

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Minimal Traditional Style

A housing type that developed as a simplification of historic styles is the Minimal Traditional. The style emerged in the late 1930s to become one of Southern California's dominant architectural styles for housing in the 1940s. Generally, architectural detail in this style is kept at a minimum. The restrained use of ornament and space in a traditional form characterize the style and give it its name. This type of house was built in great numbers in the years immediately before and after World War II, especially in large tract-housing developments. The style enjoyed great popularity in Southern California where, as a result of thriving local industry, housing construction continued to boom throughout the Depression and World War II. The Minimal Traditional style was popular for both single and multi-family residences in Glendale.

These homes are found in large concentration within Glendale's neighborhoods that were developed in the 1930s and 1940s. In addition, they can be found as later infill construction in those neighborhoods that were developed in an earlier era.

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Siding & Exterior Finishes

character - defining features

- Stucco is the most common in Glendale.
- Wood board and brick may also occur.
- Horizontal or vertical board siding may be used decoratively for contrast; for example, in gable peaks.
- Straight, molded, or scrolled beltcourses between stories occur on some examples.

design guidelines

- Stucco or brick cladding should be preserved and maintained.
- Wood siding should be preserved and should maintain a protective coat of paint.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or vinyl siding or synthetic brick veneer.
- Synthetic spray-on stucco is not appropriate.
- Ornamentation that existed historically should be preserved and maintained.
- Additional ornamentation should not be applied if it did not exist historically.



Above: This Minimal Traditional house has a typical stucco exterior.

Below: This house combines brick, which is somewhat unusual, with stucco. Scrolled horizontal board siding in the gable peaks provides contrast.



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Above: This roof has a primary side gable with a prominent front-facing cross gable.

Below: This roof retains its original wood shingle roof.



Roofs

character - defining features

- Roofs may be side or cross gabled or hipped.
- Prominent front-facing gable is common.
- Roof pitch is generally low or intermediate.
- Eaves generally have little or no overhang.
- Simplified cornice boards or modillions occur on some examples.
- Roofs are typically covered with composition, or occasionally wood, shingles.

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic roofing materials should be preserved in place.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally. Composition shingle is appropriate for a full roof replacement.
- Roof detail at the eave line, such as cornice boards or friezes, should be preserved and maintained if they occur.
- Roof detail should not be applied if it did not exist historically

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Porches

character - defining features

- Porches are uncommon on this style but, where they do appear, they are most commonly recessed and partial-width. Full-width porches rarely occur on Minimal Traditional houses.
- Small porticos, with simplified porch elements or scrolled metal posts, are common.
- Metal awnings over entries are common.
- Decorative iron rails along porticos and walkways are typical.
- Concrete, brick, or flagstone stoops are common and should generally be considered part of the portico/entry.

design guidelines

- Historic porticos and porches should be preserved and maintained.
- Metal elements including, awnings, posts, and rails, should be preserved and maintained with a protective coat of paint.
- Original stoop materials should be preserved and maintained.
- Large porches, or other ornamental portico elements, should not be added if they did not exist historically.



Above: This porch extends across the house and the driveway to create a small carport.

Below: This recessed front porch is supported by simple wood posts with decorative cross braces.



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Above: A bay window with shutters is a common element of the Minimal Traditional style.

Below: A simple metal canopy with characteristic scalloped edges provides the only shelter to the front door of this Minimal Traditional home.



Windows & Doors

character - defining features

- Windows are generally divided-light wood double-hung sash or divided-light steel casements.
- Wood and steel windows typically do not both occur on the same building.
- Each bay usually has only one window.
- Single pane hexagonal or round windows, typically near front doors, are common.
- Windows may be decorated with louvered or paneled shutters.
- Door are typically solid wood with vertical panels.
- Simplified Colonial Revival door details, such as pilasters, entablature, and broken pediments, may occur.

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Original windows or doors should be repaired wherever possible instead of replacing them.
- Window replacements, when necessary, should be wooden divided-light sash or steel casement that match the profile of the original windows as closely as possible.
- Vinyl or aluminum windows are not generally appropriate replacements.
- Shutters should be preserved and maintained.
- Door replacements, when necessary, should be solid wood with a similar pattern of paneling.
- Decorative elements, such as pediments and pilasters, should be preserved and maintained.

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Architectural Details

character - defining features

- Minimal Traditional residences are defined by their restrained and simplified use of traditional details.
- Detail, where it occurs, may be applied wood or metal or integrated in the surface of the stucco.
- Scalloped edging on both wood and metal elements, for example on a wood beltcouse or metal door hoods is common.
- Details from both the American Colonial and Tudor Revival styles may be found, in a simplified form, on some residences.
- Most details are in shallow relief.

design guidelines

- Decorative details, where they exist, should be preserved and maintained.
- Adding architectural ornament or detail that did not exist historically is strongly discouraged.



Above: The detail in this house is evident in the subtle contrast of siding materials. Architectural detail is otherwise absent.

Below: The detailing in this house, shutters and a decorative balustrade, is drawn from the American Colonial Revival.



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Above: This one-story house has a compact L-shaped plan that is typical of the Minimal Traditional style.

Below: This Minimal Traditional house has a cozy, compact form beneath a pyramidal hipped roof.



Massing & Additions

character - defining features

- One story is most common but two-story examples do occur
- Compact floor plan

design guidelines

- Additions should be located at the rear of the property and away from the main façade in order to minimize their visibility from the public right-of-way.
- If the addition would be taller than the main building, it should be situated so as not to detract from the primary character-defining facades.
- Additions should use similar finish materials as the original structure, generally stucco or wood siding. The following exterior finish materials are generally not appropriate: aluminum or vinyl siding, plywood, rough-finish stucco, imitation stone or brick.
- Additional roofing forms and materials should echo those of the original structure. Gables or hips are generally appropriate for Minimal Traditional but should remain subordinate to the primary roofline visible from the public right-of-way. Rooftop dormers may be appropriate if they do not disturb the character-defining features of the roof. They may also be located on a rear façade where they are not clearly visible from the public right-of-way.
- Windows on additions should follow a pattern similar to that of the historic building; a simple symmetrical, evenly spaced placement across the length of the façade is generally appropriate.
- Windows should be similar to the original in type, generally either wooden double-hung sash or steel casements. They need not have multi-pane glazing.
- Simplified versions of Colonial Revival decorative elements, such as pediments and pilasters may be appropriate ornamentation for Minimal Traditional houses. Ornate decoration is generally inappropriate.

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Multi-Family Minimal Traditional Buildings

character - defining features

- Generally, two stories
- One building or multiple buildings around a courtyard typically have multiple exterior entries

design guidelines for additions

- Additions should be located at the rear of the property and away from the main façades or courtyards in order to minimize their visibility from the public right-of-way.
- If the addition would be taller than the main buildings, it should be situated so as not to detract from the primary character-defining façades.
- Additions should use similar finish materials as the original structure, generally stucco or wood siding. The following exterior finish materials are generally not appropriate: aluminum or vinyl siding, plywood, rough-finish stucco, imitation stone or brick.
- Additional roofing forms and materials should echo those of the original structure. Gables or hips are generally appropriate for Minimal Traditional but should remain subordinate to the primary roofline visible from the public right-of-way. Rooftop dormers may be appropriate if they do not disturb the symmetrical balance of the façade. They may also be located on a rear façade where they are not clearly visible from the public right-of-way.
- Windows placement on additions should follow a pattern similar to that of the historic building; a simple symmetrical, evenly spaced placement across the length of the façade is generally appropriate.
- Windows should be similar to the original in type, generally either double-hung sash or casements. They need not have multi-pane glazing. Vinyl windows, if similar in style and type to the originals, may be acceptable on additions. Aluminum windows are generally inappropriate.
- Simplified versions of Colonial Revival decorative elements, such as pediments, pilasters, and columns, may be appropriate ornamentation for Minimal Traditional houses. Ornate decoration is generally inappropriate.



Above: The Minimal Traditional style was used frequently in the design of multi-family houses. This building combines stucco and tongue-in-groove horizontal siding. Its small porticos and limited ornament are also characteristic of the style.