

Historic District Design Guidelines



City of Glendale

Historic Preservation Commission

Design Guidelines for Residential Buildings in Adopted Historic Districts

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Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Table of Contents

Introduction	Page 1
Glendale's Residential Character	Page 7
Common Building Elements with All Styles	
Siding & Exterior Finishes	Page 11
Roofs	Page 15
Porches	Page 19
Windows & Doors	Page 23
Historic Architectural Styles Found in Glendale	
Victorian	Page 29
Foursquare	Page 37
Craftsman	Page 45
Mission Revival	Page 53
Mediterranean Revival	Page 61
Spanish Colonial Revival	Page 69
Tudor and English Inspired Revivals	Page 77
French Inspired Revivals	Page 85
American Colonial Revival	Page 93

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

table of contents

Table of Contents (continued)

Historic Architectural Styles Found in Glendale (continued)

Monterey Revival	Page 101
Minimal Traditional	Page 109
Ranch	Page 117
Modern	Page 125

Other Design Issues in Historic Districts

Outbuildings	Page 133
Streetscape and Landscape	Page 137
Infill Development	Page 141
Non-Contributing Buildings	Page 147

Appendices

Appendix A - Secretary of the Interiors's Standards	Page 151
Appendix B - Glossary	Page 153

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.

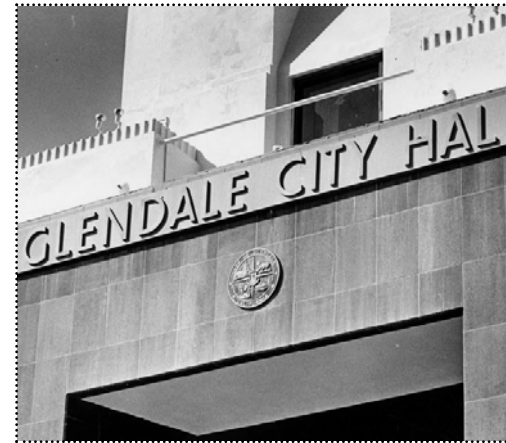
Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

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

introduction

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

introduction

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This curved Glendale street has two-story single-family homes with mature landscaping.

Below: A Pacific Electric Railway car southbound on Brand Boulevard at Glenoaks Boulevard in Glendale in the 1940s or early 1950s.



Setting

This city of Glendale consists of approximately thirty square miles located about six miles north of downtown Los Angeles. It is bounded by the communities of La Canada Flintridge, La Crescenta, and Montrose on the north; Pasadena and Eagle Rock on the east; Atwater on the south; Burbank, Tujunga, and the Los Angeles River on the west.

The Glendale area was carved from the Rancho San Rafael in the "Great Partition" of 1871. The town of Glendale was surveyed and recorded in 1887 during a period of economic boom in Southern California that followed the completion of transcontinental railroad service to the region. The City of Glendale was formally incorporated in 1906. Both small and large annexations of land followed, including the annexation of the City of Tropic in 1918.

The joint mission of the Glendale and Tropic Improvement Associations at the turn of the century was the establishment of an interurban rail line connecting Glendale to Los Angeles. Their goal was finally achieved in 1904 through the investment of Leslie C. Brand. The Los Angeles Railway and Glendale Railroad Company, later becoming part of the Pacific Electric network, provided electric streetcar service between Glendale and downtown Los Angeles along Brand Boulevard. Easy streetcar service, and subsequently freeway access, to Los Angeles focused Glendale's development as a "community of homes."

Residential neighborhoods that were laid out by a single development company often demonstrated a consistency of architectural styles, size, and scale, popular at the time. Other neighborhoods, however, were developed over two or three decades and continued to evolve as newer structures were placed next to older ones and as changes in zoning allowed for more intense development. These neighborhoods exhibit a variety of characteristics that today document the historical trends in population and architectural taste.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Single Family Residences

Single-Family residences date from the turn of the twentieth century to the post-war era and consequently display a variety of architectural styles. A few examples date from Glendale's earliest settlement period. Typically, these take the form of simple Folk Victorian, Queen Anne, and Foursquare styles. More prevalent, however, are the Craftsman style bungalows built from approximately 1900 into the mid-1920s.

The Craftsman style was eclipsed after World War I by a variety of Revival styles, including Spanish Colonial and Tudor. The Spanish Colonial Revival style became the dominant architectural style in Southern California during the 1920s. There are several variations, drawing broadly on historical precedents to imagine the California past. As such, late Mission Revival, Andalusian, Churrigueresque, and Adobe Revival styles can all be seen as part of the same movement. Mediterranean and Italian Renaissance Revival houses also drew upon historical precedents in their design and were considered appropriate choices for the Southern California climate. Tudor Revival and French-inspired styles drew on a popular sense of the "picturesque" to create both grand residences and cozy cottages.

Another Revival style used for residential architecture was the American Colonial Revival. The style attained popularity nationally in the late nineteenth century but found its popularity in Southern California during the 1920s and 1930s along with other Revival styles. The style evokes the United States' early history and was created using the stylistic elements common the Georgian, Federal, and Greek Revival styles from the colonial and early national periods of the late 18th and early 19th century.

While construction slowed dramatically in most parts of the country during the 1930s as a result of the Great Depression, Southern California continued to experience a housing boom. Revival style houses continued to be built but often in pared-down versions with simplified details. By the late 1930s, houses often mixed traditional and more modern building materials. Late Revival style and Minimal Traditional houses were built throughout the decade.



Above: This Craftsman style house is typical of small scale single-family houses in Glendale. Note the palms in the background from a parallel street.

Below: The Tudor Revival style is just one of several Period Revival styles popular in Glendale.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This Midcentury Modern home is one of many of Glendale's exceptional modern era residences.

Below: Detailed view of the John Derby House in Glendale designed in 1926 by Lloyd Wright.



Minimal Traditional homes continued to enjoy popularity following World War II which suggests an ongoing appreciation for traditional styles. The development of new suburbs in the postwar period saw the advent of new architectural styles. The Ranch style and Midcentury Modern both took advantage of large suburban parcels to create new low-lying, linear house forms. The Ranch style was more traditional in its design elements while Midcentury Modern emphasized geometric forms and textures. Both styles, however, were usually a single story, accommodated a two-car garage into the design, and celebrated outdoor living. Both styles also enjoyed tremendous popularity throughout the 1950s and 1960s.

Ecclecticism

Ecclecticism is a term used to define the composite use of various architectural styles in a single building. Architectural styles are, of course, not static. Often, homes are designed with the influences of multiple styles. In other cases, a historic home designed in an early style will have substantial alterations in a later popular style. Still others reflect the transition between styles. Most examples of ecclecticism in Glendale were built in the 1920s and express the exuberance of both the decade's building boom and the architecture of the various Period Revival styles. In addition, housing construction in Southern California continued throughout the Depression and World War II when it had virtually stopped in other parts of the nation. As a result, late and transitional examples of these popular architectural styles can be found in Glendale.

The predominant architectural style is usually reflected in a building's massing and materials. The influence of other styles is more frequently seen in the decorative detail. For example, late examples of the Craftsman bungalow, built in the 1920s, often exhibit Colonial Revival elements such as classical columns and pedimented front porches. Minimal Traditional houses, constructed in Glendale in the 1930s and 1940s, combine the economy of compact massing, modern materials, and spare ornamentation with simplified elements of the Revival styles that were, by then, waning in popularity.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

glendale's residential character

Multi-Family Residences

Beginning in the mid 1920s, a variety of multi family residential structures emerged including duplexes, fourplexes, apartment buildings and courts. Craftsman-style architecture was a popular choice for early duplexes and some fourplexes. Spanish Colonial Revival style became the prevailing style in the 1920-30s, particularly for courtyard apartment buildings. Courtyard apartment buildings combined features of the single-family residences and high-rise apartment buildings. The earliest form of courtyard housing was the bungalow court, a group of detached units placed around a shared central garden. The bungalow court gave rise to a variety of courtyard housing schemes, which became very popular during the 1920s and 1930s because they provided a "community within a community."

Two- and three-story apartment buildings were also executed in the Revival styles, such as Spanish Colonial, Mission, and Italian Renaissance. The buildings are generally two- or three-story buildings with square plans and flat roofs. Larger apartment buildings were constructed in the post-war period in both Minimal Traditional and Mid-century modern styles.



Above: Colonial Revival was a popular multi-family style of architecture in the 1920s through the 1940s.

Below: Spanish Revival was also a common multi-family architectural expression in Glendale.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Building Elements

The following four sections of the guidelines address common building elements for all styles of architecture. While these elements are discussed in each style, additional information is given in these sections: siding & exterior finishes, roofs, porches, and windows & doors.

Siding and Exterior Finishes

Siding and exterior finishes constitute primary character-defining features of most historic houses. In Glendale stucco is the predominant material seen on historic residential buildings built after 1920. Wood lap and shingle siding and brick are common to a few architectural styles. Brick and stone were often used for foundations and chimneys. River rock was also occasionally incorporated into some structures. Altering or obscuring historic wall cladding can seriously impair the appearance of historic houses.



Left: This cottage, built at the turn of the twentieth century, is clad with narrow wooden clapboards.



Right: Sand-finish stucco, seen on this Monterey Revival style home, was a common exterior finish from the late 1930s-1950s.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Siding and Exterior Finishes

character - defining features

Determine siding type & material, for instance:

- Wooden clapboard
- Wood shingle
- Wood board and batten
- Sand-finish stucco
- Smooth-finish stucco
- Brick

Identify any pattern in the application of the material:

- Pattern shingles
- Patterned stucco
- American brick bonding
- Random pattern of clinker brick

Consider how the exterior materials contribute to the overall design of the building, for example:

- Are a combination of finishes used for a textured effect?
- Does the siding emphasize the horizontal or vertical dimension of the building?
- Does the placement of siding create a decorative pattern such as quoins or ornamental shingles?
- Is the foundation finish visible?

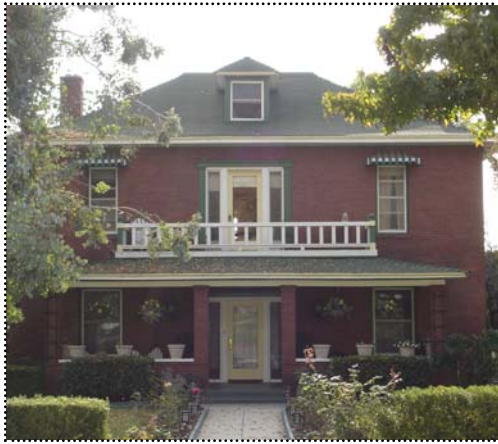


Above: Glendale's stone houses use arroyo stone as the primary exterior finish. These resources are particularly unique and significant among Glendale's rich historic housing stock.

Below: This stucco house has a brick chimney with untooled mortar joints, an effect known as "weeping" mortar.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house's use of brick as the primary exterior siding is relatively unusual in Glendale.

Below: While siding varied among Craftsman style houses, the wood shingle siding of this particular example is considered character-defining.



Siding and Exterior Finishes

design guidelines

- Original siding and finish material should be repaired or replaced in kind.
- Consider removing existing inappropriate siding that covers original materials.
- Repair deteriorated siding and finishes by patching, piecing-in, consolidating or otherwise reinforcing them.
- Avoid removing material that can be repaired; replace only the amount of material required as a result of deterioration.
- If replacement is necessary, match the original material in composition, scale and finish.
- Aluminum, vinyl, or synthetic brick siding should not be used to cover original historic fabric.
- If substitute materials must be used, they should match the original in appearance as closely as possible.
- Frequent repainting may cause build-up of paint layers that obscure architectural detail. In this case, consider stripping existing paint layers to reveal details. Paint stripping should employ the gentlest means possible.
- Unpainted elements should remain unpainted.
- Provide proper drainage and ventilation to discourage rot and other water-related degradation.
- Spray-on texture coating is not an appropriate replacement finish.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Siding and Exterior Finishes

design guidelines

- Removal of non-historic inappropriate stucco is encouraged, when possible.
- Use the gentlest means possible to clean a structure. Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Abrasive cleaning methods can result in accelerated deterioration.
- Historic siding and finishes should never be sandblasted.

Wood

- Wood surfaces, including board and shingle siding and trim, should be stained or primed and painted; maintaining these finishes will retard drying and ultraviolet damage.
- Stucco is inappropriate siding for a historically wood-sided building.

Stucco

- New stucco, when necessary, should match the original in color, texture, and finish.
- Synthetic spray on or brightly colored stucco is not appropriate.

Brick

- Preserve the original brick and mortar wherever possible.
- Maintain the original bonding and tooling pattern when repair or replacement is necessary.
- Match brick and mortar color when repair or replacement is necessary.
- Painting brick is generally inappropriate, as it can lead to moisture damage. However, brick surfaces that were painted historically may be maintained.



Above: Many period revival style houses, particularly Spanish Colonial Revival style, have a hand-troweled stucco finish that may be either smooth or lightly textured.

Below: This Colonial Revival style house combines three traditional exterior materials: stucco, brick and wood.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Roofs

Roofs are a principal structural element of houses and, in form and material, help define the character of historic architectural styles. Whether gabled, hipped, or flat, roofs can be simple or complex in form. Historic houses in Glendale are most commonly clad with shingles or clay tile.



Left: Red tile roofs are generally low-pitched and are used frequently in the Mission Revival, Spanish Colonial, Mediterranean, and Monterey styles.

Right: The rolled-over roof edges in some Tudor houses provide a storybook character.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

roofs

Roofs

character-defining features

Determine roof shape, pitch and orientation, for instance:

- Low-pitch side-facing gable
- Steeply-pitched front-facing gable
- Cross gable
- Front or side facing gable
- Flat roof with low parapet
- Flat with eaves
- Hip roof
- Gambrel
- Jerkinhead (also known as clipped gable or hip-on-gable)
- Pyramidal

Identify subordinate details of the roof design or construction:

- Multiple eave lines
- Dormer, if present, may be gabled, hipped, or shed
- Half-story wall dormer
- Eyebrow dormer
- Central or flanking chimney
- Castellated parapet
- Decorative or simple bargeboards

Identify the type of eave and any related detail:

- Open eaves
- Boxed eaves
- Wide eave with bracket or exposed rafter tail
- Flared eaves
- No eave

Identify the original roofing material:

- Red clay half-barrel tile
- Wood shingles
- Composition shingles
- Slate shingles
- Composition roll roofing
- Tar and gravel

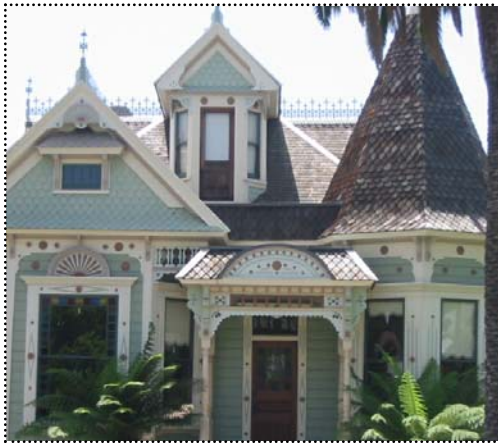


Above: Modern homes tend to have flat roofs with little or no decorative detailing.

Below: The parapet in this Mission Revival house is a character-defining attribute.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The preservation of the multiple gables, towers and dormers add to the historic value of this Victorian.

Below: In this Colonial, a gabled roof is used to cover the porch.



Roofs

design guidelines

- The original roof form should be preserved.
- Historic specialty roofing materials, such as original tile, slate, or rolled composition roofing should be maintained in place whenever possible.
- Retain and repair roof detailing.
- Original eave overhangs should be maintained. Cutting back roof rafters and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is generally inappropriate.
- Repair of historic roofing is always preferable to replacement.
- Limit replacement to severely deteriorated roofing elements.
- Maintain flashing and gutters in good condition to reduce water damage.
- Remove debris from gutters to maintain proper drainage and reduce water damage to eaves.
- If a new roof is necessary, match the shape, material and pattern of the original as closely as possible.
- New roof materials should match the original in scale and texture as closely as possible. Keep in mind that the materials used historically may not be available or may not be allowed under local building code.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

roofs

Roofs

design guidelines

- The use of plastic or concrete simulated materials is not appropriate.
- Composition roofing is an appropriate substitute for wood shingles in a complete replacement.
- Imitation slate and wood are generally appropriate replacements for original materials in the case of complete roof replacements.
- Removing or correcting earlier, inappropriate repairs or additions is encouraged.
- Skylights, solar panels, vents, satellite dishes or other rooftop devices should be located to eliminate or minimize the visual impact from the public right-of-way. Installing these elements on the primary façade is generally inappropriate.
- Skylights should be located lower than the ridgeline. Flat skylights that are flush with the roof plane may be considered on secondary or rear roofs.



Above: Most Craftsman houses have a forward-facing, prominent gabled roof.

Below: Maintaining the original roofing materials provides an historic context with the surrounding environment.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches

Porches are common features of many 19th- and 20th-century residential styles. In many houses the porch is the most distinctive stylistic element of the design. Porches vary greatly in structure and design but invariably create an important relationship between indoor and outdoor space. Porches, and alternatively porticos, often define the entry to a house. Placement of porches may be symmetrical, asymmetrical, wraparound or courtyard-oriented. Porches may share characteristics, such as balustrade and column form, with balconies.



Left: The porch in this Craftsman is a prominent feature in the design.

Right: The neoclassical balustrade and column on this porch are inappropriate to this house's Minimal Traditional aesthetic.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches

character - defining features

Determine original porch configuration, for example:

- Was there a porch historically?
- Is the porch partial or full-width?
- How tall is the porch?
- Does the porch project from the wall plane?
- Is the porch cut into the façade and incorporated under the main roof?
- Is it a wraparound or side porch?

What are the primary materials of the porch?

- Wood
- Stone
- Stucco
- Brick

Identify subordinate details of the porch design or construction, such as:

- Solid or open balustrade
- Battered piers
- Chamfered supports
- Classical columns with capitals
- Turned spindlework

Identify the type of roof, eave and any related detail

- Is the porch roof flat, gabled, or hipped?
- Does the roofline mimic or contrast with the main roof?
- Are there any elements above the porch's eave line such as a balustrade or pediment?



Above: The enclosed porch on this house detracts from the structure's historic value.

Below: The flagstone supports of this porch are inappropriate to the Craftsman style and should be replaced with its original materials.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: In some cases, the use of glazing can be an appropriate design solution for enclosing a historic porch.

Below: The porch of this Foursquare adds to the historic character of this house.



Porches design guidelines

- The original porch form should be preserved.
- The existing location, shape, details and posts of the porch should be preserved.
- Missing or deteriorated decorative elements should be replaced to match existing elements or replaced based on documentation or physical evidence.
- Avoid using a porch support that would be substantially smaller than the existing supports.
- Original porches should not be removed from the primary façade.
- Original porch details should not be removed.
- Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is not appropriate.
- When a porch must be enclosed, transparent materials, such as glass, should be used and carefully placed in order to preserve the visual character of the porch.
- Adding porch details, such as rails, balustrade, scrollwork, where they did not exist historically is generally inappropriate.
- Any replacement or addition of ornament should be in a style consistent with the original architectural style.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

porches

Porches

design guidelines (continued)

- Where additional porch rail height is desired or required by code, consider providing a smaller rail above the historic railing to achieve the additional height.
- Restoring an altered porch to its original design and configuration is encouraged.
- When porch replacement is necessary, it should be similar in character, design, scale and materials to those used historically.
- The design of a replacement should be based on available historical documentation, such as original plans, Sanborn maps, or historic photos or physical evidence.
- When no physical or visual evidence of the porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- Unless reconstructing a porch from historical documentation, it is not necessary to replicate the details of the original porch.
- The height of the railing and the spacing of the balusters should be similar to those used historically.
- While matching original materials is preferred, fiberglass columns may be considered when detailed correctly and painted appropriately.



Above: The portico for this Colonial Revival house uses classical elements in its design.

Below: The porch on this Victorian has elaborate details which provides a great deal of character.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Windows & Doors

Windows and doors are often the most important and highly visible features of any building. For residential properties they can make or break the building design. In historic houses windows were often either wood or steel sash and doors frequently were paneled or included glazed lights.



Above: Tripartite wood windows on a Craftsman
Below: Wood casement windows



Above: Steel casement windows at building corner
Below: Row of wood double-hung 1-over-1



Above: Wood front door with lights and side lights
Below: Wood front door with single light



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Windows

character - defining features

Determine window type & material, for instance:

- wood double-hung with multiple lights
- wood casement with fixed pattern
- steel sash casement
- wooden fixed-sash bay
- aluminum single-pane "picture" window
- stained glass with leaded muntins

Identify the details of the window design, consider:

- proportions of the frame and sash
- configuration of window panes
- muntin profile
- type of glass

Determine the pattern of the openings and their size:

- Are the windows paired or grouped?
- Are the windows flush with the wall or recessed?
- Are the windows of uniform or varied design?
- Are the windows horizontal or vertical in orientation?

Identify associated window details, for example:

- Casing
- Lintels
- Shutters
- Trim



Above: This vinyl window has fake muntins or "grids," which are not appropriate for most historic styles.

Below: This replacement aluminum sliding window does not give the same proportion to the facade as the original window.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This arched window has leaded glass. This opening is one of the most character defining on this house.

Below: This arched window provides a focal point to the facade. There are both fixed and operable components to this window.



Windows

design guidelines

- Survey condition of windows early in the rehabilitation process.
- Consider a window's place both as a component of the facade and as a contributor to the interior space.
- Repair of historic windows is always preferable to replacement.
- Replacement should be limited to severely deteriorated window components.
- Historic glazing and hardware should be preserved and windows maintained in operable condition.
- Broken sash cords should be replaced with new cords or chains, if necessary, to improve window function.
- Sills should be repaired or replaced as necessary to permit proper drainage.
- Paint on glazing or built-up paint on sashes should be removed.
- Glazing and putty should be repaired or replaced on original windows as necessary.
- Weather stripping should be replaced when necessary.
- Removal of earlier, inappropriate repairs is encouraged.
- Windows should be maintained by appropriate cleaning, rust removal, limited paint removal, and timely reapplication of protective or paint coatings.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Windows

design guidelines (continued)

- When wholesale window replacement is necessary, new windows should match the historic window as closely as possible in type, style, proportion, material, profile, arrangement and number of divided lights. When replacing failed windows, preserve the original casing and frame, if feasible.
- If an exact match is not possible, consider all of a window's characteristics and its importance in the facade when selecting a replacement, particularly if vinyl is used. The characteristics to consider include the window's finish, mullion and muntin configuration and profile, glass-to-frame ratio, and its frame depth, width, and details.
- Matching the material of the original window is the best approach in window replacement. Vinyl or aluminum frame windows are generally not appropriate on primary facades of most historic buildings (except in the case of some Modern homes where aluminum is the original material.) However, vinyl replacements may be considered on secondary facades provided that the original casings are preserved, original glazing pattern is maintained, and the profile and finish of the replacement window are similar to the historic window.
- Reuse of salvaged windows from other (similarly styled) historic buildings can be an acceptable solution to window replacement.



Above: Palladian windows, like the one shown above, have a central larger arched window flanked by two smaller non-arched windows.

Below: These arched windows on a Spanish Colonial Revival house have decorative muntins and a red tile hood.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Doors

character - defining features



Above: This double door has multiple lights and a decorative balconet above.

Below: The wood paneled door below has a single centered light.



Determine the type of door and whether it is likely an original door:

- Paneled door--vertical or horizontal panels
- Glazed door--half-glazed or partially glazed
- Flush door
- Batten door
- Rectangular or arched
- Single or paired

Identify associated door details, such as:

- Transom
- Sidelights
- Casing
- Decorative crown or pediment
- Columns or pilasters
- Portico
- Decorative hardware

Consider the door's location as a component of the overall facade design:

- Centered or off-center
- Recessed or flush
- Does the door opening relate to the rhythm of the window openings?
- Is the door an integral part of a more ornate entry?

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Doors

design guidelines

- Repair of historic doors is always preferable to replacement. If repair is not feasible, reuse of salvaged doors from other (similarly styled) historic buildings can be an acceptable solution to door replacement.
- Consider a door's place both as a component of the facade and as a contributor to the interior space.
- Historic glazing and hardware should be preserved. Replacement should be limited to severely deteriorated components.
- Removal of earlier, inappropriate repairs is encouraged.
- The original or similar finish should be maintained.
- Doors should be maintained in operable condition.
- If the door is not functioning properly attempt to rehang it rather than shaving or undercutting it.
- Tighten the hardware hinges or refit the threshold allowing smooth opening & closing.
- When replacement is necessary, the original door location, shape and size should be maintained.
- Replacement doors, when necessary, should be compatible with the style and period of the building.
- The original frame should be preserved.
- Original associated features such as transom, sidelights, portico, and pediments should be maintained
- Enclosing or altering the size of a historic door opening is generally inappropriate.
- Metal grille security doors should be avoided on the primary façade.



Above: This Midcentury Modern house has a geometrically stylized entry.

Below: This highly decorative "Victorian" reproduction door is inappropriately placed on a Craftsman house.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Victorian Style

The term Victorian is an umbrella term used to discuss house styles from approximately 1860 through 1910. Deriving from the long reign of Great Britain's Queen Victoria (1837-1901), this style had several variations. In America rapid industrialization during the period from 1860 to 1910 brought drastic changes in house design and construction. Mass production of building components caused prices to decrease quickly. In addition, the new transcontinental railroad (completed in 1863) transported the items across the country cheaply. The low cost and easy availability of these decorative and structural components made their success inevitable. The style of architecture that resulted from the profusion of ornaments and building materials was labeled "Victorian" and is seen in almost every community in the United States that existed at the time. Within this broad term there are seven generally accepted styles: Gothic Revival, Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian. There are very few ornate representations of the Victorian period remaining in Glendale. However, there are a number of simplified Victorians constructed around 1905.. These houses generally had less decorative detail than the Goode House, pictured below. Two landmark examples in Glendale have been restored, the Goode House and the Doctor's House.

victorian style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

victorian style

Siding & Exterior Finishes

character - defining features

- Wood clapboard siding is the most common exterior finish in Glendale.
- Wood shingles may exhibit decorative pattern between floors or at gables.

design guidelines

- Wood clapboard or shingles should be preserved and maintained.
- Wood elements should be preserved by a protective finish of paint.
- Brick or stone foundations should be preserved and typically should remain unpainted.
- Repairs to exterior surfaces should be in-kind and should match the original in profile, size, shape, texture, color, and finish. Any decorative pattern should be replicated in the event of repair or replacement.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick or stone veneer.
- Use of stucco is not appropriate.
- Removal of non-original, inappropriate stucco is encouraged, when feasible.

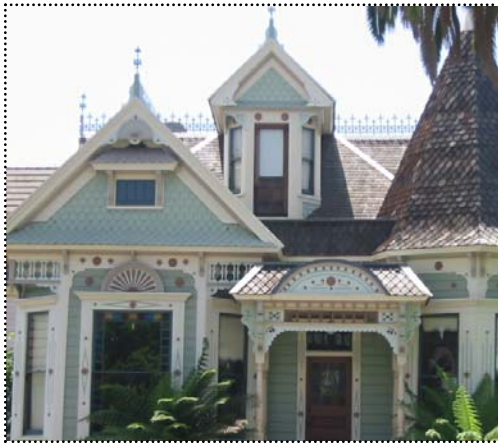


Above: This Queen Anne cottage has narrow wood clapboard siding.

Below: This transitional style home is clad with wood clapboard and shingles.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Complex roof forms, with multiple front-facing gables are characteristic of high-style Victorian houses.

Below: This vernacular, or Folk Victorian, house has a primary side gable with a front-facing crossgable.



Roofs

character - defining features

- Gabled roofs are most common.
- Prominent front-facing gable is typical.
- Eaves may be boxed or open.
- Shingles are most common material.

design guidelines

- The historic roof form, generally gabled, should be preserved.
- The historic eave depth and configuration should also be preserved.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally, typically wood shingle.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

victorian style

Porches

character - defining features

- Typically a one-story porch is a prominent feature
- May be partial, full width, or wraparound
- Recessed porch is common on hipped roof examples
- Spindlework frieze occurs in many examples, both high-style and Folk
- Open rail balustrade is most common
- Solid balustrade with siding is less common
- Turned or chamfered columns sometimes occur

design guidelines

- Preservation of historic porches is encouraged.
- Restoration of historic porches that have been infilled is also encouraged.
- Preserve the roof form of a historic porch whether gabled, hipped, or shed.
- Preserve decorative details, such as spindlework, balustrade and columns, that help to define a historic porch.
- Missing or deteriorated elements should be replaced to match the existing original elements.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick or stone veneer.
- Porches should not be enclosed with doors or walls or other opaque materials.
- Additional porch elements, such as decorative woodwork, should not be added if they did not exist historically, even if that detail is Victorian in style.



Above: This Folk Victorian house has a full-width front porch.

Below: While substantially influenced by the Craftsman style, this house has a partial-width recessed porch more characteristic of the Victorian style.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The doors and windows of this house have the simple flat surround characteristic of later examples of the Victorian style. The windows also have stylized muntins.

Below: Bay windows are common in more ornate examples of the style.



Windows & Doors

character - defining features

- Windows generally have wood frames
- Windows are typically double-hung sash
- Windows may be arranged singly
- Doors are typically paneled wood with a painted or stained finish
- Most windows and door openings have a wooden surround that is typically a simple wide, flat board.

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Windows and doors should maintain a protective finish of paint.
- Windows and doors should be repaired rather than replaced when feasible.
- Window replacements, when necessary, should match the type, profile and material of the original windows as closely as possible.
- Vinyl or aluminum windows are not appropriate replacements.
- Contemporary mass-produced doors with ornate "Victorian"-style details are generally inappropriate replacements. Replacement doors should be wood and should match the original in detail as closely as possible.
- New window openings should maintain the pattern of horizontal groupings that existed historically
- New window and door openings should be treated with surrounds similar to those of the historic fenestration.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

victorian style

Architectural Details

character - defining features

- Turned spindlework or jigsaw cut trim on porch
- Brackets under eaves
- Bargeboards
- Decorative scrollwork, shingling, or half-timbering in gable peak

design guidelines

- Original architectural details, such as spindlework should be preserved and maintained with a protective coat of paint or stain. However, multiple layers of paint may cause the detail to lose its depth.
- Original wooden architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.



Above: Decorative woodwork in the gable peak is characteristic of the Victorian style.

Below: Jigsaw-cut trim surrounds this portico.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has the simple rectangular form and symmetry characteristic of the Folk Victorian.

Below: This transitional example of the Victorian style has a Craftsman-influenced porch design but the height and bulk of the main house are more characteristic of the Victorian.



Massing & Additions

character - defining features

- Simple rectangular or L-shaped plan in most single-family homes in Glendale
- Symmetrical façade is more common in Folk, or vernacular, examples
- Complex massing and asymmetry is more common in stylized Queen Anne houses
- One or two stories in height

design guidelines

- Generally, 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.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. Additions should maintain the verticality of the massing.
- Two story additions to one-story buildings are strongly discouraged. If the addition would be taller than the main building, it shall be situated so as not to detract from the primary character-defining facades.
- Additions should use similar finish materials as the original structure, generally wooden clapboard or shingle.
- Additions should not use the following exterior finish materials: aluminum or vinyl siding, plywood, stucco, imitation stone or brick.
- The roof form and material of additions should echo those of the original structure. Gabled roofs are appropriate but should remain subordinate to the primary roof. Composition shingle is typically the best roofing material. Pattern should be considered to suit the original roof.
- Rooftop dormer additions are generally not appropriate on gable-front buildings.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Massing & Additions (continued)

design guidelines

- Additions should use a similar fenestration pattern, generally single tall windows in each bay of the facade.
- Windows should be similar to the original in type, generally a wooden double-hung sash. Windows need not precisely match the originals. For example, a simple one-over-one sash is appropriate in most cases.
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.

Multi-Family Victorian Buildings

Most Victorian houses were constructed for single-family use. Occasionally, these large homes were later converted for use as multi-family dwellings. Additions for multi-family use should adhere to the design guidelines for additions.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Foursquare Style

Dating from approximately 1900 through the 1920s, this residential style is related to both the Prairie and Craftsman styles. Simple and pragmatic, the classic Foursquare home is found in nearly every part of the United States. Popularized by pattern books and Sears Roebuck & Company mail order kits, the American Foursquare spread to residential neighborhoods throughout California. This style features a simple box shape, usually two-and-a-half stories in height, generally a four-room floor plan. The roof is low and hipped with deep overhang, often with a large central dormer. A full-width porch with wide stairs generally dominates the front elevation, and in California these are almost always wood-frame structures with wood siding. The Foursquare's boxy shape provided roomy interiors for homes on small city lots. Many Foursquares are trimmed with tiled roofs, cornice-line brackets, or other details drawn from Craftsman, Mediterranean Revival, or Mission Revival styles.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

foursquare style

Siding & Exterior Finishes

character - defining features

- Wood clapboard siding is most common
- Shingles may be used in combination with clapboard siding

design guidelines

- Wood clapboard or shingles should be preserved and maintained.
- Wood elements should maintain a protective finish of paint or stain.
- Repairs to exterior surfaces should be in-kind and should match the original in profile, shape, texture, color, and finish.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick or stone veneer.
- Stucco over original siding material is not appropriate.
- Removal of non-original inappropriate stucco is encouraged, when feasible.

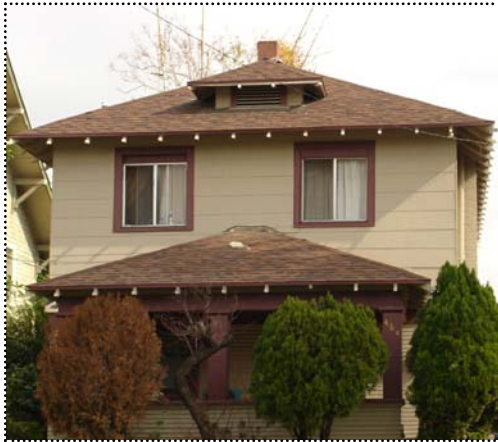


Above: This Foursquare style home in Glendale has narrow wood clapboard siding.

Below: This house is clad with wooden clapboards on the first floor and wooden shingles on the second.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The roof's pyramidal hip and open eaves are characteristic of the style and are duplicated on the porch roof.

Below: Windows or vents are common in the central rooftop dormer.



Roofs

character - defining features

- Low-pitch hipped
- Wide unenclosed overhanging eaves, usually open with exposed rafter tails
- Central front dormer, typically hipped

design guidelines

- The historic hipped roof form and low pitch should be preserved.
- The historic eave depth and configuration should also be preserved.
- Exposed rafter tails should not be removed, sawed off or boxed in.
- Dormers should be preserved and maintained.
- Dormers should not be enlarged.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally, typically wood shingle.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches

character - defining features

- Typically, full- or partial-width one-story porch
- Hipped or flat roof on projecting porch is most common
- Solid balustrade is most common
- Central portico may be used in place of a porch

design guidelines

- Historic porches should be preserved.
- Restoration of porches that have been previously filled in is encouraged.
- The roof form of a historic porch should be preserved, whether flat or hipped.
- Decorative details, such as square or battered piers, that help to define a historic porch should be preserved.
- Missing or deteriorated elements should be replaced to match the existing original elements.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick or stone veneer.
- Porches generally should not be enclosed with doors or walls or other opaque materials. It may be appropriate to enclose a porch, in a transparent manner, with wood-frame windows or screens.
- Additional porch elements, such as rails or decorative woodwork, should not be added if they did not exist historically.



Above: The porch has square piers and a gabled pediment to mark the building's entry.

Below: This house has a central partial-width porch. Its second story balcony is an unusual original feature.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Paired wood double-hung sash with notched corners. The simple flat wooden surrounds are typical.

Below: This oriel window has characteristic component parts--wood double-hung sash as well as a stylized fixed upper sash in the center window.



Windows & Doors

character - defining features

- Windows are typically wooden, double-hung sash and may have stylized muntin and mullion patterns, particularly in upper sash
- Windows are generally arranged singly or in pairs
- Doors may include partial glazing
- Doors may be flanked by sidelights

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Windows and doors should maintain a protective finish of paint or stain. It is preferable to maintain a stained, rather than painted, finish on doors that were stained historically.
- Windows or doors should be repaired wherever possible instead of replacing them. Additional care should be given to the retention and preservation of sash and doors that characterize the style.
- Window replacements, when necessary, should be double-hung sash that match the profile of the original windows as closely as possible. Vinyl or aluminum windows are not appropriate replacements, unless no other options are available.
- Contemporary mass-produced doors with ornate "Victorian"-style glazing are generally not appropriate replacements.
- New window openings should maintain the cubic massing of the facade.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

foursquare style

Architectural Details

character - defining features

- The structure may exhibit ornamental detail from the concurrent Craftsman, Mediterranean Revival, Mission Revival or Colonial Revival styles.
- Some Foursquares houses are designed with a limited use of Classical ornamentation.

design guidelines

- Original architectural details, which are generally wood, should be preserved and maintained with a protective layer of paint or stain.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.



Above: Classically-inspired porch details on this house include a pedimented gable and fluted pilasters with capitals.

Below: This Foursquare house has a unique roofline balustrade above the porch, a feature typically seen in the Neo-Classical or Colonial Revival styles.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Cubic form and symmetrical composition are characteristic of the style.

Below: Unusual for the style, this house has a one-story wing on the secondary facade. Both the siding and the pitch of the roof reflect the character-defining features of the main house.



Massing & Additions

character - defining features

- Simple cubic form defines the style
- Two stories
- Composition is generally symmetrical

design guidelines

- Additions should be located at the rear of the building and away from the main façade in order to minimize their visibility from the public right-of-way.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. Additions should not disturb the cubic massing of the Foursquare style.
- Additions in excess of two stories are generally not appropriate on Foursquare structures as they would likely detract from the cubic massing, the primary character-defining feature of the style.
- Additions should use similar finish materials as the original structure, typically wooden clapboard or shingles. Generally, additions should not use the following exterior finish materials on Foursquares: plywood, rough-finish stucco, imitation stone or brick.
- Additional roofing forms and materials should echo those of the original structure. Low-pitched hip roofs are generally appropriate for Foursquares but should remain subordinate to the primary hipped roof form. Composition shingle is typically the best roofing material. Pattern should be considered to match the original roof.
- Additional rooftop dormers are generally not appropriate due to the low-pitch of the roof on the Foursquare style.
- Additions should use similar fenestration patterns, generally double-hung sash, arranged singly or in adjacent pairs. However, windows need not precisely match the originals. For example, a simple one-over-one sash is appropriate.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

foursquare style

Multi-Family Foursquare Buildings

Generally, the Foursquare style was used for single-family homes. Some examples may have been historically or more recently converted for multi-family use. Property owners of multi-family Foursquare residences should adhere to the guidelines for single-family residences.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Craftsman Style

Another prevalent architectural movement in Glendale is the Craftsman style. Popular from 1900 to 1925, the majority of Craftsman houses in Glendale date from the 1910s to the mid-1920s. This style was influenced by the English Arts and Crafts movement and emphasized handcrafted products over machine-made details in reaction to the profusion of the mass-manufactured ornamentation of the Victorian styles. The movement embodied every aspect of residential design from furniture, to the bucolic setting of one's yard, to the art pottery and the wallpaper that decorated house interiors. Popular literature, examples of which include, *The Craftsman*, *Ladies Home Journal*, *Bungalow Magazine*, and *House Beautiful*, distributed the movement's ideals to the middle class. The Craftsman style had broad boundaries that were further defined by regional tastes and interests. Craftsman-style design was popular nationwide, but flourished in California, because the mild climate allowed for an integration of interior and exterior spaces, as exemplified by large porches and balconies. In California, the Craftsman style often incorporated varying influences, including California's Mission tradition, Shingle style, as well as Middle Eastern and Asian influences.

The style is often associated with and applied to bungalows-low one-story houses with large front porches. However, ornamentation in other styles, such as Queen Anne and Classical Revival, has often been applied to the bungalow house form. The California version of a bungalow was usually a one-story detached house. However, variations on this norm included bungalow courts (several houses around a courtyard) and houses with an inhabitable attic. Consistent plan features include the entrance directly into the living room with no parlor and a large kitchen. Many had sleeping porches, breakfast nooks, and inglenooks (fireplace seats). Bungalows were usually constructed on small- to medium-sized lots. Many two-story houses were designed with Craftsman features, such as the large front porch, natural materials, and interior plan. Other character-defining features of the style include: low profiles, horizontal massing, wide overhanging eaves, exposed rafters and purlins, massive piers, porches that connect interior and exterior rooms, gabled roofs, dormers, and solid balustrades. The majority of Craftsman-style residences in Glendale were originally wood frame with wood clapboard or shingle siding with the exception of the Stone House district where stone walls were predominant.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

craftsman style

Siding & Exterior Finishes

character - defining features

- Wood clapboard siding is most common in Glendale
- Shingle siding, often used in combination with clapboard, on gables
- Stone exterior walls in Glendale's Stone House district
- Stone or brick foundation

design guidelines

- Wood clapboard or shingles should be preserved and maintained.
- Wood elements should maintain a protective finish of paint or stain.
- Brick and stone walls and foundations should be preserved and typically should remain unpainted.
- Repairs to exterior surfaces should be of like materials and should match the original in profile, shape, texture, color, and finish.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick or stone veneer.
- Stucco is not appropriate.
- Removal of non-original, inappropriate stucco is encouraged, when feasible.



Above: Wood shingles and clapboard siding is most common on Glendale's Craftsman houses.

Below: This Craftsman has clapboard siding below the gable.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The low-pitch gabled roof defines the Craftsman style.

Below: Large dormers often have low-pitched gables similar to the main gable of the house.



Roofs

character - defining features

- Low-pitched, front or side gable roofs are most common
- Prominent front-facing gables, often pairing roof of porch and main gable
- Wide, unenclosed overhanging eaves, usually open with exposed rafter tails
- Decorative beams or braces under gables
- Gabled dormers common on hipped or side-gable examples
- Orientalist roof forms, with flared eaves, on some examples

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Exposed rafter tails or decorative beams and braces should not be removed or boxed in.
- Dormers should be preserved and maintained.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally, typically wood shingle.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches

character - defining features

- Partial or full-width one-story porch
- Gabled roof on projecting porch is most common
- Square or battered piers
- Open or solid balustrade

design guidelines

- Preserve historic porches in place.
- Restoration of historic porches that have been previously filled in is encouraged.
- Preserve the roof form of a historic porch, whether gabled or hipped.
- Maintain the proportionality of the porch with the main house.
- Preserve decorative details, such as square or battered piers, that help to define a historic porch.
- Missing or deteriorated elements should be replaced to match the original elements, if possible.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick or stone veneer.
- Porches generally should not be enclosed with doors or walls or other opaque materials.
- Additional porch elements, such as rails or decorative woodwork, should not be added if they did not exist historically.
- Wrought iron porch supports are inappropriate replacements.



Above: The porch is often a major component of the front of a Craftsman house. Square or battered piers are typically used as porch supports.

Below: Often the gable end of the porch has the same roofline and materials as the gable of the main house.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Windows often have vertically oriented mullions with a cross muntin occurring only at the top of the window.

Below: Notice the wood paneling and top lifes on this door.



Windows & Doors

character - defining features

- Windows generally have wood frames and are recessed
- Windows are typically fixed or double-hung sash and often have stylized muntin and mullion patterns, particularly on upper sash
- Windows may be arranged singly, in pairs, or in horizontal rows
- Doors are generally wide and typically heavy wood with a stained finish
- Doors may include partial glazing and may be flanked by sidelights
- Most windows and door openings have a wooden surround that is typically a simple wide, flat board

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained. Windows should be repaired rather than replaced, whenever possible.
- Windows and doors should maintain a protective finish of paint or stain. It is preferable to maintain a stained, rather than painted, finish on doors that were stained historically.
- Window replacements, when necessary, should be double-hung sash and should match the profile of the original windows as closely as possible.
- Additional care should be given to the retention and preservation of stylized sash and doors that characterize the style.
- Vinyl or aluminum windows are not appropriate replacements.
- Contemporary, mass-produced doors with ornate, Victorian-style glazing are inappropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that exists historically
- New window and door openings should be treated with a surround similar to the original openings.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

craftsman style

Architectural Details

character - defining features

- False half-timbering sometimes used
- Decorative attic vents in gable peaks
- Central porticos with classical columns on late examples influenced by Colonial Revival style
- Chimneys are generally finished stone or brick. Clinker brick appears in some examples.

design guidelines

- Original architectural details, such as half-timbering, flared eaves, or columns, should be preserved and maintained. Other architectural detail is related to structural elements and is noted under a separate heading.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic bonding and tooling patterns as well as any decorative elements.



Above: This dormer has simple attic grilles and roof brackets that provide visual interest to the house.

Below: The battered piers and the stone base of this Craftsman provide rich architectural details to this house.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Some Craftsman houses have two stories.

Below: This Craftsman house is only one story. Additions to Craftsman houses are generally best if they are also of one story to the rear of the house.



Massing & Additions

character - defining features

- Simple square or rectangular plan in most single-family homes
- Horizontal massing emphasized by broad, low roof plane
- One, one-and-one-half, or two stories in height
- Composition may be symmetrical or asymmetrical

design guidelines

- Additions should be located at the rear of the building and away from the main façade in order to minimize their visibility from the public right-of-way. Additions should be compatible in size and scale with the original structure, although subordinate in massing. Additions should maintain the horizontality of the massing.
- Second story additions to one-story Craftsman houses are discouraged if there is a strong pattern of only single-story development nearby. If a second story addition is proposed, careful thought should be given to its placement, design, details, massing and proportions. 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 original one-story massing should remain a fully-articulated element of the façade.
- Additions should use similar finish materials as the original structure, such as wooden clapboard or shingles. Additions should not use the following exterior finish materials: aluminum or vinyl siding, plywood, rough-finish stucco, imitation stone or brick, wooden lap or board siding.
- Additional roofing forms and materials should echo those of the original structure. Low-pitched gable roofs are appropriate but should remain subordinate to the front-facing gables of the main façade. Composition shingle is typically the best roofing material. Pattern should be considered to suit the original roof.
- Rooftop dormer additions may be appropriate, provided that the addition maintains the similar roof form and slope and minimize damage to the original roofline and form or is located to the rear of the structure.
- Additions should use similar fenestration patterns, generally fixed or double-hung sash arranged in horizontal groupings. Generally, windows need not precisely match the originals. For example, a simple one-over-one sash is usually appropriate.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

craftsman style

Multi-Family Craftsman Buildings

character - defining features

- Duplexes and fourplexes typically mimic the appearance of single-family residences. Duplexes are typically one-story structures; fourplexes are generally two stories. These structures generally have a symmetrical façade.
- Bungalow courts are also typical in the Craftsman style. On a courtyard property, the facades of most (and probably all) of the structures in the complex are generally visible from the public right-of-way or the semi-public courtyard area.

design guidelines for additions

- Adhere to the guidelines for additions in the single-family residence section, with regard to additions to the original structure(s) that are visible from the public right-of-way.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Mission Revival Style

The California Mission style blends the architecture of the Mediterranean, Italian, and Spanish traditions, with the architecture of the California Missions. In general this Revival style sought to convey the feeling and association of early California. The buildings of this style were intended to be copies of these early Spanish and Mexican forms.

This style suited the warm California climate and became a favorite building style in the early twentieth century. Popularized by such Southern California architects as Wallace Neff and Reginald Johnson, the style basically had two centers, Pasadena and Santa Barbara, however the style was used extensively in many other areas of Southern California. Innumerable houses were built in California of this style, and though the designs drew on non-American sources, this Revival style is definitely an American creation.

Prominent features of the style included red clay tile roofs, use of balconies, smooth-stuccoed exterior walls usually painted white, arched openings, colorful tile work and elaborate landscaping. The houses frequently had courtyards. Glendale has only a few examples of the Mission Revival style.

mission revival style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mission revival style

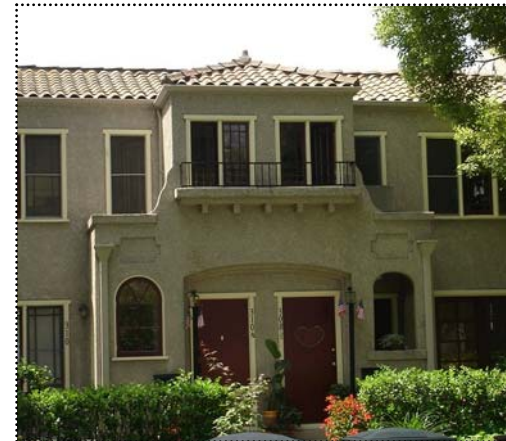
Siding & Exterior Finishes

character - defining features

- Smooth finish stucco is most common

design guidelines

- Stucco cladding should be preserved and maintained.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer.
- Synthetic spray on stucco is generally not appropriate.



Above: This apartment exhibits smooth finish stucco throughout its exterior walls.

Below: This stone wall is an unusual example of the Mission Revival style in Glendale.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This facade has a roof parapet in the shape of Mission San Antonio de Valero (the Alamo).

Below: The parapet for this house incorporates the porch with its smooth siding.



Roofs

character - defining features

- Low or medium pitch hipped roof
- Wide overhanging eaves, usually open with exposed rafter ends or decorative brackets
- Flat roof with shaped parapet
- Dormers with hipped roof or shaped parapet
- Visor roof cantilevered from smooth wall surface
- Red tile roof covering

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Exposed rafter tails or decorative cornice brackets should not be removed or boxed in.
- Historic specialty roofing materials, such as tile, should be preserved in place or replaced in kind.
- Parapets, and associated elements such as quatrefoil windows, should be preserved and maintained.
- Visor roofs should be preserved and retained.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally. Tile type and pattern should match as closely as possible the original. Composite or wood shingles are generally inappropriate for the parapet or pitched elements of the roof.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mission revival style

Porches

character - defining features

- Entry or full-width one-story porch is common
- Openings may be arched or arcaded
- Large square, battered piers
- Shaped parapet

design guidelines

- Historic porches should be preserved.
- Restoration of historic porches that have been previously filled in is encouraged.
- Decorative details, such as arched openings, square piers or shaped parapets, that help to define a historic porch should be preserved.
- The roof form of a historic porch, such as hipped or flat with parapet, should be preserved.
- Porches generally should not be enclosed with doors or screens or any opaque material.
- Additional porch elements should not be added if they did not exist historically.



Above: This house has an arcaded porch with square columns.

Below: This porch has the shaped parapet that defines the character of the Mission Revival style.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This building has arched windows arranged in pairs and groups of three.

Below: This Mission Revival style building has simple, rectangular double-hung sash.



Windows & Doors

character - defining features

- Windows generally have wood frames and casing
- Windows are typically double-hung sash or casement
- Windows may be divided or single light
- Windows may reflect concurrent styles, such as American Colonial Revival or Craftsman with details such as transom lights or arched surrounds.
- Doors are often wide or paired
- Doors or doorways may be arched
- Doors may include divided-light glazing
- Doors are often flanked by sidelights

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should be divided-light casement or double-hung sash that match the profile of the original windows as closely as possible
- Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that exists historically.
- New window openings should be recessed in the wall to the same depth as the historic windows.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mission revival style

Architectural Details

character - defining features

- Shaped, stepped, undulated coping on parapet walls
- Bell tower
- Quatrefoil opening
- Ornamental detail is generally very limited or nonexistent
- Chimneys are generally finished in the same cladding as exterior walls and may have decorative elements at the top

design guidelines

- Parapet walls should be maintained and preserved
- Quatrefoil windows should not be enclosed unless that condition existed historically.
- Original architectural details should not be covered with stucco (unless originally stuccoed), vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic finish and any decorative elements



Above: The addition for the driveway appropriately takes the form of the Mission Revival style.

Below: A square window vent with a decorative quatrefoil surround is located at the center of the parapet.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: One-story structures are less common among single-family houses in the Mission Revival style.

Below: This two-story Mission Revival building has a symmetrical facade.



Massing & Additions

character - defining features

- Simple square or rectangular plan in most single-family homes
- One or two stories although two stories is most common
- Façade may be symmetrical or asymmetrical

design guidelines

- Additions should be located at the rear of the building and away from the main façade in order to minimize their visibility from the public right-of-way.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. Two story additions to one-story buildings are discouraged. If the addition would be taller than the main building, it shall be situated so as not to detract from the primary character-defining façades.
- Additions should use similar finish materials as the original structure, generally smooth finish stucco. Additions should not use the following exterior finish materials: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding.
- Additional roofing forms and materials should echo those of the original structure. Low-pitched hip roofs are generally appropriate but should remain subordinate to the front-facing gables of the main façade. Red clay tile is typically the best roofing material. Rooftop dormer additions may be appropriate, provided that the addition maintains a similar roof form and slope, minimizes damage to the original roofline and form, or is located to the rear of the structure. Shaped parapets should not be altered.
- Additions should use similar fenestration patterns, generally with tall windows placed in horizontal groupings. Windows should be similar to the original in type, a wooden double-hung sash. Generally, windows need not precisely match the originals. For example, a simple one-over-one sash is appropriate.
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mission revival style

Multi-Family Mission Style Buildings

Mission Revival style apartment buildings were generally designed as duplexes and fourplexes with symmetrical facades. Typically, these structures exhibit comparable stylistic elements and should adhere to the guidelines for single-family residences with the exception of those for additions.

design guidelines for additions

- Additions should be to the rear of the main façade and should generally maintain a simple rectangular form and symmetrical massing. A simple linear addition to the rear of the structure is generally appropriate.
- Roofs should typically be either flat with a simple (not shaped) parapet or a low-pitch hipped roof. The addition should not be visible above the roofline of the primary façade from the public right-of-way.
- Exterior surfaces and finishes should match that of the original structure, typically smooth finish stucco.
- Windows may be placed in a pattern similar to that of the historic building or in a simpler, symmetrical, evenly-spaced placement across the length of the facade.
- Windows should be similar to the original in type, generally a simple double-hung wooden sash.
- Vinyl or aluminum windows are not appropriate.
- Simplified arches or arcades are generally acceptable as a decorative motif but should maintain appropriate proportions.



Above: This large apartment building in Glendale is a unique multi-family example of the style.

Below: This multi-family building exhibits characteristics of both the Mission and Spanish Colonial Revival styles.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Mediterranean Revival Style

This style became popular in Glendale in the nineteen-teens, but had been used throughout the United States since the turn of the twentieth century. The Mediterranean Revival style, like the contemporaneous Italian Renaissance Revival style, is loosely based on Italian residential architecture of the sixteenth century. These styles were seen as particularly appropriate for the Southern California climate and were used for grand homes with imposing facades. The popularity of these styles grew out of the vogue at the turn-of-the-twentieth century for the distinction and formality of European architectural styles.

Mediterranean and Italian Renaissance Revival style structures tend to be massive, with symmetrical primary facades, a rectangular floor plans, and Classical or Beaux Arts details. Stylistic elements are often mixed with Beaux Arts or Spanish Colonial Revival buildings.

mediterranean revival style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mediterranean revival style

Siding & Exterior Finishes

character - defining features

- Smooth finish stucco is most common

design guidelines

- Stucco cladding should be preserved and maintained.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer.
- Synthetic spray on stucco is generally not appropriate.
- Wood siding is not appropriate.



Above: Smooth stucco finish with punched openings are common characteristics.

Below: Stucco repair can be completed without using spray on stucco.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The roof on this house has red tiles. When roof work is required, clay tiles should be removed, cleaned and re-installed.

Below: Ridge caps of red tiles are a simple decorative feature that should be retained when roof work is undertaken.



Roofs

character - defining features

- Low-pitched hipped roof; occasionally flat
- Wide, overhanging eaves that are typically boxed
- Decorative brackets under eaves
- Red clay tile roofing

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Decorative eave brackets should be preserved and maintained.
- Historic specialty roofing materials, such as tile, should be preserved in place or replaced in kind.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally, typically red clay tile.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mediterranean revival style

Porches

character - defining features

- Projecting front porch with flat roof
- Recessed entry porches or elaborate porticos are common
- Recessed arcaded porches
- Flat-roof side porches may be open or glazed
- Classical columns, often paired, are common

design guidelines

- Historic porches should be preserved and maintained in place.
- Restoration of historic porches that have been previously filled in is encouraged.
- Porches should not be enclosed with doors or screens. Porches that are historically enclosed, with windows or other glazing, should be maintained.
- Decorative details that help to define a historic porch, such as arched openings or classical columns, should be preserved and maintained.
- Replacement columns, when necessary, should match the original in design and detail.
- Additional porch elements should not be added if they did not exist historically.



Above: Sometimes ornate classical elements are used in the Mediterranean Revival style.

Below: This ornate porch forms a classical entry into this Mediterranean Revival style house.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Windows often have decorative wrought iron balconets.

Below: The balconets on these windows are metal, but they have been painted white.



Windows & Doors

character - defining features

- Windows are generally wooden divided-light casement or double-hung sash
- First-story windows are often tall or full-height
- Fanlight or Palladian-style windows are typical elaborations on the first floor
- Upper story windows are generally smaller and less elaborate than first-story windows
- Typically, a single window or pair of windows is in each bay of the façade
- Front doors are generally single and may have sidelights or arched transom light
- Doors may be solid wood or glazed
- Front doors are typically centrally located on the facade

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should be wooden divided-light casement or double-hung sash that match the profile of the original windows as closely as possible. Vinyl or aluminum windows are not appropriate replacements.
- New window openings should maintain the symmetrical rhythm that exists historically on most Mediterranean and Italian Renaissance Revival houses.
- New window openings should maintain the distinctive proportions of the first and second floors.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mediterranean revival style

Architectural Details

character - defining features

- Classical columns or pilasters
- Low, cast stone balustrades
- Arcades
- Stout chimneys at one or both ends of the roof
- Quoins

design guidelines

- Columns, pilasters, and balustrades should be preserved and maintained. Replacement or deteriorated elements, when necessary, should be in-kind.
- Arcades should be preserved and maintained. Open arcades should not be enclosed with screens or opaque materials.
- Original architectural details should not be covered with stucco (unless stuccoed originally), vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.



Above: The entry to this house has an arched feel that draws one into the porch.

Below: The classical columns at the porch entry help define building's architectural style.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The symmetrical massing of the main facade of this house should inform any addition to the structure.

Below: A single-story addition at the sides or rear of this house would be appropriate to the scale and massing of the established structure.



Massing & Additions

character - defining features

- Symmetrical massing
- Two story form is most common

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.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. If the addition would be taller than the main building, it shall be situated so as not to detract from the primary character-defining facades.
- Additions should not disturb the symmetrical composition of Mediterranean houses.
- Additions should use similar finish materials as the original structure, generally smooth-finish stucco. The following exterior finish materials are generally inappropriate for Mediterranean style houses: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding
- Additional roofing forms and materials should echo those of the original structure. In most cases, for Mediterranean residences, low-pitched hips or gables are appropriate but should remain subordinate to the primary roofline. Flat roofed houses should typically maintain the flat roof.
- Rooftop dormer additions are not seen historically and are generally inappropriate as they are not easily concealed below the primary roofline.
- Additions should use similar fenestration patterns, generally with single or adjacent paired windows in each bay. Upper-story windows should generally be shorter than first-story windows.
- Windows should be similar to the original in type, a wooden divided-light casement, or a simple double-hung sash.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

mediterranean revival style

Multi-Family Mediterranean Buildings

Mediterranean and Italian Renaissance Revival style apartment buildings were generally designed as duplexes and fourplexes with symmetrical facades and flat roofs. Typically, these structures exhibit comparable stylistic elements and should adhere to the guidelines for single-family residences with the exception of those for additions.

design guidelines for additions

- Additions should be located to the rear of the structure and should generally maintain a simple rectangular form and symmetrical massing. A simple linear addition to the rear of the structure is generally appropriate.
- Roofs should be a low-pitched hip or flat with a parapet. The roofs of the additions should not be visible above the roofline of the primary façade from the public right-of-way.
- Exterior surfaces and finishes should match that of the original structure, generally stucco.
- Windows placement should be placed in a pattern similar to that of the historic building or in a simpler, symmetrical, evenly-spaced placement across the length of the facade.
- Windows should be similar to the original in type, a wooden divided-light casement, or a simple double-hung sash. Vinyl windows, similar in type and style to the historic windows, may be acceptable on secondary facades of an addition. Aluminum windows are not appropriate.



Above: This apartment building has Mediterranean Revival elements including the classical porch and red tile coping at the cornice.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Spanish Colonial Revival Style

In 1915, the Panama Canal opened to shipping traffic. To celebrate, San Diego, the first United States port of call on the Pacific Coast, hosted a world's fair or exposition. The chief designer for the event was Bertram Grosvenor Goodhue, who had a fascination for Spanish or Mediterranean styles of architecture. Goodhue did not want the cold, formal Renaissance and Neoclassical architecture that was normally used for expositions and fairs. Instead, he envisioned a fairytale city with a festive, Mediterranean flavor. The style features low-pitched roofs with little or no overhang covered with red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries and main windows.

spanish colonial revival style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

spanish colonial revival style

Siding & Exterior Finishes

character - defining features

- Smooth finish stucco is most common
- Sometimes the smooth finish is over an irregular subsurface

design guidelines

- Stucco cladding should be preserved and maintained
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer
- Synthetic spray on stucco is not appropriate.



Above: Stucco finish used here is smooth but there are decorative raised areas.

Below: Lighter colored stucco finish provides a contrast to the dark red of the roof.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Multiple intersecting gables give character to this Spanish revival style house.

Below: Simplified red tile coping at the roof eave helps define the roof edge.



Roofs

character - defining features

- Low pitched side gable or cross-gabled roof; sometimes hipped
- Complex, multilevel roof form that complements an asymmetrical massing
- Eave with little or no overhang
- Flat roof with short parapet on some smaller examples
- Red clay tile, either half-barrel or S-curve

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic specialty roofing materials, such as tile, 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, typically red clay tile and should match the original pattern

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches and Balconies

character - defining features

- Porches are relatively uncommon and are most often located on an interior or rear courtyard
- Simple bungalow style structures may have open central porch
- Front porches, where they exist, are typically recessed behind an open arcade, off-center from the front door.
- Balconies are common and may be open or roofed
- Small cantilevered second-story balconies
- One or two-story covered interior balcony
- Wood turned spindle or decorative iron balustrade

design guidelines

- Historic porches and balconies should be preserved and maintained.
 - Restoration of historic porches or balconies that have been previously filled in is encouraged.
- Porches typically should not be enclosed or screened.
- Interior and rear courtyard porches and balconies should be preserved.
- Decorative details, such as arched openings, iron work, balustrades, posts, or columns, that help to define a historic porch or balcony should be preserved.
- Additional porch elements should not be added if they did not exist historically



Above: This recessed porch has an arched opening leading to the main entry.

Below: Second story balconies are common with this style.

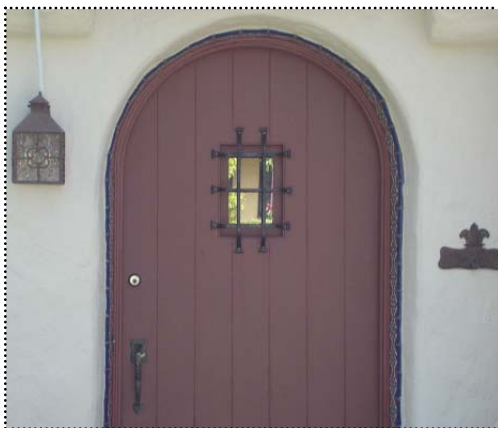


Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This window has an arched shape that is commonly used in the Spanish revival style.

Below: An arched doorway and the wood paneled door provide visual detail to this house.



Windows & Doors

character - defining features

- Arches above principal windows and doors are common
- Dramatically carved or other heavy wood front doors
- Glazed, multi-pane double doors typically lead to patios or balconies
- One large focal window is common, often arched and glazed with stained glass or other alternate glazing
- Windows often wooden double-hung sash or divided-light casement ; steel casements occasionally occur
- Turned spindle wooden window grilles sometimes enclose windows
- Iron balconets or grilles sometimes decorate windows

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Decorative elements such as turned spindle window grilles, balconets, or stone mullions should be preserved and maintained.
- Door replacements, when necessary, should be solid wood or glazed in a pattern similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash or casement that match the profile of the original windows as closely as possible. Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that exists historically and should be recessed in the wall to the same depth as the historic windows

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Architectural Details

character - defining features

- Stucco or tile decorative vents
- Arcaded wing
- Stucco-sided chimneys with ornamental tops
- Exterior stairs
- Decorative tiles
- Decorative iron sconces, door knockers, hinges, hardware
- Towers

design guidelines

- Arcaded wings should be preserved and maintained.
- Decorative vents should be preserved and maintained.
- Decorative tiles should be maintained and preserved. They should remain unpainted.
- Original architectural details should not be covered with stucco (unless originally stuccoed), vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate the original finish (typically stucco) and preserve original decorative elements such as chimney tops.



Above: The metal railing is a decorative architectural detail used often with this style.

Below: The rounded tower has a number of architectural details that give this house a rich design palette.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The asymmetrical massing of this house is clearly visible from the street.

Below: Additions, including garage additions, should be subservient to the main building.



Massing & Additions

character - defining features

- Asymmetrical massing
- One or two stories
- Roofline is integral to the style's character, multiple intersecting roof elements that complement the asymmetrical massing.

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.
- The asymmetrical massing of the style provides flexibility in design in terms of placement, massing, and orientation of a Spanish Colonial Revival addition. However, additions should remain compatible in size and scale with the original structure, although subordinate in massing.
- Two story additions to one-story buildings are discouraged where a strong pattern of only single-story development nearby. 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 smooth-finish stucco. The following exterior finish materials are generally not appropriate for Spanish Colonial Revival: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding
- Additional roofing forms and materials should echo those of the original structure. Low-pitch hips or gables are appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. Red clay tile roofing is generally most appropriate.
- Rooftop dormers are generally inappropriate for Spanish Colonial Revival.
- Additions should use similar fenestration patterns, generally patterns or groupings that complement the asymmetry of the façade. Windows should be similar to the original in type, a wooden divided-light casement or double-hung sash, and reused in the addition where possible.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

spanish colonial revival style

Multi-Family Spanish Colonial Buildings

character - defining features

Spanish Colonial Revival style apartment buildings generally mimic the appearance of large single-family homes and should adhere to the design guidelines for single-family residences, with the exception of those for additions.

Some courtyard apartments have a collection of free-standing structures with simple stylistic elements. On a courtyard property, the facades of most (and probably all) structures are generally partially visible from the public right-of-way. Character-defining elements on those facades should be preserved and maintained according to the guidelines for single-family residences

design guidelines for additions

- Additions to the rear of the main façade need not mimic Spanish Colonial Revival massing. A simple linear addition to the rear of the structure is generally appropriate.
- Roofs may be flat with a parapet, or low-pitched with a hip or gable. They should not be visible above the roofline of the primary façade from the public right-of-way. Roofs and parapets should generally be covered with red clay tile.
- Exterior surfaces and finishes should match as closely as possible that of the original structure, generally smooth finish stucco.
- Windows placements should be placed in a pattern similar to that of the historic building or in a simpler, symmetrical, evenly spaced placement across the length of the facade. Windows should be similar to the original in type, a wooden divided-light casement, or a simple double-hung sash.
- Vinyl or aluminum windows are generally not appropriate on the historic structure. However, vinyl windows may be acceptable on an addition.



Above: Spanish Colonial Revival style courtyard apartment.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Tudor & English Inspired Styles

The Tudor style sought to imitate the architectural forms of medieval Britain, France, and Germany with particular emphasis on the use of half-timbering. Considered a sub-category of the Colonial Revival, Tudor Revival was popular in California and the United States from as early as 1900 until the 1950s. Most of Glendale's Tudor style residences were constructed in the 1920s and 1930s. Tudor houses range from smaller "cottages" to more grand, high style residences. Storybook and other English Inspired styles often have very similar elements. The Storybook frequently has rounded edges to shingled roofs and a smaller scale than the more grand Tudor style. While Storybook houses are often smaller in their overall scale, they frequently have exaggerated proportions (such as large door or window openings) further giving them a Storybook character.

Character-defining features of this style are steeply-pitched and multi-gabled roofs with prominent front-facing gables and decorative elements, such as: half-timbering, arches, textured wall surfaces, and tall narrow windows usually in clusters. The chimney plays a primary roll in the façade and is often a dominant interior feature. Nationwide, houses in this style are usually constructed of brick, stone, stucco, or wood.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

tudor & english inspired styles

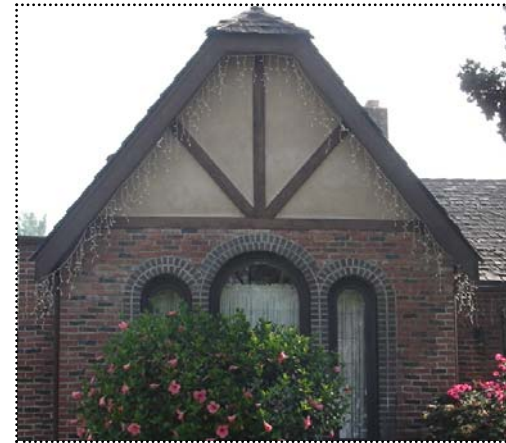
Siding & Exterior Finishes

character - defining features

- Smooth stucco or brick siding is most common in Glendale
- Combined use of stucco and brick
- Some use of stone
- Half timbering used to break up facades
- Stucco often light in color, half-timbering is frequently darker

design guidelines

- Stucco or brick cladding should be preserved and maintained.
- Contrasting elements used together, such as brick, stucco and half-timbering, should be preserved and maintained as visually distinguishable features.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer.
- Synthetic spray on stucco is not appropriate for this style.



Above: This house has stucco, half-timbering and brick as exterior finishes.

Below: The smooth stucco finish on the house below is a character-defining feature.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The projecting overhang on this gable and the change in material helps define the character of the house.

Below: The rolled over edges on this house give it a Storybook character.



Roofs

character - defining features

- Steeply-pitched gable or cross-gable roof; sometimes hipped
- At least one prominent front-facing gable
- Overhangs may be used at a gable to help define the change in surface material or to provide relief
- Roofs are frequently slate, wood or composition shingles, sometimes in variegated tones and shapes
- Shingles are sometimes "rolled" over the edges to mimic thatching

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic specialty roofing materials, such as slate or uniquely-shaped shingles, should be maintained.
- If possible, "thatched" roof elements should be preserved or restored if they have been removed in the past.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally, such a rough-cut slate or decorative "thatch." Imitation slate or wood is generally appropriate.
- Asphalt shingles should generally be similar in both shape and color to the original roofing material and should be of contrasting color to the wall surface.
- Clay tile roofing is an inappropriate substitute roofing material for this style.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches

character - defining features

- Typically, porches are limited to small covered, arched entries
- Recessed entries, usually under front-facing gables or small gable-roof porticoes
- Front entries are often arched on Tudor style houses
- Some houses have courtyard entries
- Arches are sometimes Gothic, sometimes semi-circular.
- Frequently, porches have arched openings or decorative elements
- Stoops are often brick or use materials found on the Tudor style house

design guidelines

- Historic porches should be preserved and maintained.
- Restoration of porches that have been previously enclosed is encouraged.
- Front porches should not be enclosed with doors or screens; side porches could be sensitively enclosed if desired
- Decorative details, such as arched openings, that help to define a historic porch and entry should be preserved and maintained.
- The gable pitch and shallow eaves of a historic porch should be preserved.
- Additional porch elements should not be added if they did not exist historically.



Above: This house has a highly detailed recessed front porch that gives it a great deal of character.

Below: This recessed porch has a surround treatment called rusticated quoining that marks the entry.

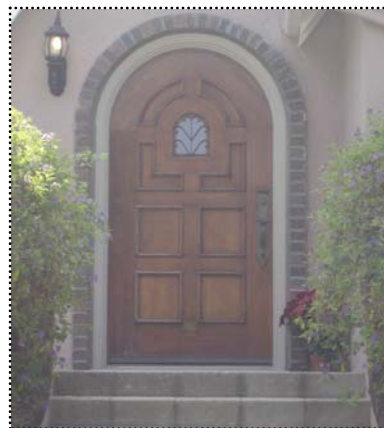


Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: These leaded casement windows are a very important component of the front facade of this house.

Below: This rounded arched opening with a wood panel and decorative light door is a common feature of the Tudor or Storybook style.



Windows & Doors

character - defining features

- Windows have wood or steel frames and small scale divided lights
- Windows are typically casement or double-hung sash; and sometimes leaded in a small diamond pattern
- Tudor houses occasionally have arched windows
- Windows are typically taller than wide. Where wide horizontal expanses are present, window openings are often filled with pairs or groups of tall, vertical windows
- Oriel and half- and full-height bays are often present on high-style Tudor examples
- Doors are frequently arched on Tudor houses and are typically heavy board-and-batten or wood panel

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should be divided-light casement or double-hung sash that match the material and profile of the original Tudor style windows as closely as possible. Aluminum or vinyl windows are not appropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that existed historically in the Tudor tradition.
- New window openings should be recessed in the wall to the same depth as the historic windows and have similar exterior trim, all conveying the Tudor style.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

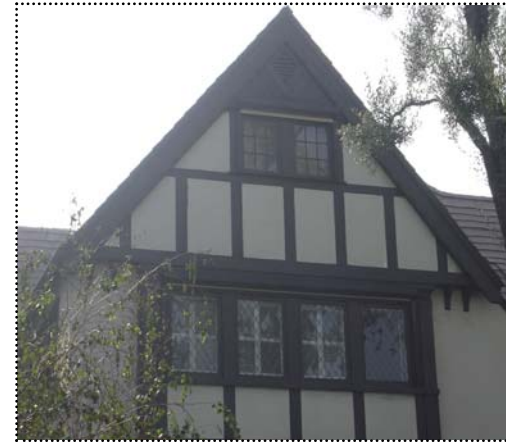
Architectural Details

character - defining features

- Walls may be half timbered with stucco in-fill. Half timbering, under the steep roof line, is one of the most recognizable characteristics of the Tudor style
- Prominent and decorative chimneys, often on the front or side of the house
- Decorative brickwork, often around doorways, windows and at porches
- Decorative half-timbering is sometimes used below windows
- Decorative stone or other masonry finishes accent exterior walls

design guidelines

- Half-timbering should be maintained and preserved. The timber and stucco should be stained or painted in a contrasting, complimentary colors.
- Decorative brick or stonework should be maintained and preserved. These features should remain unpainted, if not painted historically.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other more modern materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic bonding and tooling patterns and any decorative brick or stonework.



Above: The windows, half-timbering and gable details give this house it's Tudor character.

Below: The chimney on this house is just one of several architectural details that provide a richness of design to this Tudor style house.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Often Tudor style houses have a variety of roof shapes that break up the massing of the building.

Below: Additions to Tudor houses often take advantage of the roof shapes and use of dormers.



Massing & Additions

character - defining features

- Asymmetrical massing primarily defined by very steep cross-gabled roofs, with little or no overhangs, and at least one prominent front facing gable
- One or two stories, although two stories is most common, with second story most often occurring at least partially within roof gables
- Roofline is integral to the character of the Tudor style, overlapping gables with eave lines of various heights

design guidelines

- Generally, for the Tudor style, additions should be located at the rear of the property and away from the main façade to minimize visibility from the public right-of-way.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing.
- A second-story addition to a one-story Tudor house should not overwhelm the scale and massing of the house from the public right-of-way.
- Additions should employ similar finish materials as the original Tudor structure, generally stucco or brick. For Tudor style house additions, the following exterior finish materials would not be appropriate: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding.
- Additional roofing forms and materials should echo those present on the original Tudor structure. Steeply-pitched gables are appropriate but should remain subordinate to the front-facing gables of the main façade.
- Rooftop dormer additions may be appropriate, provided that they are of similar roof form and slope and minimize visual impact to the original roofline and form.
- Additions should use similar fenestration patterns, generally with tall windows placed in horizontal groupings. Windows should be similar to the original in type, a wooden or steel divided-light casement, or a simple double-hung sash.
- When an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Multi-Family Tudor & English Inspired Buildings

character - defining features

- Tudor Revival style apartment buildings generally mimic the appearance of large single-family homes and should adhere to the design guidelines for single-family residences, with the exception of those for additions as discussed below.

design guidelines for additions

- Additions to the rear of building need not mimic Tudor Revival massing. A simple linear addition to the rear of the structure could be appropriate.
- Roofs of additions may be flat, parapeted, or pitched but should not be visible above the roofline of the primary façade from the public right-of-way.
- Exterior surfaces and finishes should match that of the original structure, generally brick or smooth stucco with perhaps some half-timbering or varied material to break up the massing of an addition.
- Windows should maintain a pattern similar to that of the historic Tudor building or in a simpler, symmetrical, evenly spaced placement across the length of the facade.
- Windows should be similar to the original in type, a wooden or steel divided-light casement, or a simple double-hung sash, and be compatible with the Tudor style.
- Vinyl or aluminum windows are not appropriate on the primary facade. Vinyl windows, if similar in type and style to the original, may be acceptable in an addition to a Tudor style apartment building.



Above: This large scale apartment building uses a variety of roof shapes, dormers, changes in material and fenestration to break up the massing and to convey the Tudor characteristics.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

French-Inspired Styles

Provincial, Norman and Eclectic Designs

Details vary, but French-inspired homes are distinguished by their distinctive hipped roofs and flared eaves. Some French style homes borrow ideas from Normandy, where barns were attached to the living quarters. Grain or ensilage was stored in a central turret. The Norman Cottage is a cozy and romantic style that features a small round tower topped by a cone-shaped roof. Other Normandy homes resemble miniature castles with arched doorways set in imposing towers. Like Tudor style houses, 20th-century French Normandy homes may have decorative half-timbering. Unlike Tudor style homes, however, houses influenced by French styles do not have a dominant front gable. In contrast, French Provincial houses tend to be square and symmetrical. They resemble small manor homes with massive hipped roofs and window shutters. Frequently, tall second floor windows break through the cornice. These homes do not have towers.

French Eclectic homes combine a variety of French influences. The French Eclectic is a less common revival style in Glendale.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

french-inspired styles

Siding & Exterior Finishes

character - defining features

- Stucco is most common in Glendale
- Combined use of stucco and brick
- Use of stone on a portion of the facade
- Half-timbering occurs in some examples

design guidelines

- Stucco or other original cladding should be preserved and maintained.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer.
- Synthetic spray-on stucco is generally not appropriate.
- Half-timbering should be preserved and maintained. These elements should be stained or painted in a contrasting, complimentary color.



Above: A smooth stucco finish is a common feature of the French eclectic style in Glendale.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The towered roof arrangement gives character to this French Eclectic house.

Below: The decorative shingle pattern on this roof is a character-defining feature.



Roofs

character - defining features

- Steeply-pitched hipped roof is most common, sometimes with cross gable
- Dormers are typically on the primary façade
- Dormers may break through the cornice line
- Dormers may be arched, circular, hipped or gabled
- Conical towers exist on some examples
- Flared eaves are common
- Roofs are slate, wood or composition shingles, sometimes variegated in color

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic specialty roofing materials, such as slate, should be preserved in place and maintained.
- Replacement roof materials, when necessary, should convey a scale and texture similar to those used originally, such a rough-cut slate or wood. Imitation slate or wood shingles are generally appropriate.
- Composition roofing may be appropriate if the entire roof is being replaced.
- Decorative patterning of shingles should be maintained or replicated if an entire roof is being replaced.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

french-inspired styles

Porches

character - defining features

- Porches are rare in French-inspired architectural styles

design guidelines

- Porches, if they existed historically, should follow the general design guidelines for porches in the Specific Residential Building Elements section.



Above: Wrought iron stairs lead to the over-hanging porches on this French eclectic apartment.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This entrance exhibits detail through its symmetrical patterning of stone quoining and paneled door.

Below: Dormers with casement windows are often employed in the French Eclectic style.



Windows & Doors

character - defining features

- Windows are generally divided light
- Windows are typically wooden casement and double-hung sash
- Windows are commonly arranged singly, in pairs or groups of three
- Upper-floor windows may break through the cornice line
- Doors may be arched or rectangular

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should generally be divided-light casement or double-hung sash that match the profile of the original windows as closely as possible.
- Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- New window openings should maintain the rhythm of horizontal groupings that existed historically. Symmetrical facades commonly have symmetrical placement of single or paired windows; asymmetrical facades typically arrange windows or groups of windows to complement the elements of the façade.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

french-inspired styles

Architectural Details

character - defining features

- Quoins at corners, windows or doors
- Decorative brick or stonework
- Balustraded patios or balconies
- Chimneys are typically massive

design guidelines

- Quoins should be preserved and maintained. They should remain unpainted.
- Balustrades along patios or balconies should be preserved and maintained. Replacement of damaged or degraded elements that can not be repaired should match the original in shape, material, texture, and color as closely as possible.
- Original architectural details should not be covered with stucco (unless originally stuccoed), vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic brick bonding and tooling patterns or stucco finish.



Above: Multiple gables with decorative vents are often features of this style.

Below: A tall brick chimney is a commonly used architectural feature of the French Eclectic style.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has very simple massing. An addition to the sides or rear should reflect the simplicity of the existing building.

Below: A one-story addition at the rear of this house would not be visible from the public right of way.



Massing & Additions

character - defining features

- Symmetrical or asymmetrical massing, sometimes with a tower
- One or two stories, but one story examples are most common in Glendale
- Roofline is integral to the style's character, with a tall, steeply pitched hip or gable roof.
- A primary front-facing gable is rare in this style; front-facing crossgables do occur

design guidelines

- Additions should be located at the rear of the building and away from the main façade in order to minimize their visibility from the public right-of-way.
- Additions should be compatible in size and scale with the original structure, although subordinate in massing. Additions to French-inspired buildings should maintain the symmetry or complement the asymmetry of the original structure.
- Additions should use similar finish materials as the original structure which, in Glendale, is generally stucco.
- Additions generally should not use the following exterior finish materials: aluminum or vinyl siding, plywood, synthetic spray on stucco, imitation stone or brick, wooden lap or board siding.
- Additional roofing forms and materials should echo those of the original structure. Steeply-pitched hipped roofs are generally appropriate but should remain subordinate to the hipped elements of the main façade. Side or rear-facing gables may be appropriate if they remain subordinate to the primary roof form. Front-facing gables are generally inappropriate.
- Rooftop dormer additions may be appropriate, provided that the addition maintains a similar roof form and slope and minimizes damage to the original roofline and form or is located to the rear of the structure.
- Additions should use similar fenestration patterns to the original structure. Windows should be similar to the original in type, generally a wooden divided-light casement, or a simple double-hung sash.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

french-inspired styles

Multi-Family French-Inspired Buildings

French-inspired apartment buildings generally mimic the appearance of large single-family homes and should adhere to the design guidelines for single-family residences, with the exception of those for additions.

design guidelines for additions

- Additions to the rear of the main façade need not mimic French-inspired massing. A simple linear addition to the rear of the structure is generally appropriate.
- Courtyard plans should be preserved and maintained. Additions should not be located within or close off an open courtyard.
- Roofs may be flat with a parapet or hipped but should not be visible above the roofline of the primary façade from the public right-of-way.
- Exterior surfaces and finishes should match that of the original structure, generally smooth stucco.
- Windows may be arranged in a pattern similar to that of the historic building or in a simpler, symmetrical, evenly-spaced placement across the length of the facade.
- Windows should be similar to the original in type, a wooden or steel divided-light casement, or a simple double-hung sash.
- Vinyl or aluminum windows are not appropriate on the historic portion of the building. Vinyl windows, if they are similar to the original windows in style and type, may be acceptable on the addition.



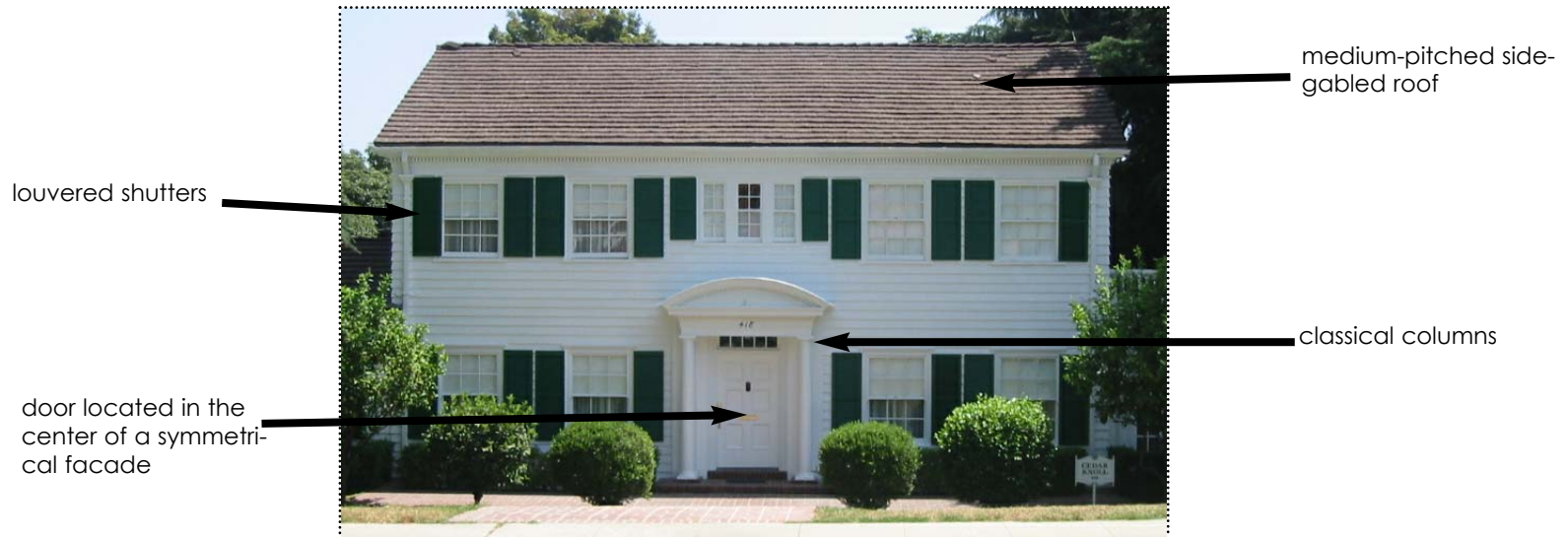
Above: The multi-family apartments give the appearance of being large single-family homes. The landscaping and multiple stair entries lend to the character of the complex.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

American Colonial Revival Style

Colonial Revival is a wide-ranging term used to describe house styles in America. This style drew its beginnings from an interest in the houses of early European settlers on the east coast. The style sought to copy those forms developed in Virginia, Pennsylvania, New York, South Carolina and other areas of early settlement. Particular interest was placed on the houses of Colonial Williamsburg in Virginia. An overall emphasis was placed on the use of classical elements.

These buildings usually have an accentuated front door, with a decorative pediment supported by pilasters. Commonly, overhead fanlights or sidelights mark the entry design. These facades are almost always symmetrical with balanced windows and doors. The use of Palladian windows is also a common feature of this style.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

american colonial revival style

Siding & Exterior Finishes

character - defining features

- Wood shiplap or other horizontal siding is most common in Glendale
- Brick may also be used.

design guidelines

- Wood 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 synthetic brick veneer
- Synthetic spray on stucco is generally not appropriate



Above: Well-maintained wood siding adds to the historic character of this house.

Below: Both exposed brick and painted stucco are used in this Colonial.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This side-gable roof is the most common roof type of the style in Glendale.

Below: This asymmetrical roof consists of wood shingles and features multiple dormers.



Roofs

character - defining features

- Side-gabled roof is most common in Glendale
- Hipped roof
- Gambrel roof
- Roofs are generally a medium-pitch regardless of form
- Wood or composition shingles
- Eaves are generally boxed
- Cornice board or frieze may appear
- Gabled dormers, if present, are generally arranged in symmetrical pairs or groups of three

design guidelines

- The historic roof form should be preserved
- The historic eave depth and configuration should also be preserved.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally. Composition shingle is generally appropriate for a full roof replacement.
- Dormers should be preserved and maintained. It is generally inappropriate to enlarge the size of existing dormers on the main façade.
- Roof detail at the eave line, such as cornice boards or friezes, should be preserved and maintained.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Porches

character - defining features

- Partial or full-width one-story porches may exist on older examples
- Smaller porticos are common on later examples
- Classical columns
- Pedimented or half-round flat roof
- Flat roof on enclosed side porch

design guidelines

- Historic porches and porticoes should be preserved and maintained.
- Restoration of previously enclosed porches is encouraged.
- Porches and porticoes on primary facades should not be enclosed or screened.
- Decorative details, such as classical columns and pediments, which help to define a historic balcony, should be preserved.
- Replacement columns, when necessary, should match the original in design and detail.
- Additional porch elements should not be added if they did not exist historically



Above: This house features a full-width porch with classical columns.

Below: This pedimented entry-porch is characteristic of the Colonial Revival with its symmetry and classical elements.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The broken pediment is one of the architectural ornaments that can be found above doors and windows.

Below: Windows adorn this entrance in the shape of a fanlight.



Windows & Doors

character - defining features

- Each bay usually has only one window or pair of windows
- Windows are typically double-hung sash with multi-pane glazing
- Windows are often arranged in pairs
- Windows are often decorated with louvered or paneled shutters
- Doors are typically located at the center of a symmetrical facade
- Doors may be solid wood with vertical panels
- Doors often crowned by a full or broken pediment
- Pilasters or sidelights may flank door

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Windows and doors should be preserved wherever possible instead of replacing them.
- Door replacements, when necessary, should be solid wood with a pattern of paneling and glazing that is similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash that match the profile of the original windows as closely as possible.
- Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- Decorative elements such as shutters, pediments, and pilasters should be preserved and maintained.
- New window openings should generally maintain the pattern of a single window or pair of windows per bay. New window openings are discouraged on the main facade as they may disrupt the symmetry of the window rhythm.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

american colonial revival style

Architectural Details

character - defining features

- Louvered or paneled shutters
- Quoins
- Round or quatrefoil windows
- Low, open-rail decorative balustrade atop portico or porch or along rooftop
- Short, stout chimney generally at one or both gable ends

design guidelines

- Shutters should be preserved and maintained.
- Quoins should be preserved and maintained.
- Ornamental windows, such as hexagonal or round gable peak windows, should be preserved.
- Decorative balustrades should be preserved and maintained.
- Wooden or plaster architectural elements should be maintained with a protective coat of paint.
- Original architectural details should not be covered with stucco, vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic finish and any decorative elements.



Above: Architectural details, such as the use of columns, add to the historic character of this house.

Below: Quoins line the ends of the wall plane on this projecting window bay.

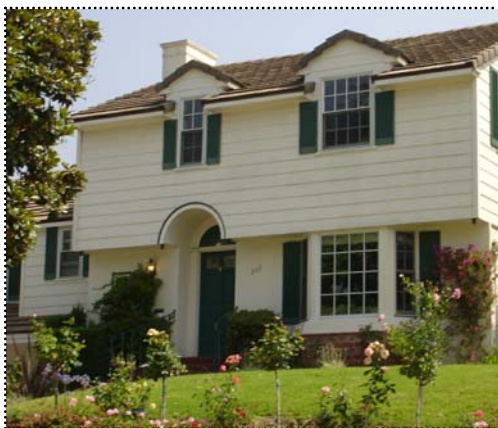


Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The balanced, symmetrical facade of this house is a character-defining feature.

Below: The overhanging second story is a feature of the late Colonial Revival.



Massing & Additions

character - defining features

- Simple rectangular or L-shaped plan
- Two stories
- Later examples may have overhanging second story
- Balanced symmetrical façade

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.
- An addition might also be located at one gable-end of the building. Such as addition should maintain the same side-gable orientation and a subordinate massing. Additions should not disturb the symmetrical composition of the house.
- 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 finish materials similar to the original structure, generally horizontal wood siding. Synthetic spray-on stucco and imitation stone or brick are not appropriate for this style.
- Additional roofing forms and materials should echo those of the original structure. Gables are generally appropriate 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, a wooden double-hung sash. They need not have multi-pane glazing.
- Simplified versions of Colonial Revival decorative elements, such as pediments, pilasters, and columns, may be appropriate ornamentation.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

american colonial revival style

Multi-Family Colonial Revival Buildings

Few apartment buildings were constructed in the Colonial Revival style. Where they do exist, property owners should adhere to the design guidelines for single-family residences, including those for additions. These property owner might also consider the following suggestion:

Additions to the rear of the main facade may utilize a simple linear or courtyard addition as long as the structure remain subordinate in height and massing to the original structure.



Above: One of the character-defining traits of this house is the symmetry found in its facade.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Monterey Revival Style

This revival style is derived from Boston merchant Thomas Larkin's 1850s residence in Monterey, California. The style updates Larkin's vision of a New England Colonial with an Adobe brick exterior. The use of adobe reflected an element of Spanish Colonial houses common in the Monterey area at the time. Later Monterey versions merged Spanish Eclectic with Colonial Revival styles to greater or lesser extents.

Larkin's design also established a defining feature of the Monterey style: a second-floor front-facing balcony, sometimes turning the corner to side elevations as well. Monterey Revival homes typically featured balcony railings in iron or wood; roofs are low pitched or gabled and covered with shingles--variants sometimes feature roof tiles--and exterior walls are constructed in stucco, brick, or wood.

monterey revival style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

Siding & Exterior Finishes

character - defining features

- Smooth or sand finish stucco is most common
- Wood or brick may also be used.
- First and second stories may use different materials

design guidelines

- Stucco cladding should be preserved and maintained.
- Wood siding should be preserved and should maintain a protective coat of paint.
- Brick should be preserved and maintained, including any characteristic bonding or mortar finishes
- Differentiated siding between floors, where it exists, should be maintained.
- Original exterior surface finishes should not be covered with synthetic materials, such as aluminum or synthetic brick veneer
- Synthetic spray on stucco is generally not appropriate.



Above: Smooth stucco cladding is a common attribute of the Monterey style.

Below: This example mixes both brick cladding and tongue-in-groove wood panelling on the main facade.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: The eave for this roof provides little overhang. The roof cladding is composition shingle.

Below: The side gable and red clay roof tiling are characteristic of the style.



Roofs

character - defining features

- Low-pitched side gable
- May have front-facing cross gable
- Eave with little or no overhang
- Wood or composition shingles or red clay tile are most common.

design guidelines

- The historic roof form should be preserved.
- The historic eave depth and configuration should also be preserved.
- Historic roofing materials, such as tile or shingle, 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 and should match the original pattern. For instance, roofing tiles should not be replaced with shingles or vice versa.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

Porches and Balconies

character - defining features

- A second-story balcony, usually cantilevered, is the primary character-defining feature of the style.
- The balcony may be partial or full-width.
- The balcony is generally covered by the principal roof.
- Simple posts
- Open-rail balustrade is most common .
- Posts and rails are typically wood in Glendale but iron examples also appear.

design guidelines

- Historic balconies should be preserved in place.
- Balconies should not be enclosed, glazed or screened on principal facades.
- Decorative details, such balustrades and posts, that help to define a historic balcony should be preserved and maintained.
- Additional balcony elements should not be added if they did not exist historically.



Above: The recessed balcony on the main facade is the primary character-defining feature of the Monterey Revival style.

Below: The combination balustrade of this partial-width balcony is unique and character-defining.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has wooden casement windows.

Below: Paired windows in a single opening fill each bay of the main facade on this house.



Windows & Doors

character - defining features

- Each bay usually has only one window or door.
- Windows are often divided-light wooden casement or double-hung sash.
- Full-length windows or glazed doors generally open onto balcony.
- Windows are often decorated with fixed shutters.
- Door and window surrounds are generally absent or a very simple Colonial Revival form.
- Doors may be solid wood with panels or partially glazed.

design guidelines

- The arrangement, size, & proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Door replacements, when necessary, should be solid wood or wood with glazing in a pattern similar to the original.
- Window replacements, when necessary, should be wooden divided-light sash or casement that match the profile of the original windows as closely as possible. Vinyl or aluminum windows, whether double-hung or sliding, are not appropriate replacements.
- Decorative elements such as shutters should be preserved and maintained.
- New window openings should generally maintain the pattern of a single window or pair of windows per bay.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

monterey revival style

Architectural Details

character - defining features

- Louvered or paneled shutters
- Short, stout chimney at one or both gable ends

design guidelines

- Shutters should be preserved and maintained.
- Other original architectural details should not be covered with stucco (unless originally stuccoed) vinyl siding, stone, veneers, or other materials.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic bonding pattern or finish and any decorative elements.



Above: The fixed shutters flanking the window add richness and depth to the facade.

Below: This house has louvered shutters which reflect the influence of the American Colonial Revival style. An end gable chimney is visible above the roofline.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has a one-story wing that extends from the primary two-story form.

Below: This house is characteristic of the style in plan and height. As part of its L-shaped plan, the balcony is incorporated beneath the main roof, and the first floor is slightly recessed below it.



Massing & Additions

character - defining features

- Simple rectangular or L-shaped plan
- Two stories

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.
- An addition might also be located at one gable-end of the building. Such an addition should maintain the same side-gable orientation and a subordinate massing. The second-story balcony generally should not be extended to the new addition.
- Additions should respect the stylistic influences of the American or Spanish Colonial on Monterey Revival houses. Typically, these influences are not mixed on a single building.
- Additions should use similar finish materials as the original structure which varies among different examples of the Monterey Revival style. Additions should not use the following exterior finish materials: plywood, synthetic spray on stucco, or imitation stone.
- Additional roofing forms and materials should echo those of the original structure. Low-pitch gables are appropriate but should remain subordinate to the primary roofline visible from the public right-of-way. Roofing material, whether shingle or red clay tile, should match that of the original.
- Rooftop dormers may be appropriate in Monterey Revival style houses that exhibit a American Colonial Revival influence. They are generally inappropriate in those houses with a Spanish Colonial influence.
- Additions should use similar fenestration patterns, generally a single or paired window opening per bay. Windows should be similar to the original in type, such as a wooden divided-light casement or double-hung sash.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Multi-Family Monterey Revival Buildings

Few apartment buildings were constructed in the Monterey style. Where they do exist, property owners should adhere to the design guidelines for single-family residences, with the exception of those for additions.

design guidelines for additions

- Additions should respect the stylistic influences of the American or Spanish Colonial on Monterey Revival houses. Typically, these two influences are not mixed on a single building.
- Additions to the rear of the main façade might consider a simple linear or courtyard addition to the rear of the structure.
- Roofs may be flat with a parapet, or low-pitched with a hip or gable. They should not be visible above the roofline of the primary façade from the public right-of-way. Roofs should generally be covered with a material similar to the primary roof of the main structure.
- Exterior surfaces and finishes should match that of the original structure. An addition may consider using different materials on the upper and lower stories, if the original structure does.
- Windows may be placed in a pattern similar to that of the historic building; typically, a simple symmetrical, evenly spaced placement across the length of the facade.
- Windows should be similar to the original in type, generally a wooden divided-light casement, or a simple double-hung sash. Vinyl windows, if similar in style and type to the original, may be acceptable on additions. Aluminum windows are not appropriate for this style.

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.

minimal traditional style



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

minimal traditional style

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

minimal traditional style

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

minimal traditional style

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Ranch Style

The Ranch style was the dominant American residential building type from the 1950s through the 1970s. These houses are characterized by low-pitched roofs, and rambling, one-story forms, use of natural materials, and they may have decorative shutters or porch supports. They are often located on large lots, with small front yards and larger back yards, which in warmer climates become a focal point of family life. Increasing lot sizes and prevalence of the family car enabled the development of these low, rambling houses, many of which featured prominent built-in garages. The Ranch house style, with its roots in pre-War California architecture, epitomizes the rapid growth of suburbs and an altogether new mode of American residential architecture. Subcategories have been dubbed Western Ranch, American Ranch, or California Rambler.

diamond-pane windows on main facade



low-pitched roof covered with original wood shingles

porch recessed under primary roof of main facade

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

ranch style

Siding & Exterior Finishes

character - defining features

- Board-and-batten
- Stucco
- Wood lap or shingle
- Brick may also occur, sometimes in combination with another material.

design guidelines

- Original exterior surface should be preserved and maintained.
- Wood siding of any type 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 generally not appropriate.
- Ornamentation should not be applied if it did not exist historically.



Above: This Ranch house is clad with wide horizontal board siding.

Below: Brick, stucco, and wood board siding are combined on the exterior walls of this house.

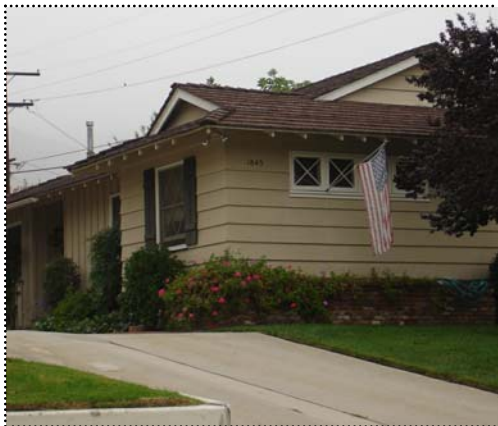


Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This Ranch house has a flat roof that draws its influence from the Modern style.

Below: A gable-on-hip roof with open eaves is characteristic of the Ranch style.



Roofs

character - defining features

- Low- to moderate-pitch hipped roofs, or gable-on-hip, are most common.
- Cross gable or flat roofs also occur.
- Roof pitch is generally low or intermediate.
- Eaves generally have moderate or wide overhang and can be boxed or open.
- Cupolas are a typical decorative element on board-and-batten ranch houses.
- Pitched roofs are typically covered with wood or composition 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 or replaced in kind.
- Replacement roof materials, when necessary, should convey a scale, texture, and color similar to those used originally. Composition shingle is generally appropriate for a full roof replacement.
- Cupolas should be preserved and maintained.
- Roof detail should not be applied if it did not exist historically.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

ranch style

Porches

character - defining features

- Porches, where they occur, are generally recessed under the primary roof on the main facade.
- Posts may be wood or metal but are typically simplified in form.
- Balustraded porches are uncommon on Ranch houses.

design guidelines

- Historic porches should be preserved.
- Wood and metal elements elements such posts, and rails, should be preserved and maintained with a protective coat of paint. However, any metal elements that were not painted historically should be left unpainted.
- Ornamentation that did not exist historically should not be added.
- Construction of a projecting porch, where it did not exist historically, is rarely appropriate.



Above: The porch on this house is simply recessed beneath the primary roof. The walkway and the chimney are clad with flagstone.

Below: Simple wood posts support the hip roof porch on this house.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: Windows with diamond panes and wood muntins are typical of the style.

Below: This early example of a Ranch house exhibits traditional windows influenced by the American Colonial Revival style.



Windows & Doors

character - defining features

- Windows may be wood, steel or aluminum frame.
- Multi-pane sash or casement windows are common as are single-pane aluminum casements. Windows of different materials generally do not occur on the same structure.
- A picture window or bay window is often located on the primary facade.
- Windows may be arranged in horizontal ribbons or in a more traditional arrangement of one or two windows in each bay.
- Decorative shutters occur on some examples.
- Door may be single or paired. Doors are typically wood and may be paneled or plain.

design guidelines

- The arrangement, size, and proportions of historic openings should be maintained.
- Repair windows or doors wherever possible instead of replacing them.
- Window replacements, when necessary, should match the material and profile of the original windows as closely as possible.
- Vinyl windows generally are not appropriate replacements.
- Decorative elements such as shutters, pediments, and pilasters should be preserved and maintained.
- Door replacements, when necessary, should be solid wood with a pattern of paneling similar to the original.
- Original elements, such as shutters, should be preserved and maintained.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

ranch style

Architectural Details

character - defining features

- Rooftop cupolas
- Rooftop weathervanes
- Wide brick chimney is common of the front or street-facing facade, often with "weeping" mortar.
- Brick chimney is sometimes painted.

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.
- Chimneys should be braced rather than removed for seismic concerns.
- Chimney repairs, when necessary, should replicate both the historic bonding and tooling patterns.



Above: Rooftop cupolas like this one are a common detail of the Ranch style.

Below: Short, wide chimneys on the primary facade are common.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This house has the "rambling" low-profile characteristic of the Ranch style.

Below: Despite the variation in architectural detail, all Ranch houses share an essential horizontality in form and massing.



Massing & Additions

character - defining features

- One story
- Horizontal emphasis, often "rambling"
- Two-car garage 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 strongly discouraged on Ranch style houses. 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 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 wood or stucco siding. The following exterior finish materials are generally not appropriate for the Ranch style: 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. Hipped roofs are generally appropriate for Ranch houses with pitched roofs but they should remain subordinate to the primary roofline visible from the public right-of-way. Rooftop dormers may be appropriate, in some cases, if they do not disturb the overall massing of the façade.
- Ranch-style houses with flat roofs should maintain flat roofs on any additions.
- Windows placement and type should follow a pattern similar to that of the historic building. Because this varies within the style, the Windows and Doors section of the Guidelines should be used to assist in identifying the specific character-defining features of Ranch house windows for a particular structure.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

ranch style

Multi-Family Ranch Buildings

The Ranch style was used almost exclusively for single-family residences. There are no known examples Ranch-style multi-family residences in Glendale.

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

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

modern styles

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

modern styles

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.

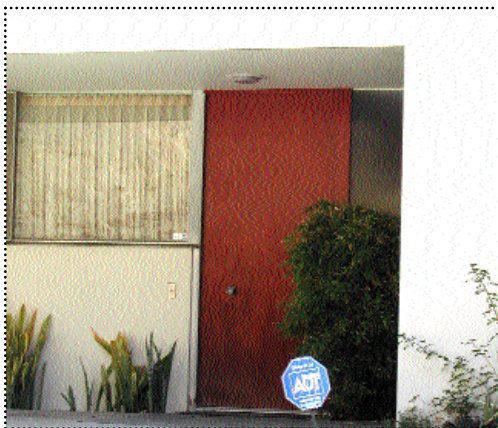


Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

modern styles

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

modern styles

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Other Design Issues in Historic Districts

The following four sections of the guidelines discuss other design issues that relate to historic districts such as: related outbuildings, streetscape & landscape issues, infill development, and improvements to non-contributing buildings within the historic district. These guidelines apply only to those elements that have been identified in a survey as character-defining features of the historic district.

Outbuildings

Outbuildings and structures consist of garages, guest houses, garden sheds, pergolas and the like. A detached garage is the most predominant type of outbuilding in Glendale's historic districts. Original outbuildings, in their design and placement, may be considered historic. Each historic district will have different types of outbuildings of varying importance. Generally, these guidelines apply to buildings that can be or will be seen from the public right-of-way and have been identified as contributing structures to the historic district.



Left: This house, like others on its block, has a porte-cochere that extends as a wing from the main house. The detached garage is located to the rear.

Right: Some houses have garage doors that reflect the architectural style of the building.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Outbuildings

design guidelines

Garages:

- Historic garages should be retained when possible and feasible.
- The character-defining features of the historic garage--such as primary materials, roof materials, roof form, windows and door openings, and any architectural details--should be retained whenever possible.
- Moving a historic garage from its original location should be avoided.
- If a historic garage is beyond repair, then replacement in compatible scale, massing and materials to the historic main house is encouraged.
- A replacement garage door, on a historic garage, should be similar to those traditionally used for the style of architecture.
- A new garage should be subordinate to the primary structure on the site.
- A detached garage is preferred where feasible and where compatible with the style of architecture (i.e. more modern styles often had attached garages).
- A new garage should be compatible in design with the primary structure but not mimic the historic features of the main building. It should not be designed to look old; it should appear as a new addition to the streetscape.
- A detached garage should be located at the rear of the property and set back substantially from the primary structure where feasible (unless the house originally had an attached garage as with the more modern styles).
- When a garage must be attached, it should be on the rear elevation or the percentage of building front allocated should be minimized when that is the predominant pattern on the street.
- When necessary, an attached garage should be detailed as part of the primary building.



Above: Mid-Century Modern houses often incorporate two-car garages into the formal design of the house.

Below: Ranch houses may also incorporate the garage into the design structure.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Outbuildings design guidelines



Above: A one-car garage is incorporated on the ground floor of this hillside home. Hillside houses located on the upslope often locate two-car garages in a similar way.

Below: In some cases, an open carport may reflect the historic parking pattern of a house or a neighborhood.



Other accessory structures (this does not include secondary historic residential structures):

- Accessory structures should be located to the rear of the lot, if feasible.
- New accessory structures should be similar in character to those seen historically.
- Prefabricated storage structures should be located at the rear of the lot and should not be visible from the street.
- Accessory structures should be subordinate to the primary historic structure in terms of mass, size, and height.
- Basic rectangular forms with gable, hip or shed roofs are generally appropriate.
- The roof line need not match exactly, but should not compete with that of the primary structure.
- Appropriate building materials should draw on the traditional range of materials used for the primary structure's architectural style.
- Building materials should be utilitarian in appearance.
- Ornate architectural detailing is generally inappropriate for a secondary structures.
- Details should not be added to accessory structures which would make them appear to be a residential dwelling rather than an outbuilding.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

outbuildings



This image depicts a detached garage located behind a single-family home.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Streetscape and Landscape Features

In some cases, streetscape and landscape features that are located in or visible from the public right-of-way contribute to the significance of historic districts. Along with architectural style, these features create a district's coherent appearance. Significant character-defining features may vary among districts but should be identified in the historic district survey. These features may include: driveways, sidewalks, walkways, streetlamps, trees, and parkways. The City is responsible for the preservation and maintenance of many of these features.

In most areas of Glendale, landscaping on private property will not be a significant historic feature, unless there is a prominent, planned, and uniform planting pattern that is an identified part of the historic fabric of the district. Driveways, sidewalks, and walkways will be historically significant only when there is a strong pattern of materials or location that is repeated on the great majority of properties.



Left: This block of houses consists of mostly one-story residences and is further defined by the line of palms and the consistent setback of buildings.



Right: Glendale's neighborhoods often exhibit a mix of styles. This street has the common curb, green strip or parkway, and sidewalk configuration.

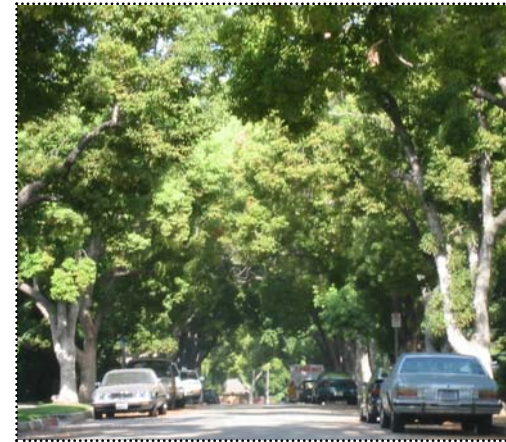
Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Streetscape & Landscape Features

character-defining features

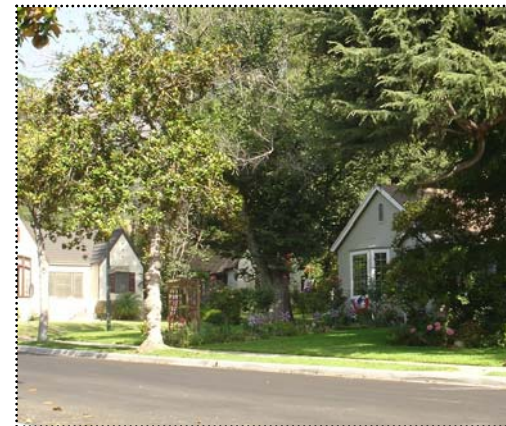
Identify the streetscape and landscape elements of your property that contribute to the historic character of the district and the rhythm of the streetscape:

- Does the street have a parkway--a grassy median or green strip between the sidewalk and the curb?
- Are there uniform street trees along the block?
- What is the traditional parking pattern for the district?
 - are there driveways from the street?
 - do the driveways have a grassy medians?
 - are there uniform curb cuts along the street?
 - is access from a rear alley?
 - was parking originally accommodated on the street?
- Does the district have historic street lamps?
- Do property walkways relate visually to the sidewalk, either through pattern or material?



Above: Mature tree canopies help define many of Glendale's neighborhoods.

Below: These houses in Verdugo Woodlands are enhanced by the streetscape consisting of mature trees.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



Above: This corner is marked by a streetlamp with attached street sign.

Below: Streetscapes are defined by the placement of curb cuts for driveways and by the use of greenways to soften the street edge before the sidewalk.



Streetscape & Landscape Features

design guidelines

- Historic street lamps should be preserved and maintained, if feasible.
- Healthy mature street trees, where they are significant to the district, should be preserved and maintained.
- Diseased street trees should be replaced in kind, when possible.
- Historic landscaped buffer zones, such as the grassy median between the sidewalk and curb, should be preserved and maintained.
- Historic retaining walls should be preserved where they exist.
- Significant sidewalk and driveway features should be preserved when they contribute to the historic character of the district.
- Original driveway locations and curb cuts should be preserved and maintained when they contribute to the historic character of the district.
- Replace only those portions of character-defining streetscape and landscape features that are deteriorated beyond repair.
- Replacement materials for character-defining features should match as closely as possible to the original in color, texture, size and finish.
- New sidewalks should align with those already on the block.
- Replacement or new sidewalks should exhibit scoring lines and brush patterns consistent with the historic material when those elements contribute to the historic character of the district.
- Large paved areas, for parking or otherwise, are generally inappropriate in areas visible from the public right-of-way.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Streetscape & Landscape Features

design guidelines

- When it is necessary to repave sidewalks or driveways, the use of plain asphalt or blacktop is generally inappropriate.
- When parking is not located in a garage, consider screening it from view from the public right-of-way with the use of a fence, hedge, or other landscape element.



Above: The street shape provides character to these Ranch style house on a cul-de-sac.

Below: This is a typical street scene in the Pelanconi neighborhood.



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Infill Development

design guidelines

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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Infill Development

design guidelines

infill development

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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Infill Development

design guidelines

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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts



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.

Infill Development design guidelines

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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

infill development



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

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

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

non-contributing buildings

Non-Contributing Buildings

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.



Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Non-Contributing Buildings

design guidelines



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.



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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

non-contributing buildings

Non-Contributing Buildings

design guidelines

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.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

The Secretary of the Interior's Standards

Rehabilitation - is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The following are the ten Rehabilitation Standards.

- (1) A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- (3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic properties will not be used.
- (8) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

appendix one



Tudor Style home in Rossmoyne.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Glossary

The following Glossary is intended as a useful tool for architectural, building, and construction terms used in the document. The selections included are common terms used to refer to features and elements on residential properties. However, this is not a comprehensive glossary of terms. There are several excellent architectural and construction dictionaries available that could be referenced for more complete definitions and information.

Alteration Changes made through the removal and / or addition of building material.

American bond Also called common bond. A brick masonry bonding pattern where every seventh course consists of headers, with all other courses consisting of stretchers.

Arcade A series of arches supported by columns or pillars; a covered passageway.

Arch A construction technique and structural member, usually curved and made of masonry. Composed of individual wedge-shaped members that span an opening and support the weight above by resolving vertical pressure into horizontal or diagonal thrust.

Architrave The lowest part of an entablature, or the molded frame above a door or window opening.

Balconet A low, slightly projecting, ornamental railing around the lower portion of a window; a false balcony.

Balcony A platform projecting from the wall or window of a building, usually enclosed by a railing

Baluster One of a series of small pillars or units of a balustrade; also an upright support of the railing for a stair; balusters can often be decoratively designed.

Balustrade A railing or parapet consisting of a top rail on balusters, sometimes on a base member and sometimes interrupted by posts.

Battered pier A pier that is inclined with respect to the surface of the wall on the face that is not perpendicular to the walls.

Bay A regularly repeated spatial unit of a building or wall as defined by columns, piers or other vertical elements; also a structural projection, most often with windows, expressed on the elevation of a building.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Bay window A projecting bay with windows which forms an extension to the interior floor space. On the outside, the bay should extend to ground level, in contrast to an oriel window, which projects from the wall plane above ground level.

Belt A horizontal band course on a brick or stone wall; it may be of a different kind of brick or stone.

Board-and-batten siding Vertical siding made up of alternating wide and thin boards where the thin boards cover the joints between the wide boards.

Bonding The repeating arrangement of bricks into patterned rows.

Bracket A projection from a vertical surface providing support under cornices, balconies, window frames, etc.; also sometimes used to describe a metal fastener.

Cantilever A projecting beam, girder, or other structural member that is supported at only one end.

Capital The topmost member of a column or pilaster. It is usually decorated and often carries an architrave.

Casement window A window that is hinged on the side and opens in or out.

Character-defining feature Essential to the perception or understanding of the building; contributes to the special quality of a building or a site, without which the uniqueness is lost.

Chamfer An oblique surface produced by cutting an edge or corner, usually at 45 degrees.

Chimney pot A decorative masonry element placed at the top of a chimney, common on Queen Anne and Tudor Revival buildings.

Clapboards Narrow, horizontal, overlapping wooden boards that form the outer skin of the walls of many wood-frame houses. In older houses, the exposure (the exposed area of each board not overlapped by another board) ranges from four to six inches.

Clerestory An elevated range of windows in a wall that rises above the ridgeline of the primary roof.

Clinker brick A brick that has been deformed in the firing process.

Colonnade A row of columns supporting a beam or entablature.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Column An upright supporting member, either attached or freestanding, such as a pillar or a post; generally composed of a capital, shaft, and base.

Contributing resource Adds to the historic association, historic architectural qualities, or archaeological values for which an historic district is significant because the resource was present during the period of significance, relates to the documented significant contexts, and possesses integrity.

Corbel A projection from a masonry wall, sometimes supporting a load and sometimes for decorative effect.

Corbeled cap The termination of a brick chimney that projects outward in one or more courses.

Corner board A board which is used as trim on the external corner of a wood-frame structure and against which the ends of the siding are fitted.

Cornice The exterior trim of a structure at the meeting of the roof and wall; usually consists of bed molding, soffit, fascia, and crown molding.

Course In masonry, a layer of bricks or stones running horizontally in a wall.

Cresting Decorative grillework or trim applied to the ridgecrest of a roof, common on Queen Anne style buildings.

Cross gable A gable that is perpendicular to the main axis or ridge of a roof.

Cupola A small, sometimes domed structure surmounting a roof. Found mainly on Italianate and Colonial Revival buildings.

Dentil molding A molding composed of small rectangular blocks run in a row.

Dormer A structure containing a vertical window (or windows) that projects through a pitched roof.

Double-hung sash window A window with two or more sashes; it can be opened by sliding the bottom portion up or the top portion down, and is usually weighted within the frame to make lifting easier

Eave The part of the roof that overhangs the wall of a building.

Elevation Building elements in a vertical plane.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Entablature Above columns and pilasters, a three-part horizontal section of a classical order, consisting of the cornice at the top, the frieze in the middle, and the architrave on the bottom.

Façade The entire exterior elevation of a building, particularly the front.

Fanlight A window, often semicircular, over a door, with radiating muntins suggesting a fan.

Fascia board A flat board horizontally located at the top of an exterior wall, directly under the eaves.

Fenestration The arrangement or pattern of windows or other openings in the facade of a building.

French door Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.

Frieze A horizontal member of a classical entablature, often decorated, located above the architrave and below the cornice.

Gable The vertical triangular portion of the end of a building having a double-sloping roof, usually with the base of the triangle sitting at the level of the eaves, and the apex at the ridge of the roof. The term sometimes refers to the entire end wall.

Gable-on-hip A roof that has a hip as the primary roof form and a gabled element that caps the roof at the ridge line. Also referred to as a Gablet, this element is typical of the Ranch style.

Gambrel roof A roof having two pitches on each side, typical of Dutch Colonial and Colonial Revival architecture.

Gingerbread Highly decorative woodwork with cut out ornament, made with a jigsaw or scroll saw, prominent in Gothic Revival architecture

Glazing A transparent material (such as glass) used to enclose windows.

Header Bricks laid horizontally with their lengths perpendicular to the face of the wall.

Half-timbering In late medieval architecture, a type of construction in which the heavy timber framework is exposed, and the spaces between the timbers are filled with wattle-and daub, plaster, or brickwork.

Hipped roof A roof which slopes upward on all four sides.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Historic district An ensemble of buildings and their surroundings given a designation due to their significance as a whole; a geographically definable area (urban or rural, small or large) possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically, but linked by association or history.

Historic fabric Materials or elements of a building or place, which contribute to its historic character.

Hood molding A decorative molding over a window or door frame, commonly found on Italianate style buildings.

Horizontal rhythm The pattern of solids and voids created by the openings (such as doors and windows) or the repetition of design elements on each floor of a building or series of buildings.

Jerkinhead roof A gable roof truncated or clipped at the apex - also called either a "clipped gable" or "hipped gable" roof. Common in Bungalows and Tudor Revival, and Arts and Crafts style buildings.

Latticework A wood or metal screen composed of interlaces or crossed thin strips.

Leaded glass Small panes of glass, either clear or colored, that are held in place by strips of lead.

Lintel A horizontal beam over an opening in a wall that carries the weight of the structure above.

Mansard roof A roof with two slopes, the lower slope being nearly vertical, often concave or convex in profile. Common to the Italianate and Queen Anne styles.

Massing Arrangement of geometric volumes into a building's shape.

Modillion A scrolled ornamental bracket placed horizontally below a cornice.

Molding A decorative band or strip with a constant profile or section generally used in cornices and as a trim around window and door openings. It provides a contoured transition from one surface to another or produces a rectangular or curved profile to a flat surface.

Monitor A raised structure on a roof with louvers or windows admitting air or light; frequently found on large utilitarian buildings.

Mullion The vertical member of a window or door that divides and supports panes or panels in a series.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Muntin a small bar separating and holding individual glass panes within a window sash; also found on glazed, multi-paned doors. A secondary member within the window assembly.

Non-contributing resource Does not add to the historic associations, historic architectural qualities, or archaeological values for which an historic district is significant because the resource was not present during the period of significance, does not relate to the documented significant contexts, and does not possess integrity.

Oriel window A window bay that projects from the building beginning above the ground level.

Order In classical architecture, a particular style of column with its entablature, having standardized details generally called Doric, Ionic, and Corinthian.

Palladian window A window divided into three parts: a large arched central window, flanked by two smaller rectangular windows. These are found in Colonial Revival as well as Italianate buildings.

Parapet A wall that extends above the roofline. Common in California Mission style buildings.

Pediment In classical vocabulary, the triangular gable end of the roof above a cornice; also a similar decorative element above a window or door.

Pent roof A small, sloping roof, the upper end of which butts against a wall of a house, usually above the first-floor windows.

Picture window A large, single-pane window, commonly set in a metal frame, that was a common building element of the mid-twentieth century. Unmarred by vertical or horizontal members, the window created a "picture" view from the building's interior.

Pier A member, usually in the form of a thickened wall section, placed at intervals. Provides lateral support or takes concentrated vertical loads.

Pilaster A shallow rectangular column or pier attached to a wall, often modeled on a classical order; frequently found flanking doors or windows.

Pillar A post or column-like support.

Pitch The degree of slope or inclination of a roof. A medium, or average, pitched roof slopes at an angle of between 30 and 45 degrees. These angles roughly translate into rise-over-run ratios of between 6:12 and 12:12.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Plate glass A sheet of glass ground flat on both surfaces and polished, most often used in windows and mirrors.

Pointed arch Any arch with a point at its apex, common but not restricted to Gothic architecture. Tudor Revival buildings also frequently incorporate pointed arch motifs.

Portico A porch or covered walkway consisting of a roof supported by columns.

Quatrefoil An architectural motif composed of four leaves in a radial pattern; typically refers to an opening for a window; in tracery, in the form of four intersecting circles; most frequently found in Gothic Revival style. Mission Revival style architecture also incorporates this motif.

Quoins Cornerstones of a building, rising the entire height of the wall, and distinguished from the main construction material by size, texture, or conspicuous joining. In masonry construction, they reinforce the corners; in wood construction, they do not bear any load, are made of wood, and imitate the effect of stone or brick.

Rafters The sloping wooden roof-frame members that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and Bungalow style buildings the ends of these, called "rafter tails" are often left exposed rather than boxed in by a soffit.

Rehabilitation The act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions of features which convey its historical, cultural, or architectural values.

Renovation The act or process of altering or upgrading a building.

Replace in kind Substitute similar or same materials and workmanship.

Restoration The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration period.

Reversibility A condition which allows removal of an added material or feature and return to the original, without damage to the original.

Ribbon window A continuous horizontal row, or band, of windows separated only by mullions. Used to some extent in Craftsman designs, but more commonly on post-war modern buildings.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Round arch A semicircular arch, often called a Roman arch.

Rusticated The treatment of masonry to create a rough appearance, usually through sinking joints, beveling edges and artificial texturing of the stone's surface.

Sash Window framework that may be fixed or moveable. If moveable, it may slide, as in a double-hung window; or it may pivot, as in a casement window.

Scale The relationship of parts, their relative size and proportions, to one another and to the human figure.

Secretary of the Interior's Standards for the Treatment of Historic Properties A set of standards and guidelines, issued by the U.S. Department of the Interior, National Park Service, for the acquisition, protection, stabilization, preservation, restoration, and reconstruction of historic properties. The Standards, written in 1976, and revised and expanded in 1983, 1990, and 1995 were developed pursuant to the National Historic Preservation Act of 1966 which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Standards are neither technical, nor prescriptive, but are intended to promote responsible preservation practices. There are four treatments: preservation, rehabilitation, reconstruction and restoration.

Setback The distance between the property line, road, or sidewalk, and the facade of the building.

Shiplap siding Wooden siding tapered along its upper edge where it is overlapped by the next higher courses of siding.

Sidelights The commonly vertical oriented glazed openings surrounding an entry or doorway.

Siding The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.

Sill The lowest horizontal member in a frame or opening of a window or door. Also, the lowest horizontal member in a framed wall or partition.

Skirting Siding or latticework applied below the watertable molding on a building.

Soffit The underside of the eaves on a building, particularly the boards enclosing the eaves and covering rafter tails.

Spandrels The roughly triangular-shaped space between two adjoining arches below a line connecting their crowns.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Stiles One of the vertical members of the frame of a door or window.

Stretcher Bricks laid horizontally with their lengths parallel to the face of the wall.

Stucco A material, usually composed of cement, sand, and lime, applied to a surface to form a hard, uniform covering that may be either smooth or textured. Also, a fine plaster used in decoration and ornamentation of interior walls.

Style Characteristics and decorative elements that form a clear group associated with a specific period or design philosophy.

Surround The molded trim around a door or window.

Swan's neck pediment A pediment with an open apex; each side terminates in curves resembling a swan's neck. Found mainly on Colonial Revival buildings.

Terra cotta A red-brown fired but unglazed clay used for roof tiles and decorative wall covering. These roof tiles are common in the California Mission style. Glazed terra cotta was frequently used for exterior decoration on commercial buildings of the early 20th Century.

Tongue and groove A type of board milled to create a recessed groove along one long side and a corresponding flange along the other that lock together when two or more boards are placed side-by-side. Tongue and groove boards are commonly used for flooring and siding.

Tooling The finish of a mortar joint, composed of depth and angle as well as any decorative pattern.

Transom Horizontal window opening above a door or window.

Tudor arch A four centered pointed arch, characteristic of Tudor style architecture in England in the 15th and 16th centuries.

Turret A small, slender tower, usually corbeled from a corner of a building

Veranda A covered porch or balcony, running alongside a house; the roof is often supported by columns.

Vergeboard An ornamental board, sometimes jigsaw cut, that serves as trim and is attached to the overhanging eaves of a gable roof; sometimes called a bargeboard.

Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

Vertical Rhythm The pattern of solids and voids created by the openings (such as doors and windows) or decorative elements from floor to floor

Water table A projecting ledge, molding, or string course along the bottom side of a building, designed to throw off rainwater; it usually divides the foundation of a building from the first floor.

Weatherboard siding Siding, usually wooden, consisting of overlapping, narrow boards usually thicker at one edge; also called clapboard siding.

Weeping mortar A decorative use of mortar where the joint is untooled and excess mortar spills out of the joint.

Window Head The upper horizontal cross member or decorative element of a window frame.

Window Lintel The horizontal structural member above a window opening, which carries the load of the wall above it.

Wing A parallel extension to a building.