

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Infill Development

Design of infill construction is important to the overall character of a historic district. Infill construction, that is new buildings located on non-contributing properties within a historic district, should complement the existing historic architecture without mimicking its style. Most importantly, new construction should respect the rhythm of massing and setbacks within a historic district. Each historic district will have varying character-defining features and infill construction guidelines should be tailored to reflect these characteristics.



This infill example from Glendale is an example of the use of varied roof forms to help minimize the impact of the two-story rear portion of the house on the streetscape.

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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).

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.



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.

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

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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.

Rhythm

- 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.

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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.

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Above: Stucco was used as an exterior material in Southern California across many historic architectural styles. It is generally a good exterior material for infill development. However, synthetic, spray-on stucco should be avoided.

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Siding and Other Materials

- Use building materials that are of traditional dimensions.
- Alternative materials should appear similar in scale, proportion, texture and finish to those used historically
- Alternative materials should have a proven durability in the Southern California climate; for example, they should not be easily susceptible to UV-related degradation.
- Stucco is generally appropriate but should maintain a finish compatible with that seen historically within the district.
- Synthetic spray-on stucco is generally not appropriate.
- Wood lap or shingles, brick, or stone are also appropriate, if other buildings in the district generally use these materials
- All wood siding should have a weather-protective finish.
- Wood, brick or stone elements should be similar in dimension and pattern to that used historically, and employed in traditional manner in terms of design
- Extensive use of glass or polished metal, or other highly reflective material, as a primary exterior finish is generally not appropriate unless the immediate context suggests its use, as in a district of Modern houses.
- Ornamental details should be used with restraint.
- Avoid the use of architectural detail that is not generally seen in the district. For example, the use of Victorian ornament in a typically Craftsman district is generally not appropriate. Likewise, the use of any classical detail on modernist structures is generally inappropriate.

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This infill house is an inappropriate addition to a neighborhood comprised of mostly Tudor Style homes.