

# Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

## Other Design Issues in Historic Districts

The following four sections of the guidelines discuss other design issues that relate to historic districts such as: related outbuildings, streetscape & landscape issues, infill development, and improvements to non-contributing buildings within the historic district. These guidelines apply only to those elements that have been identified in a survey as character-defining features of the historic district.

## Outbuildings

Outbuildings and structures consist of garages, guest houses, garden sheds, pergolas and the like. A detached garage is the most predominant type of outbuilding in Glendale's historic districts. Original outbuildings, in their design and placement, may be considered historic. Each historic district will have different types of outbuildings of varying importance. Generally, these guidelines apply to buildings that can be or will be seen from the public right-of-way and have been identified as contributing structures to the historic district.



*Left: This house, like others on its block, has a porte-cochere that extends as a wing from the main house. The detached garage is located to the rear.*

*Right: Some houses have garage doors that reflect the architectural style of the building.*

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## Outbuildings

### design guidelines

#### Garages:

- Historic garages should be retained when possible and feasible.
- The character-defining features of the historic garage--such as primary materials, roof materials, roof form, windows and door openings, and any architectural details--should be retained whenever possible.
- Moving a historic garage from its original location should be avoided.
- If a historic garage is beyond repair, then replacement in compatible scale, massing and materials to the historic main house is encouraged.
- A replacement garage door, on a historic garage, should be similar to those traditionally used for the style of architecture.
- A new garage should be subordinate to the primary structure on the site.
- A detached garage is preferred where feasible and where compatible with the style of architecture (i.e. more modern styles often had attached garages).
- A new garage should be compatible in design with the primary structure but not mimic the historic features of the main building. It should not be designed to look old; it should appear as a new addition to the streetscape.
- A detached garage should be located at the rear of the property and set back substantially from the primary structure where feasible (unless the house originally had an attached garage as with the more modern styles).
- When a garage must be attached, it should be on the rear elevation or the percentage of building front allocated should be minimized when that is the predominant pattern on the street.
- When necessary, an attached garage should be detailed as part of the primary building.



*Above: Mid-Century Modern houses often incorporate two-car garages into the formal design of the house.*

*Below: Ranch houses may also incorporate the garage into the design structure.*



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## Outbuildings design guidelines



*Above: A one-car garage is incorporated on the ground floor of this hillside home. Hillside houses located on the upslope often locate two-car garages in a similar way.*

*Below: In some cases, an open carport may reflect the historic parking pattern of a house or a neighborhood.*



### **Other accessory structures (this does not include secondary historic residential structures):**

- Accessory structures should be located to the rear of the lot, if feasible.
- New accessory structures should be similar in character to those seen historically.
- Prefabricated storage structures should be located at the rear of the lot and should not be visible from the street.
- Accessory structures should be subordinate to the primary historic structure in terms of mass, size, and height.
- Basic rectangular forms with gable, hip or shed roofs are generally appropriate.
- The roof line need not match exactly, but should not compete with that of the primary structure.
- Appropriate building materials should draw on the traditional range of materials used for the primary structure's architectural style.
- Building materials should be utilitarian in appearance.
- Ornate architectural detailing is generally inappropriate for a secondary structures.
- Details should not be added to accessory structures which would make them appear to be a residential dwelling rather than an outbuilding.

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outbuildings



*This image depicts a detached garage located behind a single-family home.*