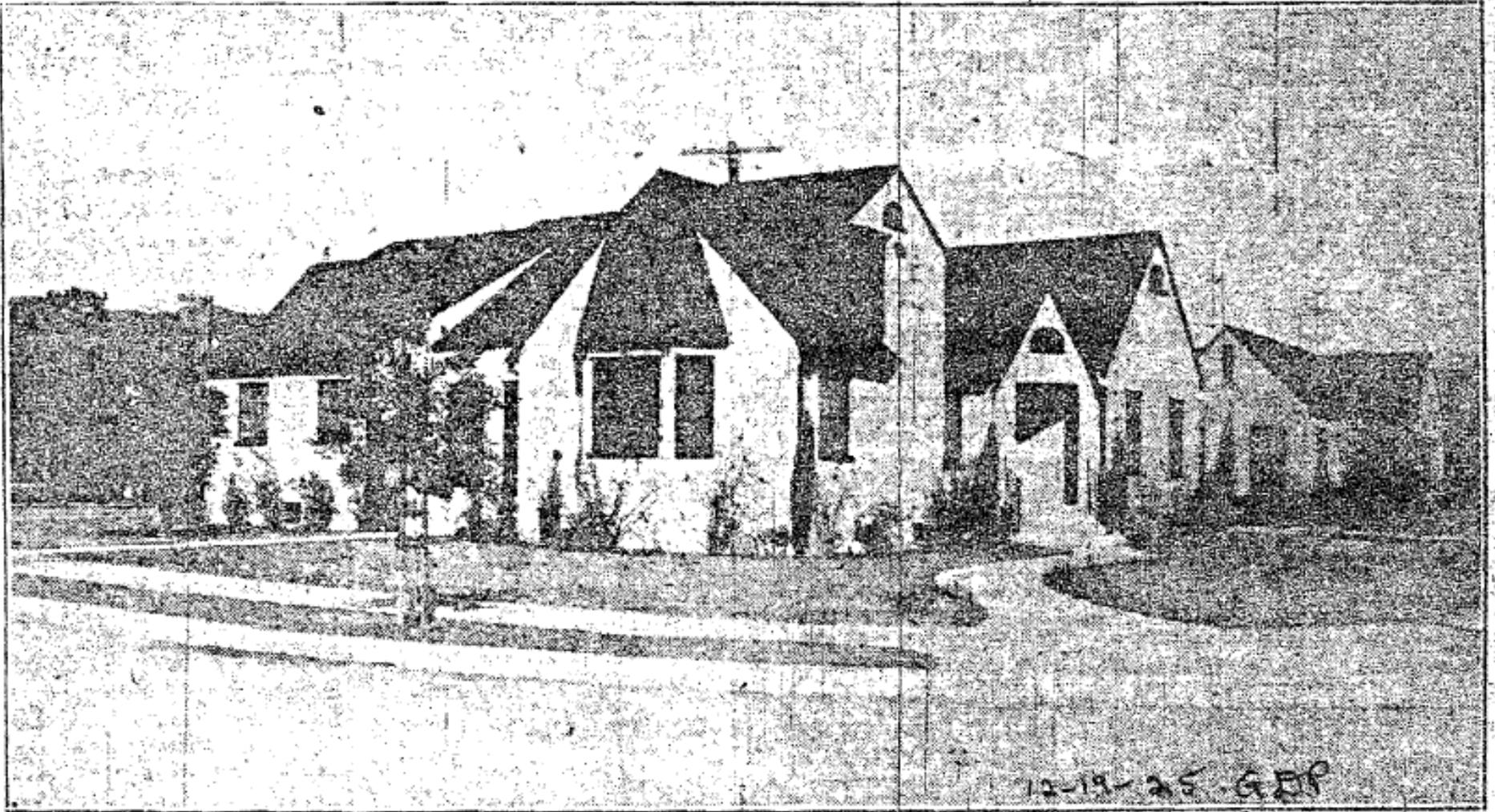
Suite 921 Commercial Exchange Building, Los Angeles

EGYPTIAN TEMPLE, 1300 NORTH VERDUGO ROAD, GLENDALE

10-31-25

Glendale - Houses

ONE OF THE BEAUTIFUL HOMES IN ROSSMOYNE



Glendale Daily Press, 1925

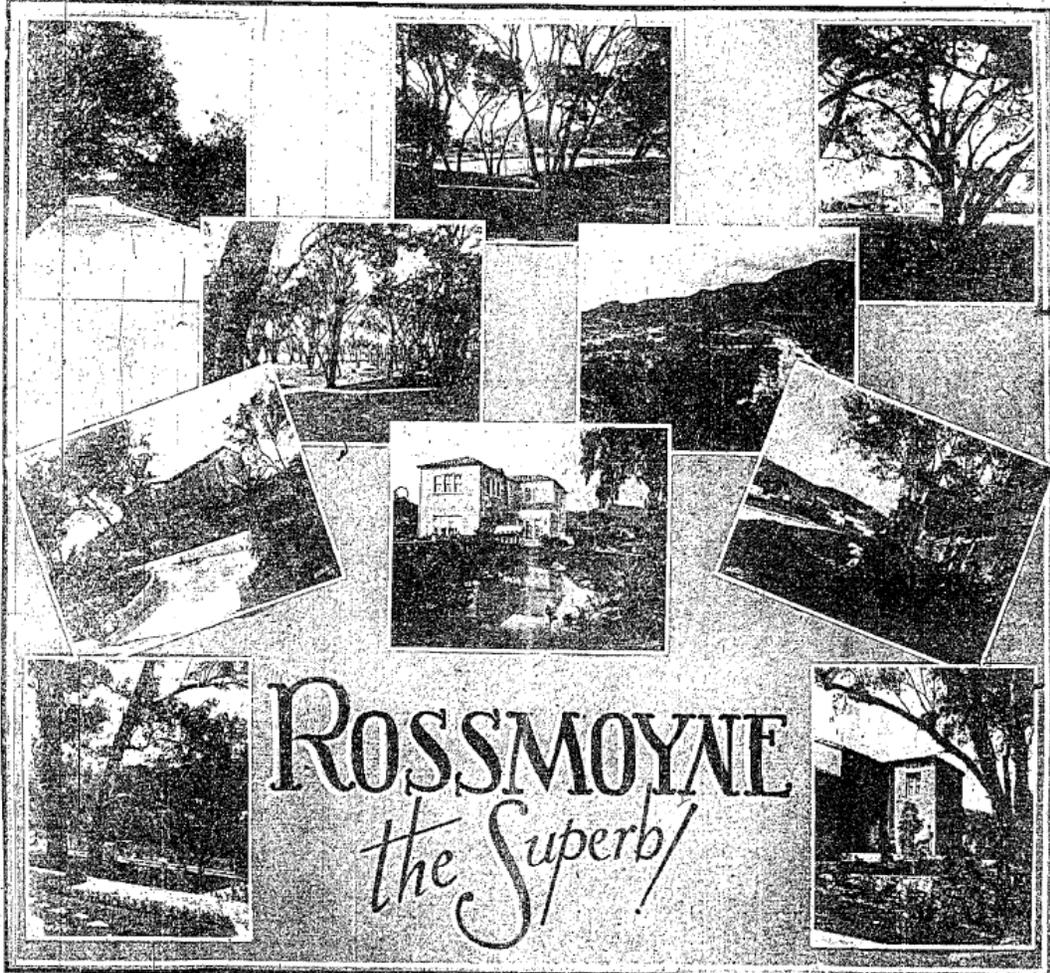
The Glendale Evening News

DEVELOPMENT SECTION

INDUSTRY • BUILDING • SUBDIVISION • REAL ESTATE

GLENDAL, LOS ANGELES COUNTY, CALIFORNIA, SATURDAY, MAY 22, 1926

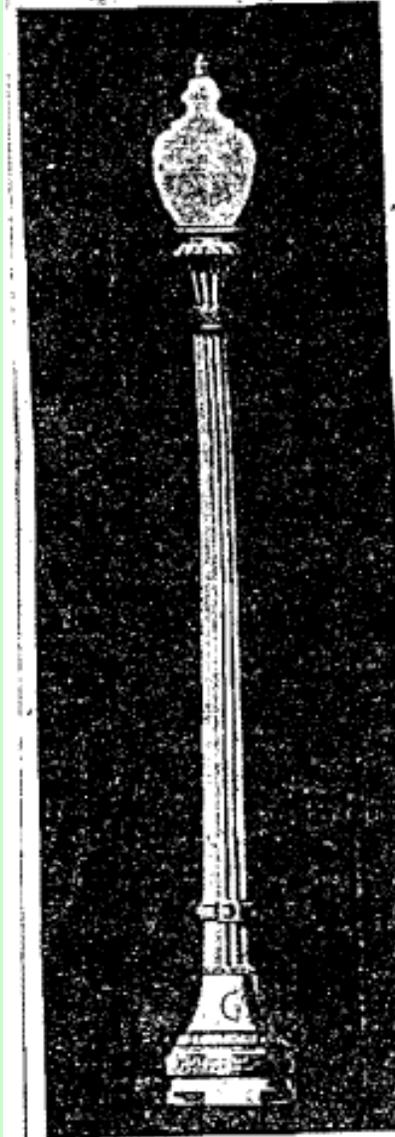
RARE SCENIC BEAUTY FOUND IN ROSSMOYNE



As development of Rossmoyne proceeds and its rolling hills and grassy dales are transformed into settings for handsome homes, it is more and more delightful to resident and visitor. From the moment the boundaries of Rossmoyne are crossed until every section has been inspected from a comfortable seat in an automobile gliding smoothly over the splendid pavements of the district, new discoveries pleasing to the eye are afforded constantly. A few of the unspoiled scenes of attractive nature in Rossmoyne are presented above.

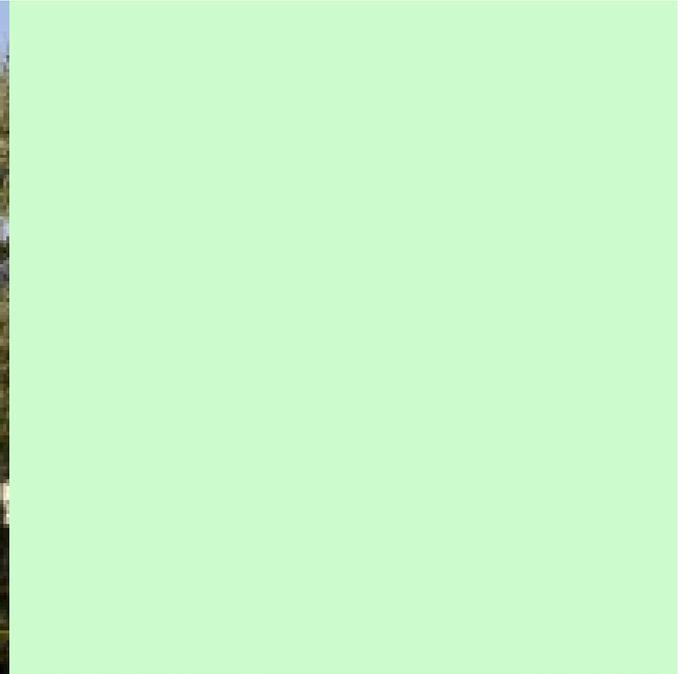
New Lights

Ornamental light standards are now being erected in ROSSMOYNE by the owners, the Nibley Investment Co.









What Happens After a Historic District is Adopted?

- You are ***not*** required to do any work on your property
- Routine repairs and maintenance ***do not*** require review or permits
- Fee structure for Planning and Building & Safety permits is **same** as for outside of historic district
- Underlying zoning remains the **same**, including density, setbacks, height limits, parking, etc.

- **When you need to do work, permit process is similar to process for any property in the city**
- **Some additional exterior changes that don't require a permit are subject to review (e.g. front doors, character-defining features)**
- **Color not regulated (except half-timbering)**
- **Landscaping not regulated (unless survey says it's historically important)**
- **Different rules for “contributors” and “non-contributors”**

Contributors and Non-Contributors

The Historic Resource Survey that is prepared as part of the designation process divides all properties into 2 groups:

Contributor

- built within the Period of Significance**
- retains enough historic features to contribute to the overall character of the district**

Non-Contributor

- built before or after the Period of Significance**
- alterations and/or additions have removed historic features; no longer contributes to area's historic character**

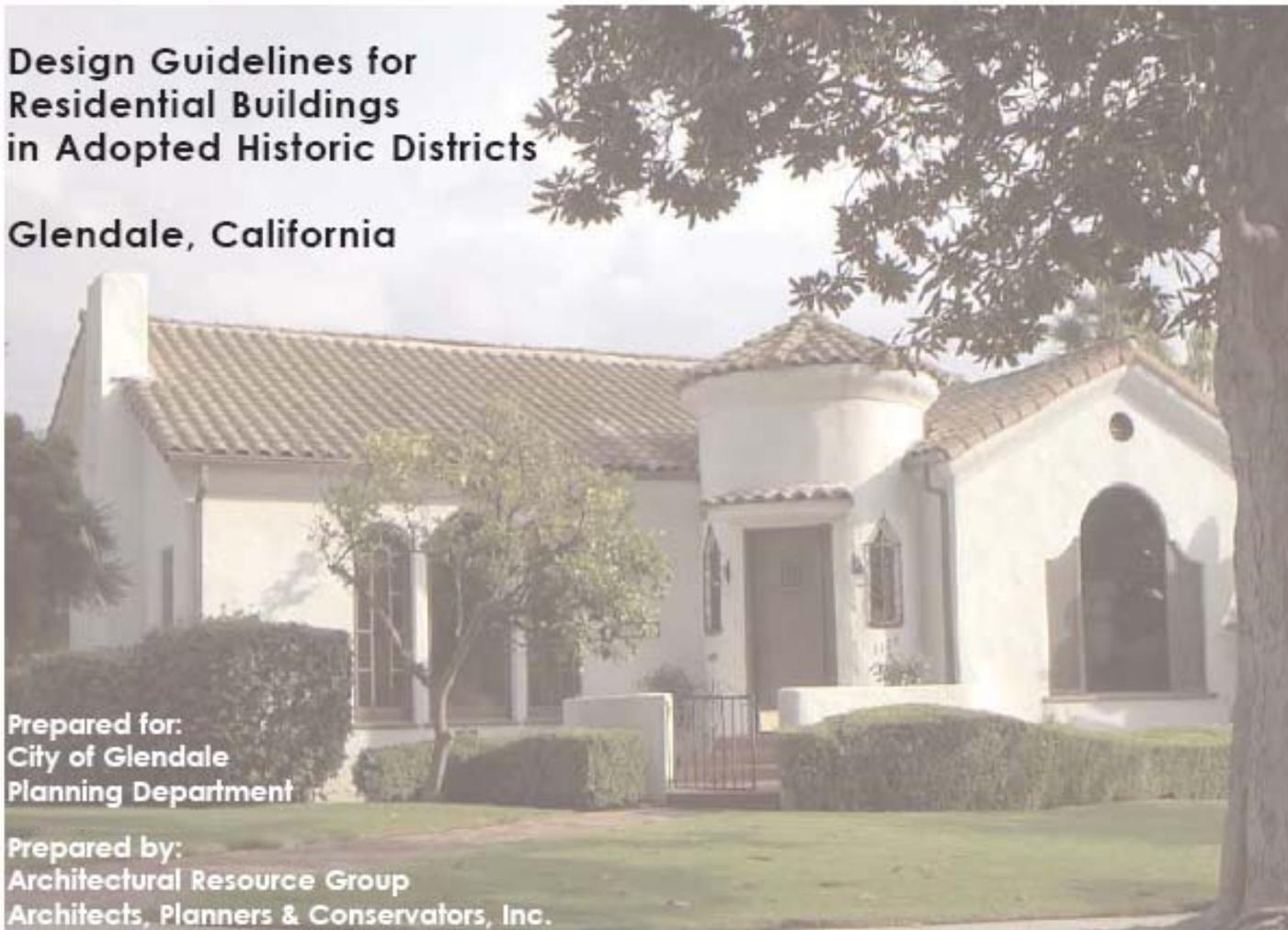
How to Use the Historic District Design Guidelines

**Design Guidelines for
Residential Buildings
in Adopted Historic Districts**

Glendale, California

**Prepared for:
City of Glendale
Planning Department**

**Prepared by:
Architectural Resource Group
Architects, Planners & Conservators, Inc.**



The Guidelines...

- give more detailed guidance than other city guidelines
- cover major building elements plus 13 major styles
- only apply to areas visible from the street immediately adjacent the property
- treat 'contributors' and 'non-contributors' differently
- are *guidelines*, not rules: "Should" not "Shall"
- help determine the type of review your project will require

Is the proposed work...

- *visible from the street?*

**Staff-level review if proposed work conforms to
Historic District Design Guidelines**

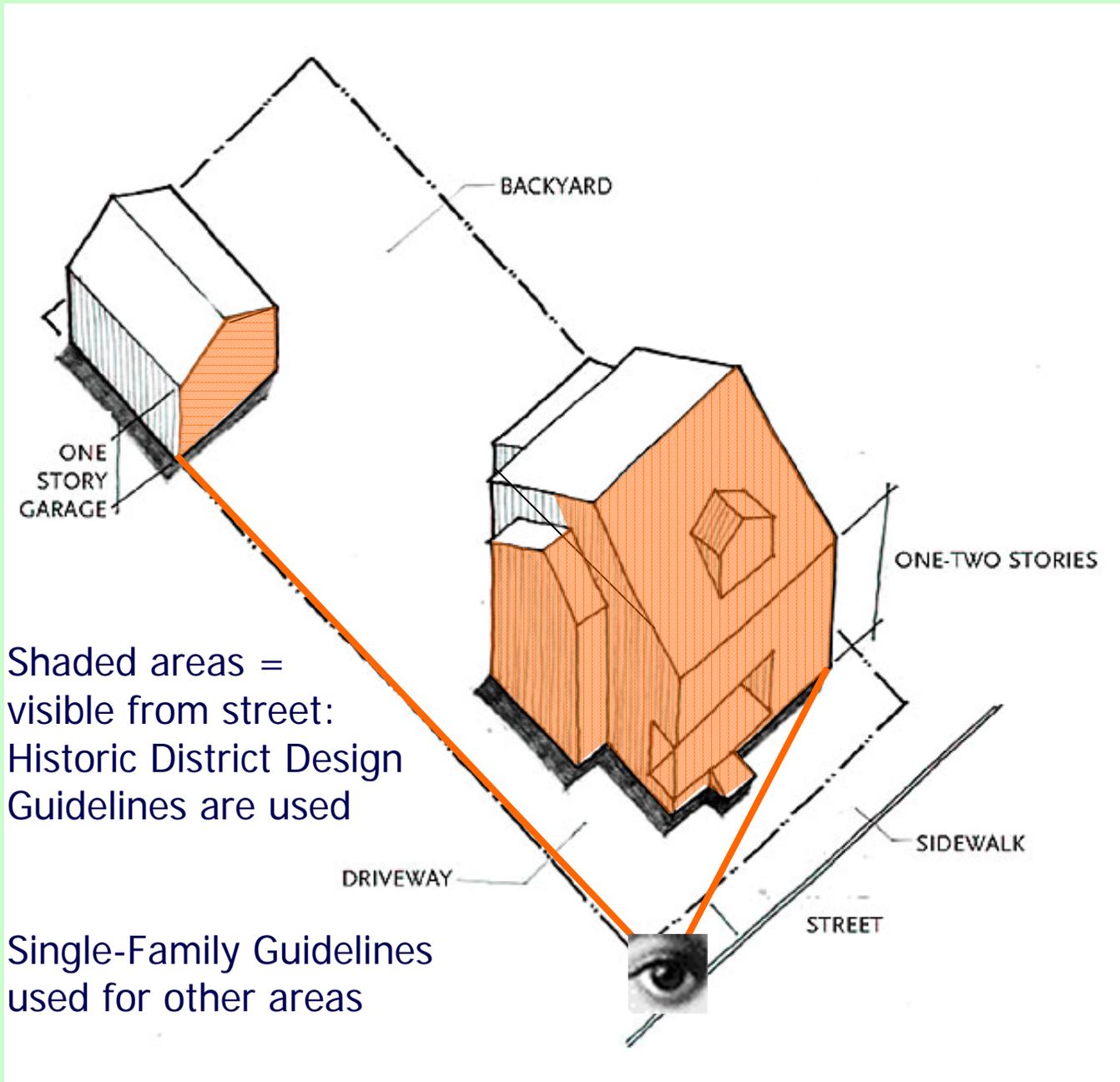
Historic Preservation Commission, if not

- *not visible from the street?*

**Staff-level review if proposed work conforms to
Single-Family Design Guidelines**

Historic Preservation Commission, if not

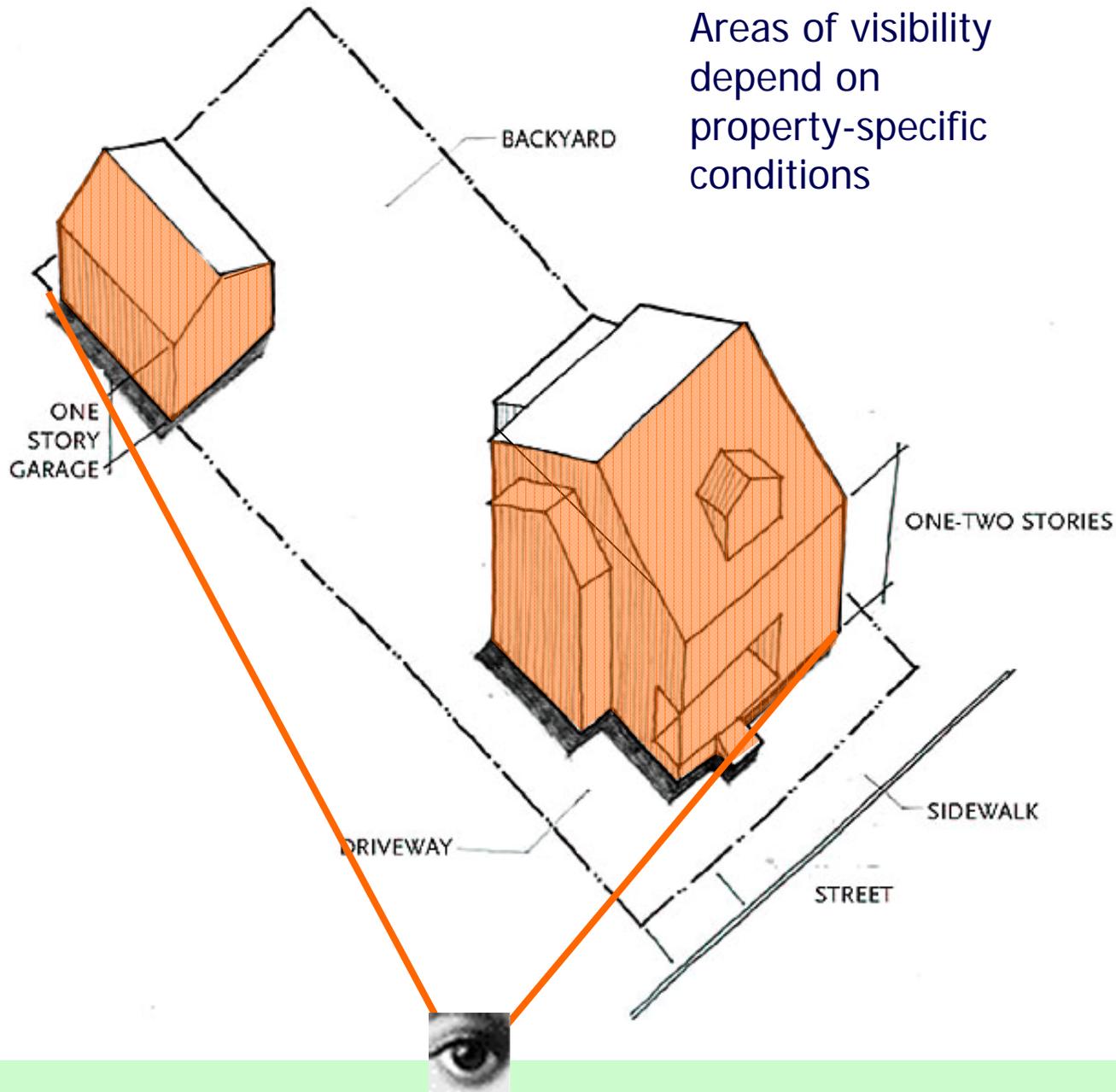
- **Thresholds for public hearing are the same as
outside of a historic district**
- **In conflict, historic guidelines take precedence**



Shaded areas =
visible from street:
Historic District Design
Guidelines are used

Single-Family Guidelines
used for other areas

Areas of visibility depend on property-specific conditions



Glendale's Most Common Architectural Styles

Victorian

Foursquare

Craftsman

Mission Revival

Mediterranean Revival

Spanish Colonial Revival

Tudor and English-inspired Revivals

French-inspired Revivals

Colonial Revival

Monterey Revival

Minimal Traditional

Ranch

Modern

Major Building Elements

Siding & Exterior Finishes

Roofs

Porches

Windows and Doors

Architectural Details

Massing and Additions

Tudor & English Inspired Styles

The Tudor style sought to imitate the architectural forms of medieval Britain, France, and Germany with particular emphasis on the use of half-timbering. Considered a sub-category of the Colonial Revival, Tudor Revival was popular in California and the United States from as early as 1920 until the 1930s. Most of Glendale's Tudor-style residences were constructed in the 1920s and 1930s. Tudor houses range from smaller "cottages" to more grand, high style residences. Stonebock and other English inspired styles often have very similar elements. The Stonebock frequently has rounded edges to shingled roofs and a smaller scale than the more grand Tudor style. While Stonebock houses are often smaller in their overall scale, they frequently have exaggerated proportions (such as large door or window openings), further giving them a Stonebock character.

Character-defining features of this style are steeply-pitched and multi-gabled roof with prominent front-facing gables and decorative elements, such as half-timbering, arched, featured wall surfaces, and tall narrow windows usually in clusters. The chimney plays a primary role in the facade and is often a dominant interior feature. Half-timbered houses in this style are usually constructed of brick, stone, stucco, or wood.



tudor & english inspired styles

Major building elements of Tudor Revival style covered in 7 pages



Above: Often Tudor style houses have a variety of roof shapes that break up the massing of the building.

Below: Additions to Tudor houses often take advantage of the roof shapes and use of dormers.



Massing & Additions
character - defining features

- Asymmetrical massing primarily defined by very steep cross-gabled roofs, with little or no overhang, and at least one prominent front-facing gable
- One or two stories, although two stories is most common, with second story most often occurring at least partially within roof gables
- Roofline is integral to the character of the Tudor style, overhanging gables with eave lines of various heights
- Generally, for the Tudor style, additions should be located at the rear of the property and away from the main facade to minimize visibility from the public right-of-way.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing
- A secondary addition to a one-story Tudor house should not overwhelm the scale and massing of the house from the public right-of-way.

design guidelines

- Additions should employ similar finish materials as the original Tudor structure, generally stucco or brick. For Tudor style house additions, the following exterior finish materials would not be appropriate: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding.
- Additional roof forms and materials should echo those present on the original Tudor structure. Steeply-pitched gables are appropriate but should remain subordinate to the front-facing gables of the main facade.
- Rooftop dormer additions may be appropriate, provided that they are of similar roof form and slope and minimize visual impact to the original roofline and form.
- Additions should use similar fenestration patterns, generally with tall windows placed in horizontal groupings. Windows should be similar to the original in type, a wooden or steel divided-light casement, or a simple double-hung sash.
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.

tudor & english inspired styles

Siding & Exterior Finishes

character - defining features

- Smooth stucco or brick siding is most common in Glendale
- Combined use of stucco and brick
- Some use of stone
- Half-timbering used to break up facades
- Stucco often light in color, half-timbering is frequently darker



Above: This house has stucco, half-timbering and brick as exterior finishes.

Below: The smooth stucco finish on the house below is a character-defining feature.



design guidelines

- Stucco or brick cladding should be preserved and maintained.
- Contrasting elements used together, such as brick, stucco and half-timbering, should be preserved and maintained as visually distinguishable features.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer.
- Synthetic spray on stucco is not appropriate for this style.

tudor & english inspired styles

Windows & Doors

character - defining features

- Windows have wood or steel frames and small scale divided lights
- Windows are typically casement, double-hung sash; and sometimes leaded in a small diamond pattern
- Tudor houses occasionally have arched windows
- Windows are typically taller than wide. Where wide horizontal expanses are present, window openings are often filled with pairs or groups of tall, vertical windows
- One and half- and full-height bays are often present on high-style Tudor examples
- Doors are frequently arched on Tudor houses and are typically heavy boards-and-batten or wood pane



Above: These leaded casement windows are a very important component of the front facade of this house.

Below: The rounded arched opening with a wood pane and decorative light door is a common feature of the Tudor or Stonebock style.



design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should be divided-light casement or double-hung sash that match the material and profile of the original Tudor style windows as closely as possible. Aluminum or vinyl windows are not appropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that existed historically in the Tudor tradition.
- New window openings should be recessed in the wall to the same depth as the historic windows and have similar exterior trim, at conveying the Tudor style.

tudor & english inspired styles

Roofs

character - defining features

- Steeply-pitched gable or cross-gable roof; sometimes hipped
- At least one prominent front-facing gable
- Overhangs may be used at a gable to help define the change in surface material or to provide relief
- Roofs are frequently slate, wood or composition shingles, sometimes in variegated tones and shapes
- Shingles are sometimes "toiled" over the edges to mimic masonry



Above: The projecting overhang on this gable and the change in material help define the character of the house.

Below: The toiled over edges on this house give it a Stonebock character.



design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic specialty roofing materials, such as slate or uniquely-shaped shingles, should be maintained.
- If possible, "masonry" roof elements should be preserved or restored if they have been removed in the past.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally, such as rough-cut slate or decorative "mason" imitation slate or wood is generally appropriate.
- Asphalt shingles should generally be similar in both shape and color to the original roofing material and should be of contrasting color to the wall surface.
- Clay tile roofing is an inappropriate substitute roofing material for this style.

tudor & english inspired styles

Architectural Details

character - defining features

- Walls may be half-timbered with stucco infill, half-timbering under the steep roof line, is one of the most recognizable characteristics of the Tudor style
- Prominent and decorative chimneys, often on the front or side of the house
- Decorative stonework, often around doorways, windows and at porches
- Decorative half-timbering is sometimes used below windows
- Decorative stone or other masonry finishes accent exterior walls



Above: The windows, half-timbering and gable details give this house it's character.

Below: The chimney on this house is just one of several architectural details that provide a richness of design to this Tudor style house.



design guidelines

- Half-timbering should be maintained and preserved. The timber and stucco should be stained or painted in a contrasting, complementary color.
- Decorative brick or stonework should be maintained and preserved. These features should remain unpainted, if not painted historically.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneer, or other more modern materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic bonding and tooling patterns and any decorative brick or stonework.

tudor & english inspired styles

Porches

character - defining features

- Typically, porches are limited to small covered, arched entries
- Recessed entries, usually under front-facing gables or small gable-roof porches
- Front entries are often arched on Tudor style houses
- Some houses have courtyard entries
- Arches are sometimes Gothic, sometimes semi-circular
- Frequently, porches have arched openings or decorative elements
- Steps are often brick or use materials found on the Tudor style house



Above: This house has a highly detailed recessed front porch that gives it a great deal of character.

Below: This recessed porch has a sun-round treatment called "cathedral" spanning that marks the entry.



design guidelines

- Historic porches should be preserved and maintained.
- Restoration of porches that have been previously enclosed is encouraged.
- Front porches should not be enclosed with doors or screens; side porches could be sensitively enclosed if desired
- Decorative details, such as arched openings, that help to define a historic porch and entry should be preserved and maintained.
- The gable pitch and shallow eaves of a historic porch should be preserved.
- Additional porch elements should not be added if they did not exist historically.

tudor & english inspired styles

**I own a Spanish Colonial
Revival house
and
need to replace my windows...**

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Windows

character - defining features

Determine window type & material, for instance:

- wood double-hung with multiple lights
- wood casement with fixed pattern
- steel sash casement
- wooden fixed-sash bay
- aluminum single-pane "picture" window
- stained glass with leaded muntins

Identify the details of the window design, consider:

- proportions of the frame and sash
- configuration of window panes
- muntin profile
- type of glass

Determine the pattern of the openings and their size:

- Are the windows paired or grouped?
- Are the windows flush with the wall or recessed?
- Are the windows of uniform or varied design?
- Are the windows horizontal or vertical in orientation?

Identify associated window details, for example:

- Casing
- Lintels
- Shutters
- Trim



Above: This vinyl window has fake muntins or "grids," which are not appropriate for most historic styles.

Below: This replacement aluminum sliding window does not give the same proportion to the facade as the original window.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This arched window has leaded glass. This opening is one of the most character defining on this house.

Below: This arched window provides a focal point to the facade. There are both fixed and operable components to this window.



Windows

design guidelines

- Survey condition of windows early in the rehabilitation process.
- Consider a window's place both as a component of the facade and as a contributor to the interior space.
- Repair of historic windows is always preferable to replacement.
- Replacement should be limited to severely deteriorated window components.
- Historic glazing and hardware should be preserved and windows maintained in operable condition.
- Broken sash cords should be replaced with new cords or chains, if necessary, to improve window function.
- Sills should be repaired or replaced as necessary to permit proper drainage.
- Paint on glazing or built-up paint on sashes should be removed.
- Glazing and putty should be repaired or replaced on original windows as necessary.
- Weather stripping should be replaced when necessary.
- Removal of earlier, inappropriate repairs is encouraged.
- Windows should be maintained by appropriate cleaning, rust removal, limited paint removal, and timely reapplication of protective or paint coatings.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Windows

design guidelines (continued)

- When wholesale window replacement is necessary, new windows should match the historic window as closely as possible in type, style, proportion, material, profile, arrangement and number of divided lights. When replacing failed windows, preserve the original casing and frame, if feasible.
- If an exact match is not possible, consider all of a window's characteristics and its importance in the facade when selecting a replacement, particularly if vinyl is used. The characteristics to consider include the window's finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, width, and details.
- Matching the material of the original window is the best approach in window replacement. Vinyl or aluminum frame windows are generally not appropriate on primary facades of most historic buildings (except in the case of some Modern homes where aluminum is the original material.) However, vinyl replacements may be considered on secondary facades provided that the original casings are preserved, original glazing pattern is maintained, and the profile and finish of the replacement window are similar to the historic window.
- Reuse of salvaged windows from other (similarly styled) historic buildings can be an acceptable solution to window replacement.



Above: Palladian windows, like the one shown above, have a central larger arched window flanked by two smaller non-arched windows.

Below: These arched windows on a Spanish Colonial Revival house have decorative muntins and a red tile hood.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This window has an arched shape that is commonly used in the Spanish revival style.

Below: An arched doorway and the wood paneled door provide visual detail to this house.



Windows & Doors

character - defining features

- Arches above principal windows and doors are common
- Dramatically carved or other heavy wood front doors
- Glazed, multi-pane double doors typically lead to patios or balconies
- One large focal window is common, often arched and glazed with stained glass or other alternate glazing
- Windows often wooden double-hung sash or divided-light casement ; steel casements occasionally occur
- Turned spindle wooden window grilles sometimes enclose windows
- Iron balconets or grilles sometimes decorate windows

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Decorative elements such as turned spindle window grilles, balconets, or stone mullions should be preserved and maintained.
- Door replacements, when necessary, should be solid wood or glazed in a pattern similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash or casement that match the profile of the original windows as closely as possible. Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that exists historically and should be recessed in the wall to the same depth as the historic windows

New Windows for Non-Contributors

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

non-contributing buildings

Non-Contributing Buildings

design guidelines

Fenestration

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



Above: This house was once a split level home from the late 1940s. It has been extensively remodeled and it was constructed outside the period of significance for the surrounding historic district.

Can I add on to my house?



**Yes,
you can.**



New Construction in a Historic District

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Infill Development design guidelines

Set back/Building Placement/Orientation on a Lot

- The front yard setback should match the established range of adjacent buildings on the block.
- If a block has a uniform setback, a building should be placed in general alignment with neighboring properties.
- If setbacks are varied, a building should be located within the average setback.
- Sideyard setbacks should be similar to the others in the block, as seen from the public right-of-way.
- Orient the front of the house to the street and clearly identify the front entrance unless this is not the predominant pattern on the street (i.e. more modern styles sometimes have varying patterns of street frontage).



Above: This example of one-story infill project in Glendale follows the established building placement and setback in the neighborhood.

Additionally, the symmetrical massing and the prominent porch are appropriate to the historic neighborhood. A detached garage, located at the rear of the property, follows existing neighborhood patterns.

Massing

- A building should appear similar in massing and scale to that of the structures seen historically in the district. While the building can be larger than the surrounding structures, it should not overwhelm them.
- Subdivide a larger building mass into smaller modules that are similar in size to those seen historically.
- Additional space may be incorporated into smaller, subordinate wings or extensions.
- Simple rectangular building forms are preferred unless there is strong precedent on the street or neighborhood for other forms.
- Large upper-level projections on infill buildings tend to disrupt the historic pattern of a historic streetscape and are generally inappropriate.

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Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Infill Development design guidelines



Above: This new house looks to the traditional Mediterranean architectural detail to fit into an existing older neighborhood. The scale, height, and proportion of the openings follows the established patterns along the street.

Scale and Proportion

- A front elevation should appear similar in scale to those seen historically on the block or in the district.
- A single wall plane should not exceed the typical maximum width as seen in the immediate context.

Height

- A building should be within the range of heights seen traditionally in the neighborhood.
- Wall heights of one to two stories are generally preferred along the street.
- Step a larger building down in height as it approaches smaller adjacent buildings.
- The back side of a building may be taller than the front and still appear to be in scale.

Rhythms

- New buildings should not disrupt the predominant orientation of structures of the street; for example, although quite different in execution, both Craftsman bungalow and Midcentury Modern architecture emphasize horizontality. Victorian styles, by contrast, generally emphasize a building's verticality.
- Maintain the alignment of horizontal elements along the block. For example, align window sills, moldings, and eave lines with those of adjacent buildings.
- Where the immediate context dictates, the front should include a one-story element, such as a porch.

Infill development

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Infill Development design guidelines

Roof Forms and Materials

- Traditional sloping roof forms are generally most appropriate as primary roof forms in historic districts.
- Flat roofs may also be appropriate, if the context suggests their use, such as in a district with Midcentury Modern or International style residences.
- Roofing materials should generally have a non-reflective, matte finish.

Windows and Doors

- Use window openings that are similar in size to those seen traditionally.
- Window styles and types should be similar to those seen historically in the district.
- Windows should be simple in shape, arrangement, and detail.
- The number of different window styles should be limited, unless the street or neighborhood has buildings of a more modern era that use large expanses of glass.
- Windows and doors should be finished with trim elements in a manner consistent with the historic architectural styles seen in the district.



Above: This infill house uses traditional roof materials and forms in an appropriate manner. The structure takes its cues from its surrounding context but is clearly modern construction.

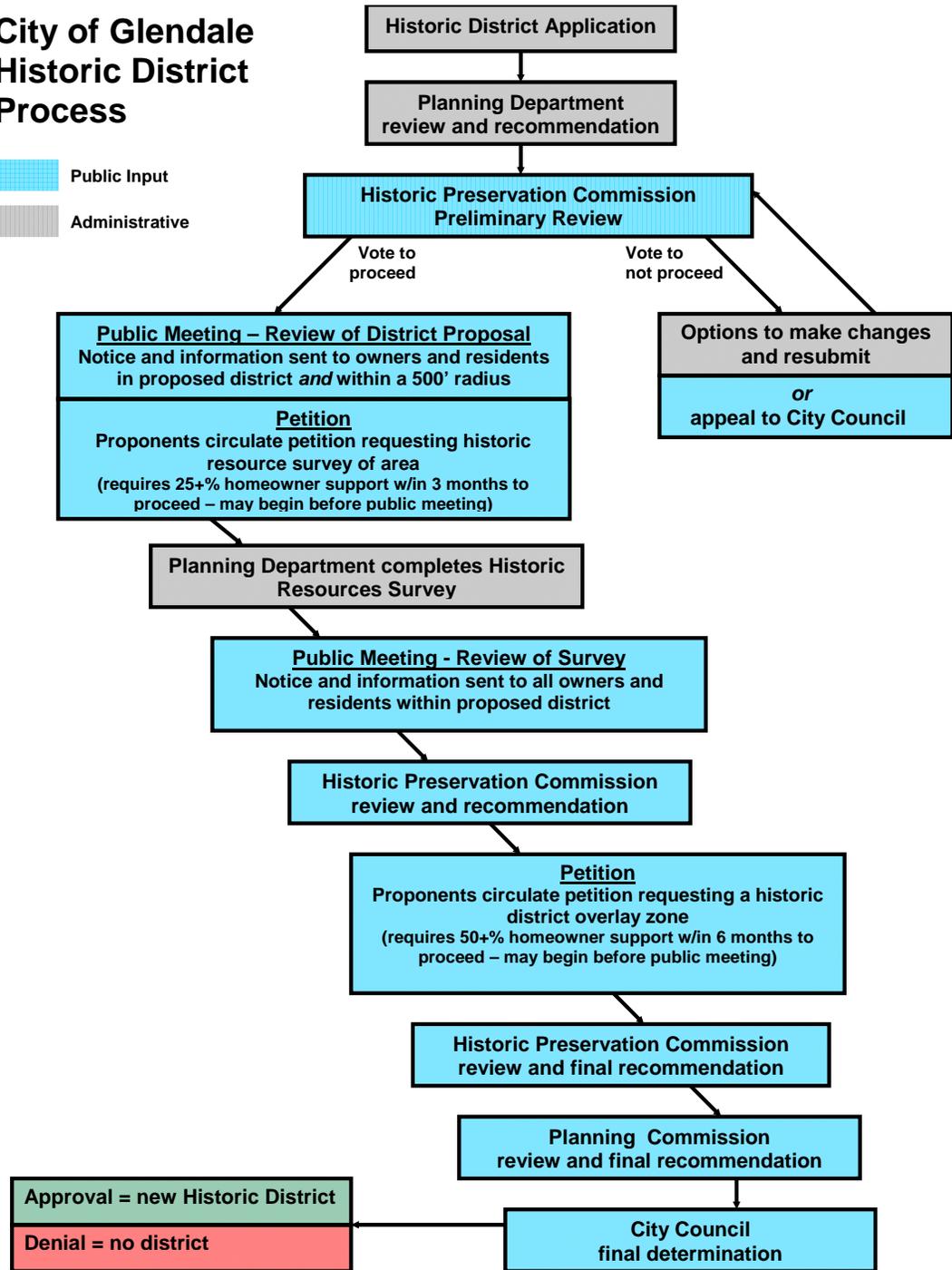
Infill development

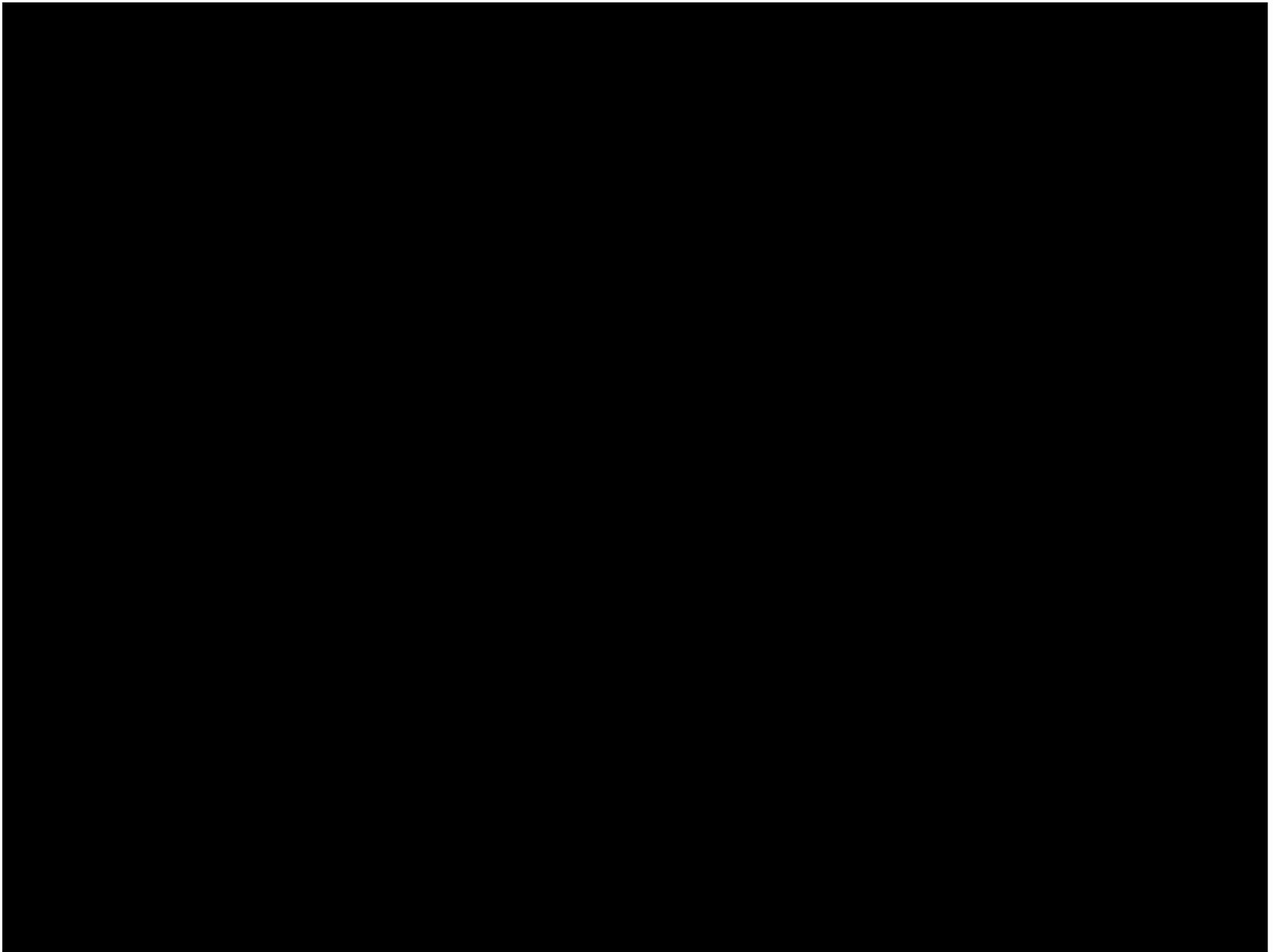
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The Designation Process

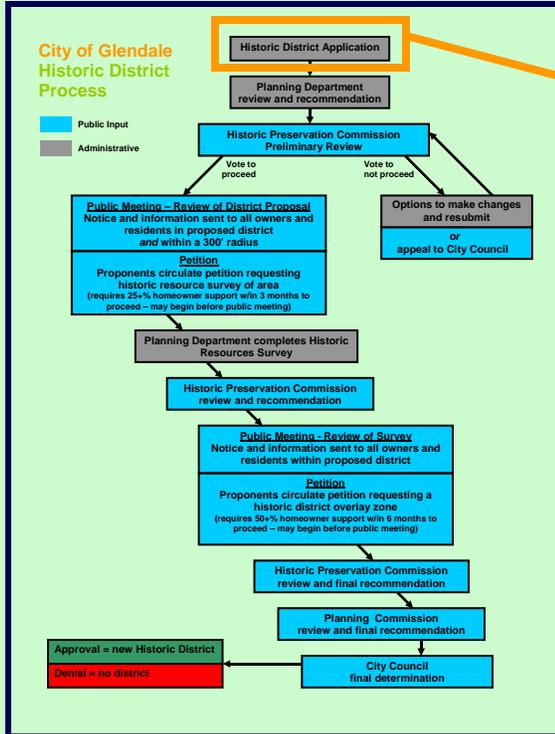
City of Glendale Historic District Process

 Public Input
 Administrative





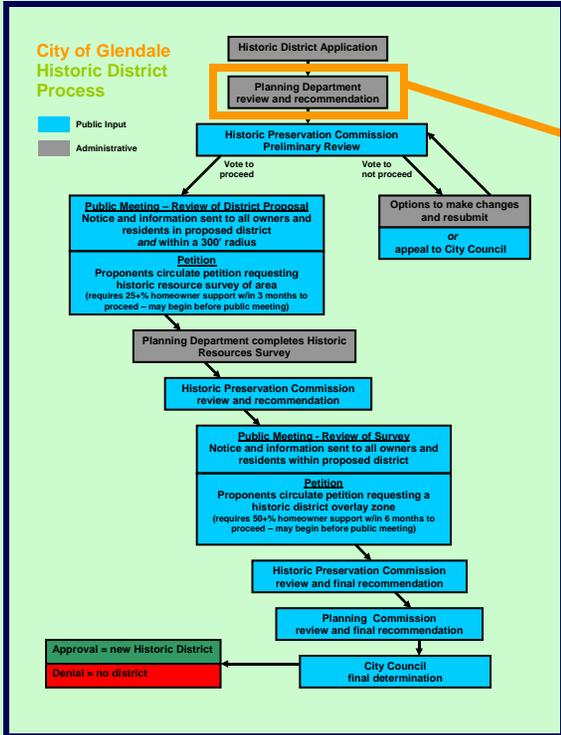
City of Glendale Historic District Process



Historic District Application

- Submitted by any property owner who lives within proposed district
- Includes historic context statement, boundary justification, and photos
- Includes proposed boundary and any supplement to the Design Guidelines
- Application form available on Planning Department's website

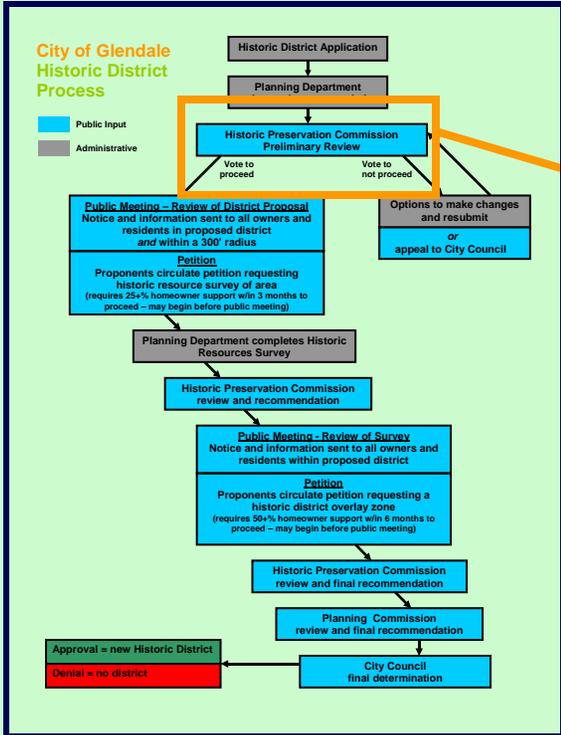
City of Glendale Historic District Process



Planning Department review and recommendation

- Planning staff reviews nomination for completeness
- Staff writes a recommendation to the Historic Preservation Commission (HPC) and schedules hearing

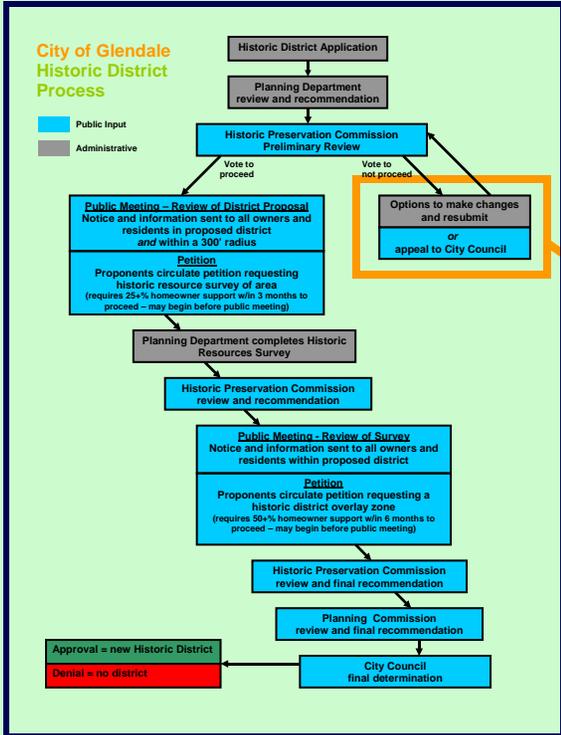
City of Glendale Historic District Process



Historic Preservation Commission Preliminary Review

- HPC hears staff presentation and testimony from the applicants and the general public
- Preliminary determination based on whether proposed district *appears* to meet at least ONE of the nine criteria
- Simple majority (3 out of 5 votes)
- HPC decision can be appealed to City Council

City of Glendale Historic District Process



Vote to NOT proceed:

Options to make changes and resubmit

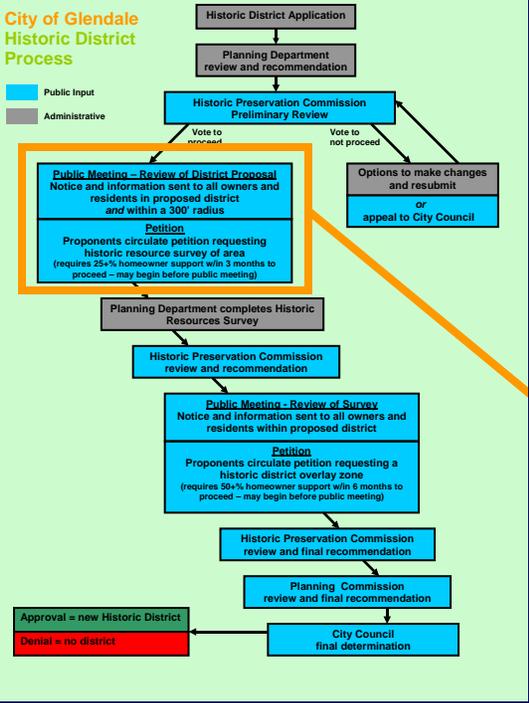
or

appeal to City Council

- Application “dies” if no changes or appeal
- If changes made: staff reviews changes, revises Staff Report if necessary, and schedules new HPC hearing
- If appealed: City Council hearing scheduled (3 out of 5 votes required to overturn HPC decision)

City of Glendale Historic District Process

City of Glendale Historic District Process



Vote to proceed:

Public Meeting: Review of District Proposal

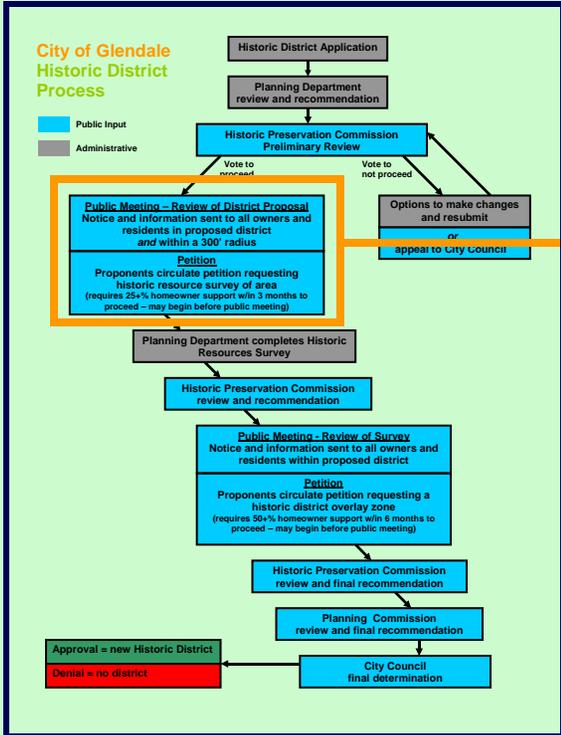
Notice and information sent to all owners and residents in proposed district *and* within a 300' radius

Petition

Proponents circulate petition requesting historic resource survey of area



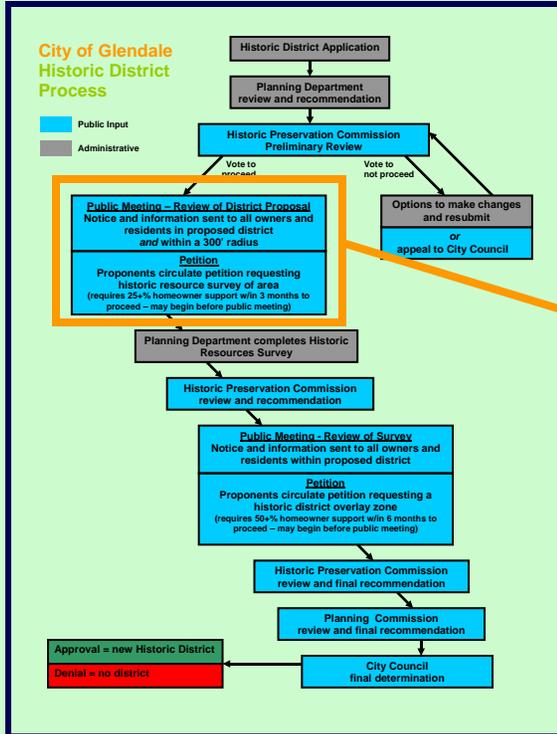
City of Glendale Historic District Process



**Public Meeting:
Review of District Proposal
 Notice and information sent to all owners and residents in proposed district and within a 300' radius**

- Planning Department presentation:
 - 1) Proposed district
 - 2) Designation process
 - 3) Effects of designation
- Question and Answer / Public Comment

City of Glendale Historic District Process

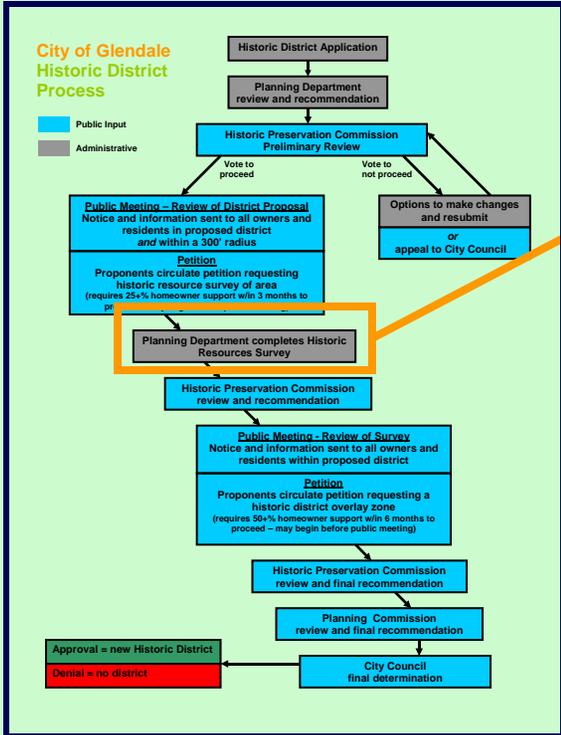


Petition
Proponents circulate petition requesting historic resource survey of area

- Owners of 25% of properties within proposed district must sign within 90 days of HPC preliminary determination
- When there are multiple owners of one property, each must sign
- Deadline may be extended (with good cause) by City Council
- Proponents may amend application when petition is submitted (HPC must review)

Rossmoyne
petition due by:
Monday, July 26

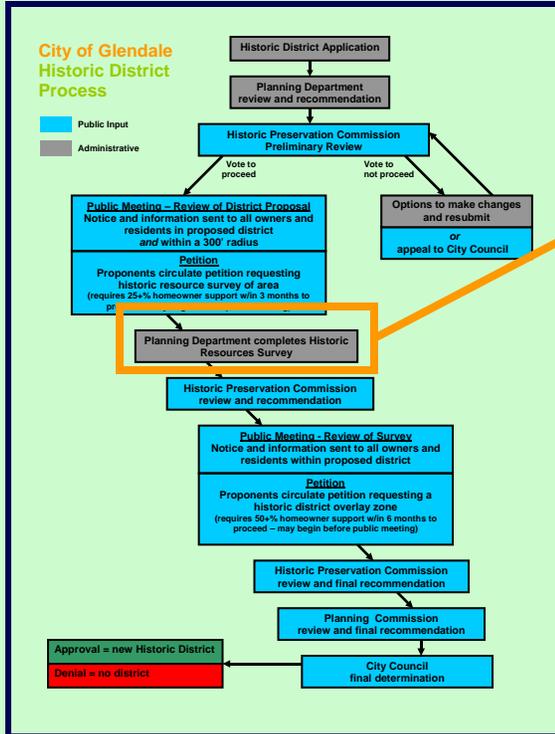
City of Glendale Historic District Process



Planning Department completes Historic Resources Survey

- Request for Proposals (RFP) issued to qualified preservation consultants
- Planning staff conducts interviews and makes selection
- City Council votes to authorize survey

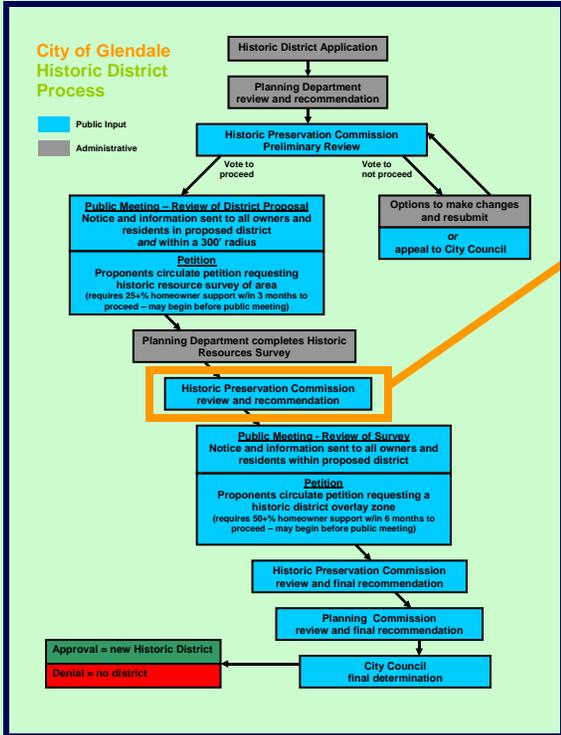
City of Glendale Historic District Process



Planning Department completes Historic Resources Survey

- Historic Resources Survey includes:
 - a) Historic context for area
 - b) Individual property surveys
 - c) Determination of “contributing” and “non-contributing” properties (minimum 60% must be contributing)
- Only the exterior of the building visible from the street is considered
- Must confirm existence of a district
- May recommend boundary changes

City of Glendale Historic District Process



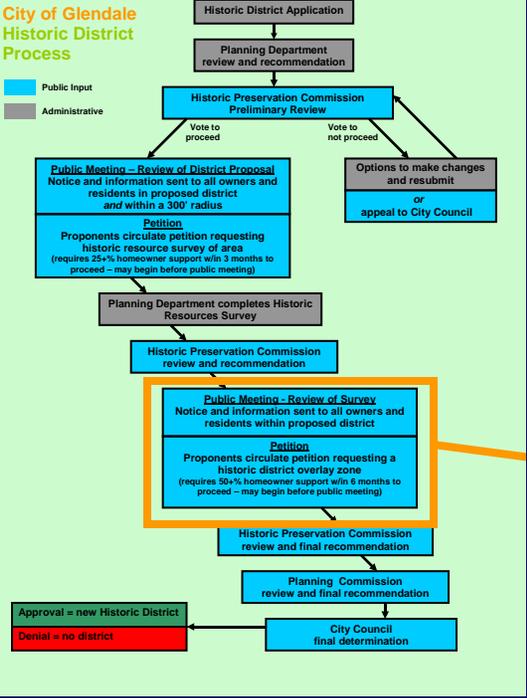
Historic Preservation Commission review and recommendation

- Every owner in proposed district receives copy of survey
- HPC reviews survey and hears public testimony at hearing
- If survey approved, HPC authorizes proponents to circulate petition asking for zone change (historic district)

City of Glendale Historic District Process

**City of Glendale
Historic District
Process**

Public Input
Administrative



Vote to proceed:

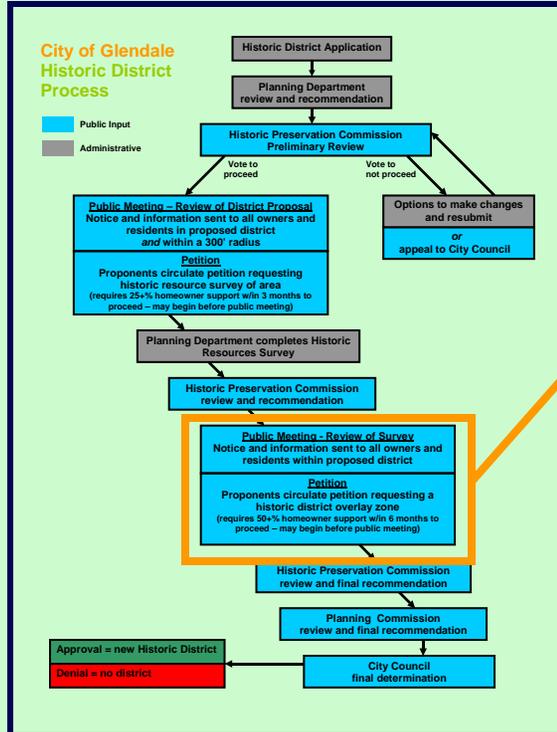
Public Meeting: Review of Survey

Notice and information sent to all owners and residents within proposed district

Petition

Proponents circulate petition requesting historic district overlay zone

City of Glendale Historic District Process

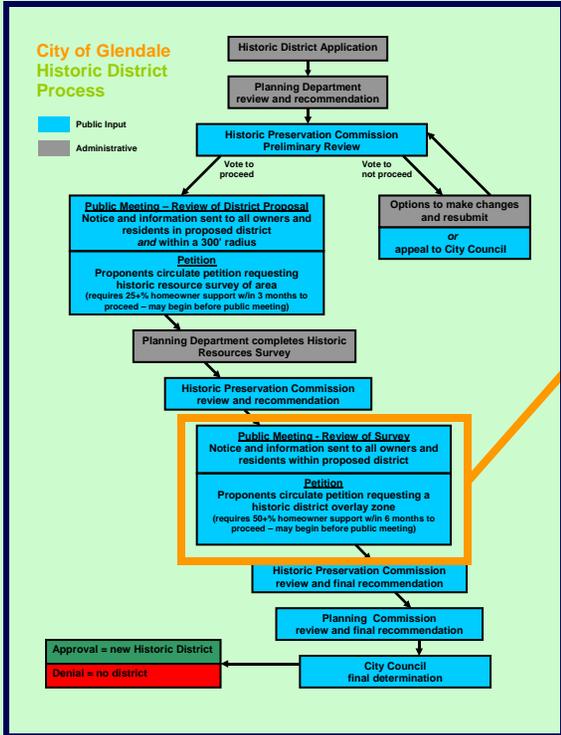


Public Meeting: Review of Survey

Notice and information sent to all owners and residents within proposed district

- Planning Department presentation:
 - a) Overview of historic context
 - b) Explanation of district boundary
 - c) Review of “contributing” and “non-contributing” determination
- Public review of proposed district map (including contributing and non-contributing properties)
- Question and Answer / Public Comment

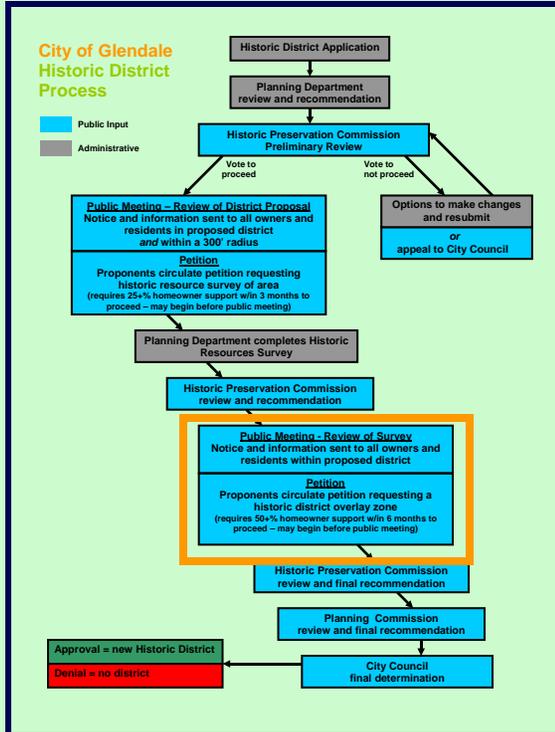
City of Glendale Historic District Process



Petition
Proponents circulate petition requesting historic district overlay zone

- Owners of 50% of the properties within proposed district must sign within 6 months of HPC authorization
- When there are multiple owners of one property, each owner must sign
- Deadline may be extended (with good cause) by City Council

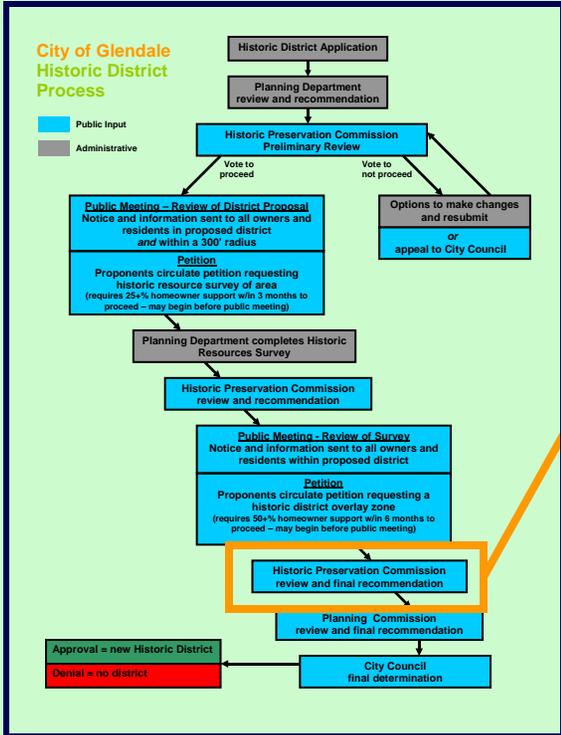
City of Glendale Historic District Process



Opposition to a Proposed District

- Opponents of a district may circulate a petition requesting that City Council deny a zone change
- Owners representing 20% of street frontage within district OR 20% of street frontage bordering district must sign
- Opposition petition does not prevent designation of district – it does require a unanimous (5 out of 5) City Council vote for district approval
- May be submitted anytime before the final City Council hearing

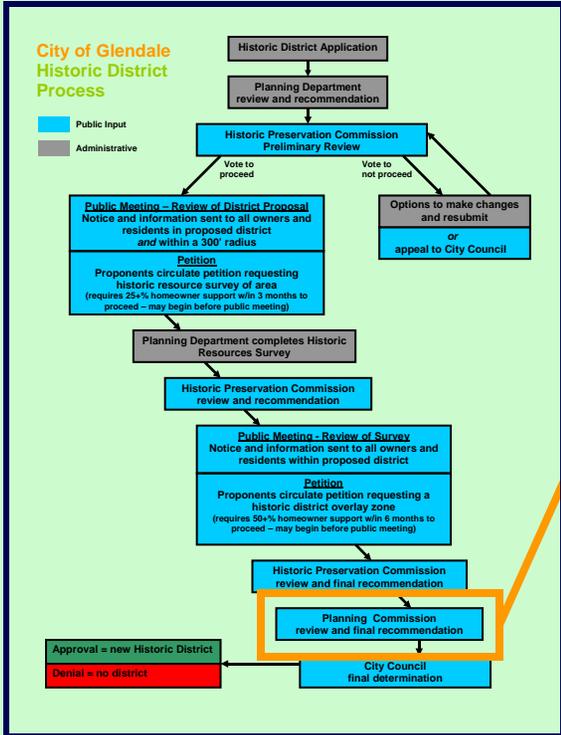
City of Glendale Historic District Process



Historic Preservation Commission review and final recommendation

- Planning staff prepares report covering:
 - a) appropriateness of boundary
 - b) % of owners who signed petition
 - c) history and significance of the area
 - d) photographs of all properties
 - e) assessment of any supplements to Design Guidelines
- HPC votes on proposed district – advisory to City Council; 3 out of 5 needed to recommend zone change

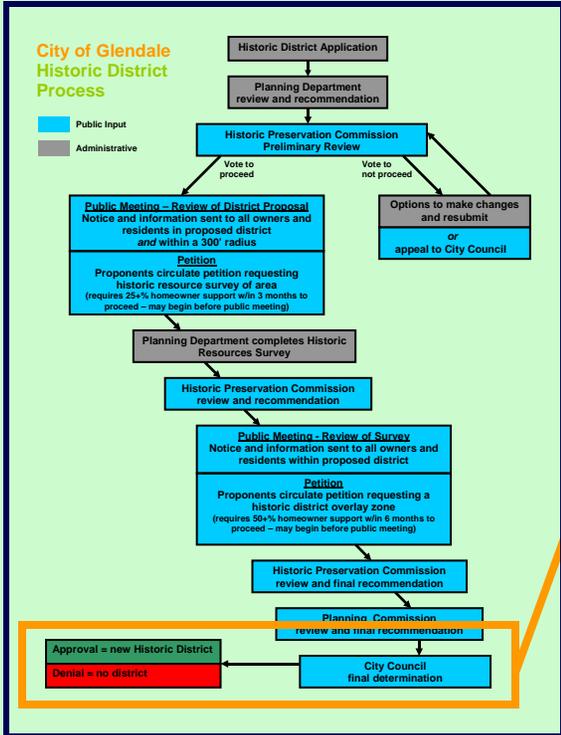
City of Glendale Historic District Process



**Planning Commission
review and final recommendation**

- Planning Commission reviews HPC recommendation and Historic Resources Survey
- Commission votes on proposed district – advisory to City Council; 3 out of 5 needed to recommend zone change

City of Glendale Historic District Process



**City Council
final determination**

- Council reviews HPC and Planning Commission recommendations and Historic Resources Survey
- 4 out of 5 votes required (unless opposition petition submitted)

**Approval =
new Historic District**

**Denial =
no district**

