

Living with History

A Guide for Historic District Property Owners and Residents



City of Glendale
Community Development Department
2024

HISTORIC CHARACTER

Your neighborhood was designated as a historic district because it has a special character that sets it apart from other places in Glendale, with most properties still looking a lot like they originally did. The historic survey for each district tells the story of how the area was developed over the years and also features specific information about each property.

DESIGN REVIEW AND GUIDELINES

Districts aren't "frozen in time." Changes are a natural and inevitable aspect of any neighborhood. In districts, however, all proposed work that is visible from the street is reviewed by Planning Division staff and/or the Historic Preservation Commission to make sure the changes are compatible with the historic character of your property and the neighborhood. This review is based on the Historic District Design Guidelines, which you can also use to help plan your projects (see reverse).

The survey for every district identifies two types of properties. "Contributors" were built during the most important period of the area's development and still have a lot of their original design, features, and materials. "Non-Contributors" have generally lost too much of their historic character due to alterations over the years. For Contributors, the goal is to protect the historic character while allowing for desired changes. The guidelines cover general topics like siding, finishes, roofs, doors, and windows. They also offer information about what's appropriate to the specific style of your house. For Non-Contributors, the guidelines have a more general focus on how to make sure changes allow your house to still fit into the overall look of the neighborhood.

NO HISTORIC DESIGN REVIEW FOR:

- ◆ Interior work
- ◆ Work not visible from the street (Zoning and non-historic design review still apply)
- ◆ Painting (Except for some Tudor Revival houses)

HISTORIC DESIGN REVIEW FOR:

Except for the work noted above, all other projects that require a building permit are subject to historic review, including:

- ◆ Visible additions and all new houses
- ◆ Demolition
- ◆ Window replacement
- ◆ Changes to roofing and walls

IMPORTANT!

- ◆ Never begin work or buy materials before project review/permitting.
- ◆ Some work required design approval even if a permit isn't required.
- ◆ Unapproved work can be illegal—you may be fined and/or have to reverse or redesign the unpermitted work.
- ◆ When in Doubt—Call a Planner (818) 548-2140

THANK YOU FOR HELPING PROTECT
GLENDALE'S HISTORIC NEIGHBORHOODS!

Some work that doesn't need a building permit is still subject to design review. Contact Planning staff for work such as:

- ◆ New doors in existing openings.
- ◆ Hardscape, including driveways and walkways, and planters.
- ◆ Walls, fences, and gates under 7 feet tall.
- ◆ Installing or removing awnings, shutters, wall trim, decorative cladding materials.
- ◆ Installing or removing light fixtures at an existing electrical connection.
- ◆ Any other work not requiring a permit and determined by the City to require

WHO REVIEWS AND APPROVES MY PROJECT?

In general, work that cannot be seen from the street can receive staff-level (aka over-the-counter) approval. Work that follows the Historic District Design Guidelines can also usually be approved at staff level. Larger projects, including additions over 700 square feet at the rear of a property, generally require a higher level of review. This may consist of administrative review, with the proposed work noticed to your neighbors who may submit comments that staff will review before issuing a decision, or through a hearing of the Historic Preservation Commission (HPC), which is also noticed to allow for public testimony.

All new construction, most front and second-floor additions, and any work that doesn't meet the Guidelines must be heard by HPC.

MILLS ACT FOR CONTRIBUTORS

Each year, a limited number of contributors that require substantial work are eligible for a significant, long-term property tax reduction through the Mills Act Program (see "Historic District Information").

SOLAR PANELS

The State requires that solar panels be allowed on rooftops in historic districts without any design review. You are encouraged to avoid placing them on roof slopes facing the street but this is not required.

ACCESSORY DWELLING UNITS

ADUs are allowed in historic districts. When possible, they should not be visible from the street. For garage conversions, the design should still look like a garage when viewed from the street.

WHAT IS A HISTORIC DISTRICT?

Historic Districts are areas designated and protected by the City of Glendale because they contain a concentration of properties that tell us about the historical, social, cultural, and architectural development of the city. Each district tells a different story and has a different character. All of them, however, are beautiful places to live!

HOW ARE DISTRICTS CREATED?

Glendale's historic districts are the result of true grassroots efforts. They can only be created after property owners in the area begin the designation process by filing a nomination with the City and gather support for designation among other owners in the proposed area. There are a number of community meetings and public hearings involved, with the final decision made by City Council. A district cannot be designated unless the owners of a majority of properties within a proposed district's boundary sign a petition requesting the designation. An opposition petition can also be circulated by anyone who does not support a proposed historic district. If successful, this requires a unanimous City Council vote to designate the district.

WHAT ARE THE BENEFITS OF HISTORIC DISTRICTS?

Owning property in a district can give you peace of mind that the look and feel of the neighborhood you chose to live in won't change dramatically over time. Evidence from around the country also suggests that property values may be enhanced in both up and down markets. Some properties may also be eligible for a property tax reduction.

FOR MORE INFORMATION

Historic District Information

- ◆ Go to GlendaleCA.gov and search for "Historic District" to find the Design Guidelines, applications for new districts and Mills Act for Contributors, and specific district information

Considering a Project?

Historic and Zoning Questions

- ✉ Email: Zoning@GlendaleCA.gov
- ☎ Call: (818) 548-2140

District Property Information

- ◆ Go to the historic property search map: GlendaleCA.gov/HistoricPropertySearch
- ◆ Search by address or click on parcel and then open attached pdf survey form.

Building & Safety and Planning Applications

- ◆ Go to GlendaleCA.gov/Permits and click on "Apply."

Historic District Ordinance

- ◆ Go to QCode.us/Codes/Glendale Click on "Title 30 Zoning" and then "Chapter 30.25 Historic Districts."

Questions?

For more information call (818)548-2140

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զանգահարեք (818) 548-2140

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자세한 내용은 전화 (818) 548-2140