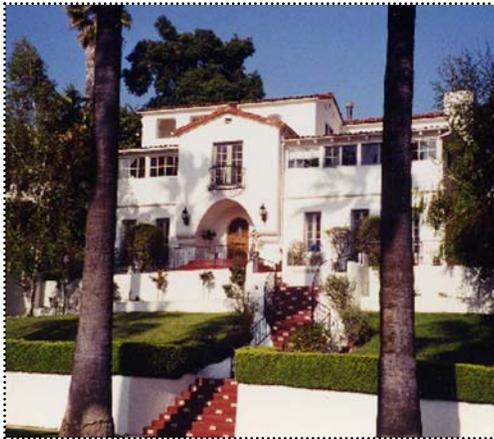
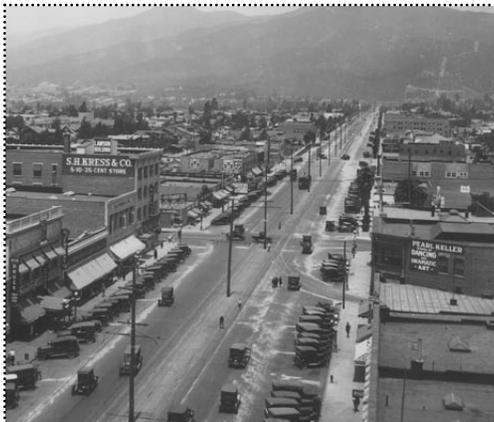


Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The Wian House is a Spanish Revival style House in Glendale.

Below: A historic view down Brand Boulevard toward the hills.



Introduction

These guidelines are applicable only to the City of Glendale's adopted historic districts. While there may be commercial areas within potential historic districts, these guidelines outline treatments for residential properties only. Both single and multi-family properties are discussed.

Design guidelines are one of many urban planning tools communities can use to encourage the rehabilitation and enhancement of older residential areas. This approach has been adopted and implemented in many Southern California communities including Pasadena, Riverside, Anaheim, Manhattan Beach, and Fullerton among others.

The guidelines serve as a tool to encourage high quality, historically compatible infill and alterations or improvements that reflect the established character of the neighborhood.

The purpose of the guidelines is to inform property owners of the important features typically found in various architectural styles, and to offer solutions to common conditions that may be encountered while rehabilitating historic residential buildings. The guidelines will also serve as the basis for decisions by the Design Review Board and by City staff, concerning changes to architecturally and historically significant characteristics of properties within adopted historic districts.

However, they are not meant to dictate design solutions or stifle creative design. The guidelines do not substitute for case-specific analysis or address exceptions or rare instances.

Design guidelines increase the awareness of building owners and designers to historically and architecturally significant building features, and emphasize the importance of preserving and maintaining those features when making alterations. Design guidelines assist in determining acceptable alterations, repairs, and additions to older buildings and appropriate design criteria for new buildings.

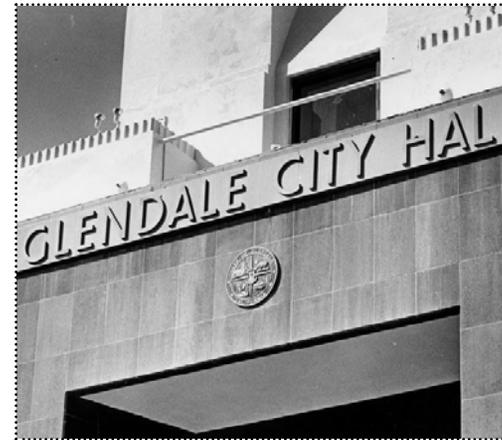
Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Interpreting the Guidelines

The guidelines in this document are not regulations which must be strictly and uniformly applied. They examine common projects in the alteration and construction of buildings and offer solutions that will be appropriate for various architectural styles in the majority of cases. But due to the large variety of styles, the frequent combinations of styles, and the possibility of previous alterations to a building, the guidelines are written as suggestions, instead of as unwavering rules.

A property owner who proposes a solution different from that in the guidelines does not need to obtain a variance or any other special permit allowing for an exception to the guidelines. However, he or she needs to demonstrate why the guidelines are inappropriate or unworkable for his or her project. The guidelines are presumed to contain the preferable solutions, but exceptions can be sought within the normal design review process.

In places, the guidelines encourage restoration of original character-defining features, if they have been lost or altered. These guidelines are applicable only if they are reasonably related to the alteration project for which permission is requested. The review authority should weigh the scope and cost of reversing the alteration against the scope and cost of the proposed project.



Above: A historic view of Glendale City Hall.

Below: A view of hillside development in Glendale.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: *The Glendale Station.*

Below: *An English Inspired Revival home in Glendale.*



Methodology and the Secretary's Standards

Often design guidelines are based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties* ("the Secretary's Standards"), which provide general information to determine appropriate treatments for historic properties. The Standards are intentionally broad in scope to apply to a wide range of circumstances and are used to enhance the understanding of basic preservation principles. There are four treatments outlined in the Secretary's Standards: rehabilitation, restoration, reconstruction and preservation. Of these four treatments, the Glendale Design Guidelines look to the Secretary's Standards for Rehabilitation as a reference and for inspiration. For reference, a copy of these Standards is located in Appendix One of this document.

The Secretary's Standards and the Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts should be used together to determine appropriate alterations to residential properties in designated historic districts in Glendale. The Glendale Residential Historic District Design Guidelines apply only to exterior alterations and those areas of the designated historic district property visible from the public right-of-way immediately adjacent to the subject property. Intended to preserve the character and significance of adopted historic districts, these guidelines prefer retention and repair of original materials to replacement.

Architectural Resources Group (ARG) was contracted by the City of Glendale to prepare these guidelines. ARG performed field work in Glendale's historic neighborhoods from March through June 2005 to illustrate the points made in the guidelines. Most photographs in the style sections of the guidelines are from Glendale. A few photographs in the building elements sections illustrate poor choices in materials and design. These illustrations are from other cities.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

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Purpose

The goals for the project include the following:

- Identify the character-defining features that contribute to the scale, patterns, streetscape, architectural, and historic context of the residential areas of Glendale;
- Provide homeowners guidance while planning changes, upgrades, and additions to their historic houses;
- Recommend exterior treatments for the historic architectural styles found throughout Glendale; and
- Recommend approaches for infill construction that achieve design solutions compatible with the historic and architectural context.

Public Participation

To provide community input to the guidelines, a committee was formed consisting of a broad range of Glendale residents. The committee met four times to review the progress of the project and to provide input into the development of the guidelines. (For a list of committee members see the inside cover of the document.)



Above: This historic Spanish Colonial Revival style apartment building is one of Glendale's many multi-family period revival buildings.

Below: This Monterey Revival home is surrounded by dense landscaping.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This view depicts a streetscape comprised of two-story Spanish Colonial homes and mature street trees.

Below: A view of a street lined with palm trees.



Applicability of the Document

The Design Guidelines are applicable to residential properties within historic districts adopted by the City Council through the processes outlined in the Glendale Charter and the Glendale Municipal Code. The Design Guidelines apply to all new buildings within historic districts and to all additions and alterations to existing buildings that are listed on the Glendale Register or are eligible for listing on the Glendale Register, or are contributors to the historic district.

The Design Guidelines are used to supplement the requirements of the Glendale Municipal Code, as well as any other design guidelines applicable to the subject property (e.g., Single Family Design Guidelines or Hillside Design Guidelines). Application of the Historic District Design Guidelines and all other design guidelines may impose stricter regulations than are in the Glendale Municipal Code, including the Zoning Code, but may not cause any violation of the Municipal Code.

The Historic District Design Guidelines take precedence over other design guidelines on all matters concerning character-defining features. On all matters not covered by the Historic District Design Guidelines (such as color of buildings or, in most cases, on-site landscaping), the Design Review Board shall apply its normal discretion, basing its decisions on any other applicable design guidelines and the applicability of the design review process in as given in the Zoning Code.

The Design Guidelines are applicable only to changes to a building that are on principal, streetfront facades or are visible from a public street abutting the property.

This document applies primarily to contributing buildings and elements within adopted historic districts. The guidelines for specific building elements and architectural styles apply only to contributing structures within those districts. There are separate guidelines for non-contributing buildings or infill development.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

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Applicability of the Document (continued)

When designing alterations or new construction for non-contributing or infill buildings, one must be aware of surrounding contributing structures and their characteristics. Therefore, the guidelines for non-contributing structures or infill development may reference the information on building elements and architectural styles, but without strictly applying that information to those buildings.

How to Use the Document

The Glendale Design Guidelines are organized into several categories: Glendale's historic architectural styles with style-specific design guidelines; building elements with technical design guidelines for their preservation or compatible replacement; and sections that address the design issues related to other types of construction within historic districts such as infill and alterations to non-contributing buildings.

The following steps will help you use these guidelines most effectively:

Step One:

Determine the scope of your project and identify the building elements that would be affected. (pages 11 - 28).

Step Two:

Identify the architectural style of your building. If you are having difficulty, the survey of your historic district should identify the architectural style of your building. Review the information for the related style in the Guidelines (pages 29 - 132).

Step Three:

Read those sections of the guidelines that apply to your project and talk with Planning Division Staff about your next steps.



Above and Below: Two examples of Craftsman homes in Glendale.

