

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Modern Styles

The Modern styles encompass a broad range of twentieth-century architectural design that was influenced by the tenets of Modernism. Initiated by European architects, such as Mies van der Rohe, in the first two decades of the twentieth century, the International style introduced the idea of exposed functional building elements, such as elevator shafts, ground-to-ceiling plate glass windows, and smooth facades.

Modernist styles were inspired by modern materials including concrete, glass, and steel and are characterized by the absence or minimal use of decoration. A steel skeleton typically supports these homes. Meanwhile, interior and exterior walls merely act as design and layout elements, and often feature dramatic, but non-supporting projecting beams and columns. With its avant-garde elements, this style flourished in California and was often simplified for use in mid-size apartment buildings. Contemporaneous modern styles include Streamline Moderne and Art Deco which maintain the materials and linearity of modernism but with more decorative elements.

In the years following World War II, modernism found a more expressive form in America in the "Early Modern" or "Midcentury Modern" style that became popular in Glendale and throughout Southern California. These buildings emphasize geometric forms and textures, strong linear qualities, spare ornamentation, and outdoor living. Glendale has examples of Modern residences designed by prominent architects such as Richard Neutra, Rudolph Schindler, Pierre Konig, and Lloyd Wright.

ornamentation is rare, but detailing can occur with rhythmic use of materials



flat roofs are most common

emphasis on outdoor living

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Siding & Exterior Finishes

character - defining features

- Stucco is most common in Glendale.
- Brick or concrete block may also occur, sometimes in combination with another material.

design guidelines

- Original exterior surface materials should be preserved and maintained.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or vinyl siding or synthetic brick or stone veneer.
- Original exterior surfaces should not be covered with wood lap or other more traditional building materials to create an inappropriately "traditional" appearance.
- Synthetic spray-on stucco is not appropriate.
- Ornamentation should not be applied if it did not exist historically.



Above: Stucco finishes like this one are common in Modern styles.

Below: The seamless combination of materials—stucco, wood, and glass—create the smooth and linear character of the exterior walls of this hillside house.



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Above: A flat roof is the the most common roof form among Modern styles.

Below: The low-pitched gable roof is characteristic of the Midcentury Modern.



Roofs

character - defining features

- Flat roofs are very common with most of the modern styles.
- Low-pitch sweeping gables, "butterfly" or "gullwing" occur on some Midcentury Modern examples.
- Eaves are generally soffited on mid-century modern examples.
- Roofs are typically covered with composition roll roofing or, when visible, with tar and gravel.

design guidelines

- The historic roof form should be preserved as they are integral to the character of virtually all modern style houses.
- The historic eave configuration should be preserved.
- Historic roofing materials should be preserved in place or replaced in-kind.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally. Aggregate and color should match the original for tar and gravel roofs.
- Roof detail should not be applied if it did not exist historically.

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Porches

character - defining features

- Porches are rare on modernist houses.
- Porches, where they occur, are typically recessed beneath the primary roof plane.

design guidelines

- Preserve historic porches or restore them where they existed historically.
- Ornamentation that did not exist historically should not be added.
- Construction of a porch, where it did not exist historically, is rarely appropriate.
- Use of traditionally styled building elements on an existing porch, such as Classical columns, is not appropriate.



Above: This porch is recessed behind a row of simple posts and beneath the flat roof.

Below: A simple cantilevered canopy can substitute for a traditional porch.

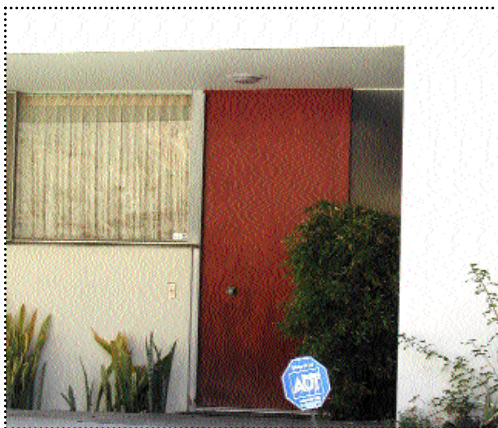


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Above: Both the metal casements and the horizontal banding of these windows are characteristic of Modernism.

Below: An unadorned, unglazed wood door is typical of Modern houses.



Windows & Doors

character - defining features

- Windows are typically steel or aluminum frame fixed sash or casements. Windows are generally single pane. Wood frame windows occur occasionally and usually have only horizontal muntins with no vertical members.
- Windows are generally arranged singly or in horizontal rows or ribbons and have simple frames. Rows of windows often wrap the corner of a building.
- Glass walls are common.
- Simple decorative elements, such as shutters or simplified geometric patterns on doors are used but are usually not highly visible elements.
- Door may be single or paired. Doors are typically wood and lack any paneling or ornamentation.

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained; window frames were often simple and should remain so.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should that match the profile of the original windows as closely as possible. Divided-light windows are almost always inappropriate. Sliding windows are generally appropriate.
- Vinyl windows are generally not appropriate replacements. Vinyl windows with false muntins, or "grids," should not be used.
- New windows should maintain the horizontal rhythm of the fenestration.
- Decorative elements that did not exist historically should not be added.
- Door replacements, when necessary, should be solid wood with a similar pattern of paneling or glazing.

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Architectural Details

character - defining features

- Modern styles are defined by their lack of ornamental detail. Detailing, where it exists, is generally incorporated in the design and materials of the structure.

design guidelines

- Original architectural details should be preserved and maintained.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.



Above: The Rodriguez house's ornamental detail is limited to materials and structural elements.

Below: The use of "textile block" in this Lloyd Wright-designed home exhibits an ornamental use of a structural element. Patterned concrete block was used in a similar effect in the Mid-Century Modern houses.

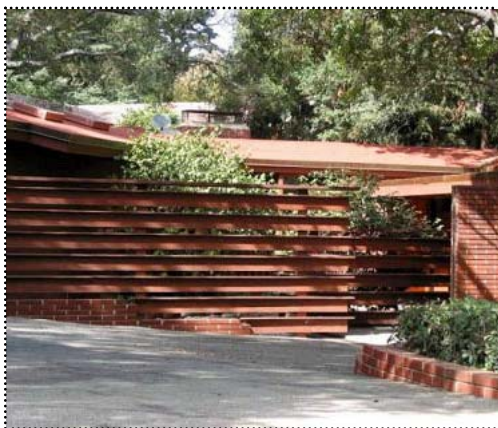


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Above: The typical horizontal emphasis of the style is clear even on this stepped, hillside house.

Below: The low profile and horizontality of this one-story Modern house is emphasized by the rhythmic use of materials on the exterior wall.



Massing & Additions

character - defining features

- One story is most common but two-story examples do occur. The second story may not be articulated on the exterior of the building.
- Horizontal emphasis
- Two-car garage or carport is often attached, prominent, and covered by the primary roof.

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.
- Second-story additions are discouraged on one-story Modern structures. 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. A building's overall horizontal massing, the primary character-defining feature of the style, should not be disturbed as a result of any addition.
- Additions should use similar finish materials as the original structure, generally stucco, brick or concrete block. The following exterior finish materials are generally not appropriate: aluminum or vinyl siding, plywood, synthetic spray-on stucco, imitation stone or brick.
- Additional roofing forms and materials should echo those of the original structure. Flat roofs are generally appropriate for most Modern houses. For Mid-century Modern houses with pitched roof, a gabled roof may be appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. On buildings with pitched roofs, a hip roof addition or a rooftop dormer would rarely be appropriate.
- Windows placement and type should follow a pattern similar to that of the historic building. Typically, windows are single-pane fixed sash or casement arranged in horizontal rows that emphasize the massing of the building.

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Multi-Family Modern Buildings

Many apartment buildings were designed in the Modern style in Glendale. Generally, these are Mid-Century Modern structures. Unlike single-family residences, most of these buildings are two-story structures with simple rectilinear forms and flat roofs. Although these buildings are constructed of modern materials, they often exhibit applied ornament to create a sense of the characteristic linearity, geometry and texture of the style.

design guidelines for additions

- 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. The building's overall horizontality and linearity, primary character-defining features of the style, should not be disturbed as a result of any addition.
- Additions should use similar finish materials as the original structure, generally stucco, brick or concrete block. 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. Flat roofs are generally appropriate for Modern apartment buildings.
- Windows placement and type should follow a pattern similar to that of the historic building. Typically, windows are single-pane fixed sash or casement arranged in horizontal rows that emphasize the horizontality of the building or facade.
- Historic architectural details, where they exist, should be preserved and maintained. However, the spare character of modern buildings should not be destroyed by the addition of details that did not exist historically.



Above: This apartment building, while traditional in form, exhibits the influence of Modernism in its steel casement windows and its clean lines.

Below: The intersecting roof and wall planes of this apartment building are character-defining features. Polished stone mosaic creates the blue finish.

