

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Guidelines for the Enhancement of Non-Contributing Buildings

Some properties within a designated historic district will be identified as non-contributing. These buildings typically do not contribute to the district's historic significance because they either date from outside the district's period of significance or they have been materially impaired with inappropriate additions or alterations. For properties that have been altered and have lost their integrity, the following guidelines do not require that a property be restored to its original appearance nor does it require that it imitate the appearance of the surrounding properties. Instead, these guidelines are geared towards maintaining the visual coherence of the district as a whole.



Left: This post World War II duplex has been somewhat modified over the years but it retains its overall shape, window and door locations and its original exterior stucco finish. If this were a historic district, this building would be contributing to the district because the changes have not impaired its overall integrity.



Right: Another building in the same complex has been extensively remodeled and architectural elements have been added to the building that never existed. If this were a historic district, this building would be non-contributing to the district because it has been too heavily remodeled and lost its integrity.

non-contributing buildings

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design guidelines

Site Design and Orientation

- Additions or alterations to non-contributing structures should not disrupt the prevailing rhythm of setbacks on the block.
- The front of the house should be oriented toward the street and the front entrance clearly identified.
- Non-contributing properties should adhere to the Streetscape and Landscape Design Guidelines outlined in the Guidelines for Specific Residential Building Elements section.

Massing and Scale

- Additions to non-contributing structures should have a similar mass to the surrounding buildings. For example, a two-story building is generally not appropriate on a block composed exclusively of one-story houses.
- Front elevations should appear similar in scale to those seen traditionally in the surrounding neighborhood.
- The width and height of a non-contributing structure should not exceed the typical maximum dimensions seen in the district.

Building and Roof Form

- Simple rectangular building forms are generally preferred.
- Simple gabled or hipped roofs with a pitch similar to the surrounding structures are generally appropriate.
- Flat roofs may be appropriate where the prevailing style(s) of architecture provide an appropriate context.
- Exotic or complex roof forms that detract from the visual continuity of the district are generally inappropriate.



Above: New windows, new doors, poor wood shingle repairs and new stairs would preclude this building from being considered a historic district contributor.

Below: Alterations at the garage level and to the second-story windows impair the integrity of the hillside home.



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Above: This new house in a neighborhood of Tudor Style homes would be considered non-contributing.

Below: This Ranch style house has new windows and new vinyl siding. It is a non-contributing house in a district of Spanish eclectic bungalows.



Non-Contributing Buildings

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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.
- Roofing materials should generally have a non-reflective, matte finish.
- 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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Fenestration

- Window openings should maintain a similar 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.
- Windows and doors should be finished with trim elements in a manner consistent with the historic architectural styles seen in the district.



Above: This house was once a split level home from the late 1940s. It has been extensively remodeled and it was constructed outside the period of significance for the surrounding historic district.