

# Proposed Verdugo Woodlands Historic District

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COMMUNITY FORUM

GLENDALE COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 15, 2024

# Agenda

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## **Community Forum**

- What is a historic district?
- Proposed Verdugo Woodlands Historic District
- What happens after a district is adopted?
- Using the Historic District Design Guidelines
- Questions, answers, discussion, and comments

## **Historic Preservation Commission Hearing**

- Application review and eligibility discussion
- HPC authorization for staff to obtain a consultant to conduct survey

# Agenda

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Information for tonight's meeting, including the nomination prepared by district proponents can be found at:

<https://bit.ly/VerdugoWoodlands>

or scan with your camera



**Tonight's call-in number**  
**(818) 937-8100**

# What is a Historic District?

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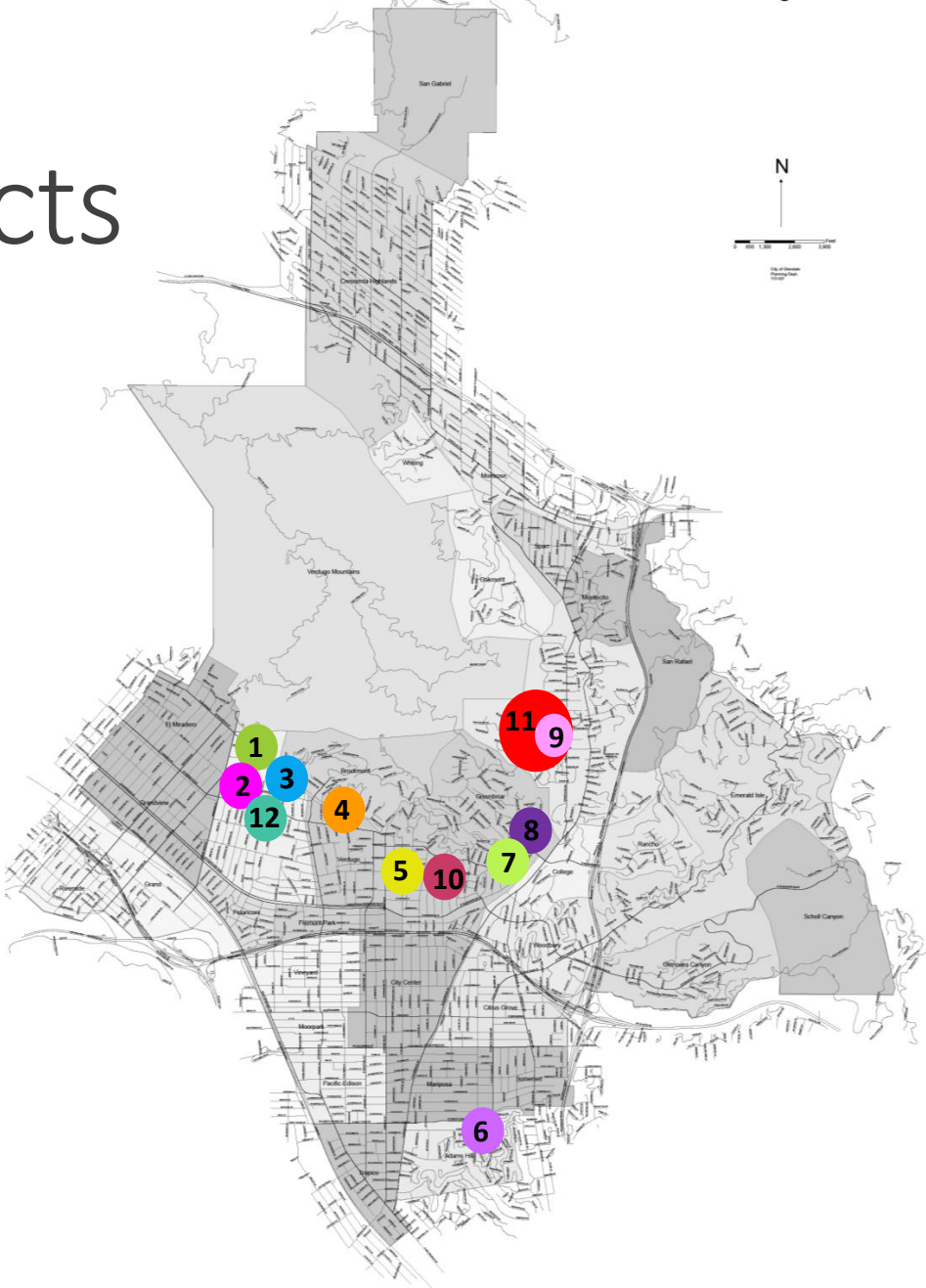








# Glendale's Historic Districts



### Existing Historic Districts

- 1. North Cumberland Heights
- 2. South Cumberland Heights
- 3. Ard Eevin Highlands
- 4. Brockmont Park
- 5. Casa Verdugo
- 6. Cottage Grove
- 7. Rossmoyne
- 8. Royal Boulevard
- 9. Niodrara Drive

### Pending Districts

- 10. Bellehurst
- 11. Verdugo Woodlands
- 12. Cleveland Knoll

# What is a Historic District?

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- A significant concentration of buildings, structures, or sites that are united historically and aesthetically by plan or physical development over time.
- Worthy of protection for its historic and/or architectural importance.
- It's a “zoning overlay” – the basic “underlying” zoning does not change.
- Historic District Ordinance and Design Guidelines for Historic Districts were approved by City Council at the end of 2006. Some revisions were adopted by Council in 2019.

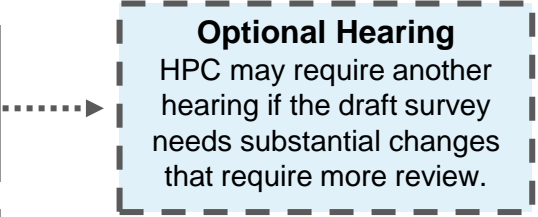
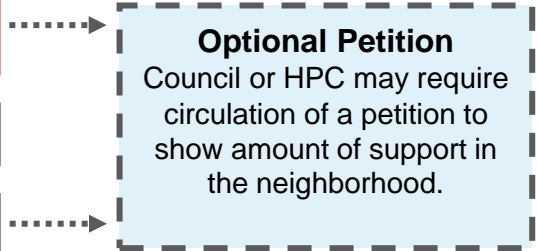
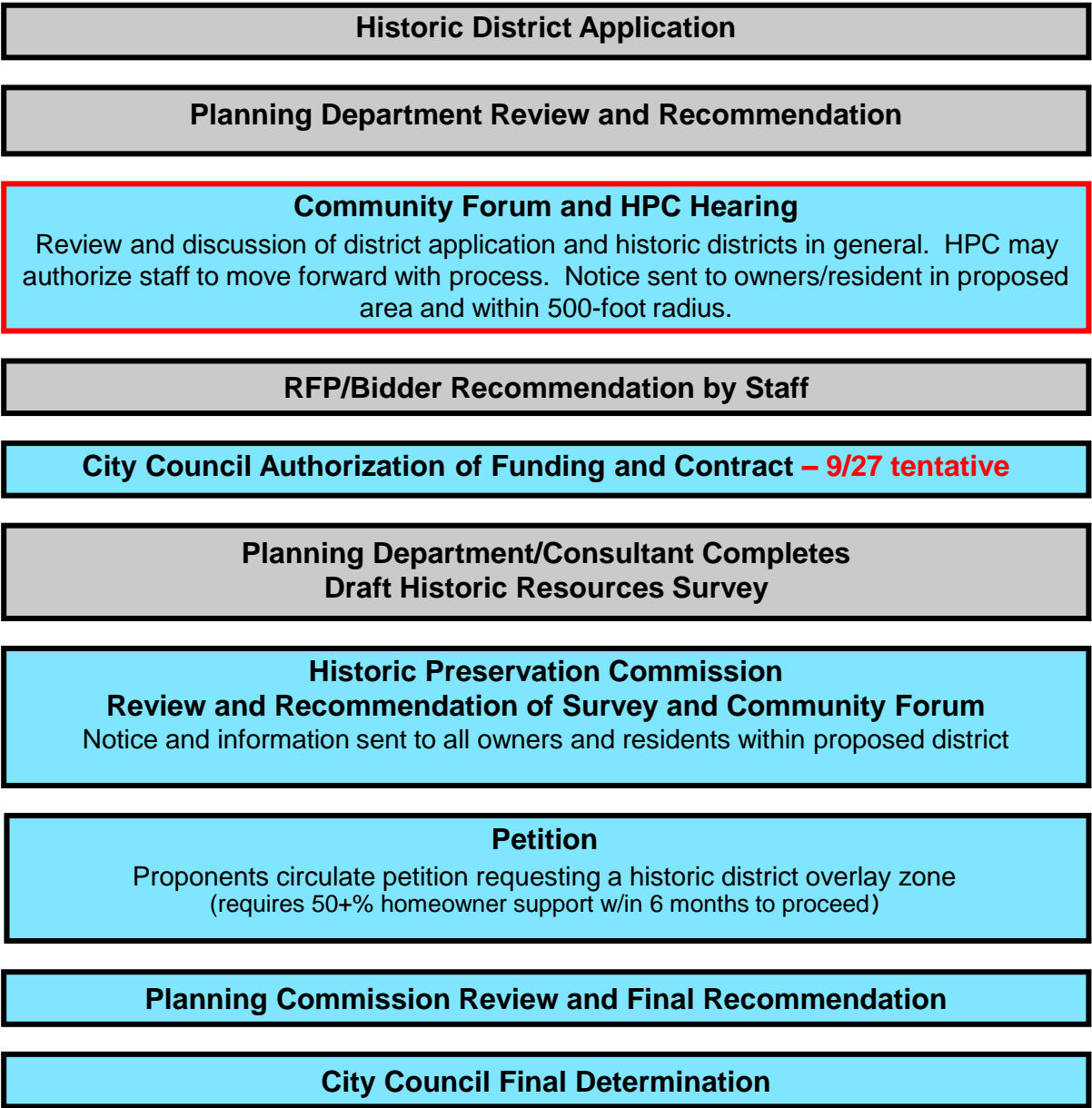






# Why Designate a District?

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- Protect the beauty of the city and improve the quality of the physical environment.
- Protect against alterations, additions, and new construction that diminish the area's character.
- Ensure orderly, harmonious, and efficient growth and development of the city.
- Stabilize and improve property values.
- Foster civic pride.
- Promote the public welfare, strengthen the cultural and educational life of the city, and to make it a more attractive and desirable place to live.

# City of Glendale Historic District Designation Process



-  Administrative
-  Public Input
-  HPC/CC discretion
-  Current Step





# Common Misconceptions

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- Historic districts don't "freeze" a neighborhood in time. Buildings change over the course of their history – this continues in a district.
- Historic review applies only to the parts of the property that are **visible from the street.**
- **NO** review of interior alterations (permits will still be required, of course...)
- In a district, changes are managed by the city to make sure they don't diminish the overall historic character of the building and neighborhood.

# **STOP THE CREATION OF THE NEW "Selvas de Verdugo" HISTORIC DISTRICT.**

**Attend the public hearing on August 15<sup>th</sup>  
and make your voice heard. This is the  
ONLY way to stop this process now.**

**PRESERVE YOUR RIGHTS AS A PROPERTY OWNER  
AND TAXPAYER.**

Historic Districts do not unite neighbors or create community. They divide neighbors into those who have money and those who don't; those who can spend the time waiting to make changes and those who cannot; those with opinions about what you should do with your home and those who just want a nice place to live.

## **INFORMATION AND RESOURCES:**

Application for the historic district, submitted without your permission: <https://www.whoa.org/historic>

Building and Design Guidelines you will have to follow for your home (or Google 'Glendale, CA Historic Guidelines'): <https://www.glendaleca.gov/home/showpublisheddocument/12466/635317337682400000>

City code which you will legally have to follow, Chapter 30.25: <https://ecode360.com/43352699#43352699>

### **WHAT "THEY" SAY:**

The reason for the creation of this Historic District is to prevent development allowed by SB-9. **THIS DOES NOT APPLY TO GLENDALE 91208.**

**F**

**T**

Financial incentives for properties who seek Mills Act Protections. **THIS IS ONLY FOR A SELECT FEW PROPERTIES.**

**F**

Fee structure for permits is the same as outside of historic district. **FALSE. YOU DO PAY MORE IN HISTORIC DISTRICTS FOR REQUIRED PUBLIC HEARINGS.**

Routine repairs and maintenance do not require review or permits. **FALSE. SEE CITY CODE 30.25.015**

### **ACTUAL FACTS ABOUT THE PROCESS:**

**F**

Glendale is exempt from SB-9 because it is considered a Very High Fire Hazard Severity Zone (VHFHSZ). SB-9 projects cannot occur in VHFHSZ's. We do not have to create a new Historic District in order to avoid zoning avoidance allowed by SB-9. We're already exempt.

**T**

Homeowners can apply for The Mills Act *without* being in a Historic District. Also, **VERY FEW** of the houses in the new proposed District would be eligible for Mills Act Protections. The City of Glendale first has to approve your application for Mills Act status.

### **ACTUAL FACTS, Continued:**

Do you want to put in a new front door? New porch lights? New windows? That *all* requires City review and possibly a hearing in front of the Historic Preservation Commission. Even items not requiring a permit might require a public hearing, such as: **T**

1. *Replacement of doors and garage doors within existing openings*
2. *Removal of existing awnings, or installation of new awnings, that are fully supported by the wall*
3. *Removal or installation of wall cladding, trim, shutters, or other decorative materials*
4. *Installation or removal of decorative light fixtures at existing junction boxes*
5. *Construction or removal of hardscape, fences, and walls*
6. *Removal of any protected landscape feature*
7. *Any other work not requiring a permit and determined by the director of community development to require design review due to its potential to affect the historic character and appearance of the property. (Glendale City Code 30.25.054)*

You pay **ADDITIONAL** fees when you live in an historic district in Glendale. If you need to appear in front of the Historic Preservation Commission, you'll pay at least **\$4,000**. That is before permit fees or plans you have to prepare for the hearing. This is the cost of the hearing itself. You will also have to wait for months or even a year for your hearing to be scheduled. **F**

You may also be denied changes to your property if you're trying to make it safe for small children.

### **MORE ACTUAL FACTS:**

Non-Contributing (or non-important, non-designer) homes still have to adhere to the Historic District Guidelines **AND** apply for an HPC Hearing. See pages 147 and 148 of the Historic District **F** Guidelines and read City Code 30.05.052 below:

*No person shall make major alterations to, or partially demolish, any resource that is a contributor or non-contributor to a designated historic district overlay zone or pending historic district overlay zone without first completing any environmental review required by CEQA and obtaining all required permits. An application for such permit(s) shall be filed with the permit services center. For major alterations and partial demolitions that are visible from the street, the director of community development shall determine the appropriate design review authority, which shall be either the historic preservation commission or the director of community development.*

### **WHAT YOU CAN DO:**

Attend ALL public hearings **T**

Ask questions about the facts. **T**

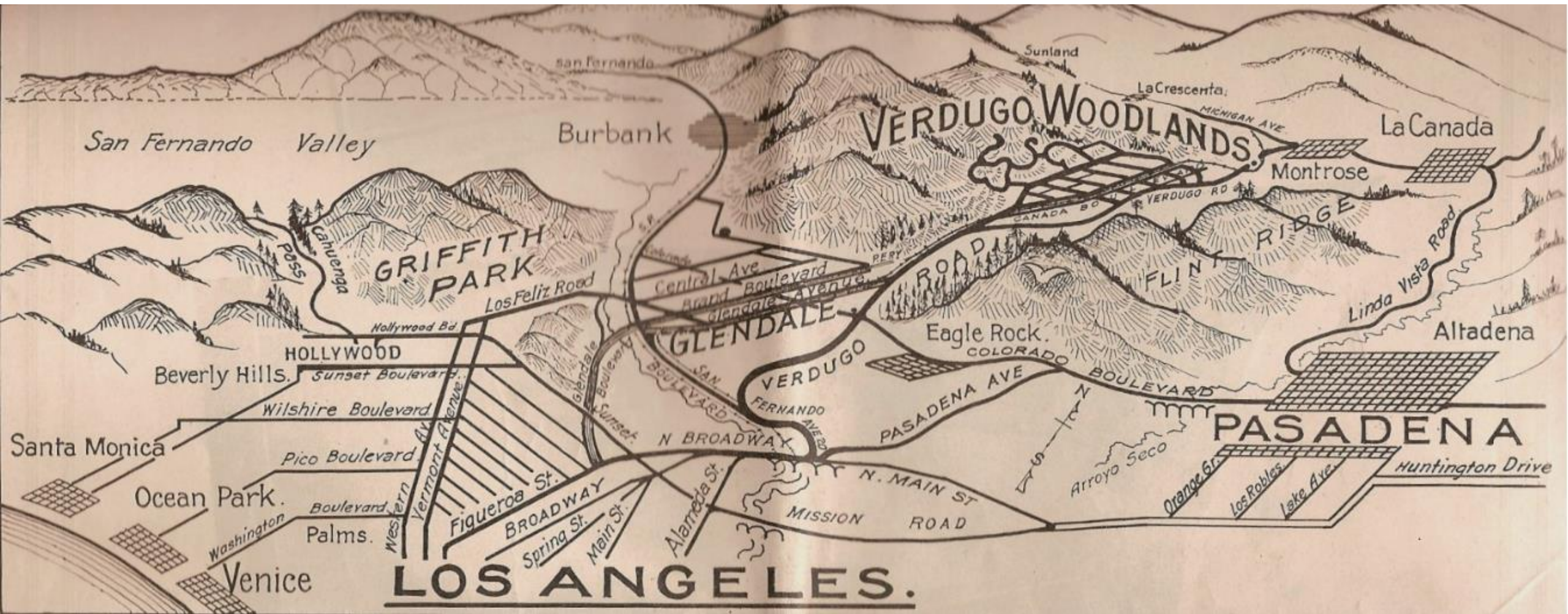
Do not listen to the propaganda. Read the facts and get informed! Links to the application, Historic Guidelines and City Code are on the back of this document.



# Proposed Verdugo Woodlands Historic District

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San Fernando Valley

Burbank

VERDUGO WOODLANDS

La Canada

GRIFFITH PARK

GLENDALE

Eagle Rock

FLINT RIDGE

Montrose

Altadena

HOLLYWOOD

Beverly Hills

Santa Monica

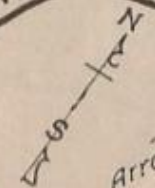
Ocean Park

Venice

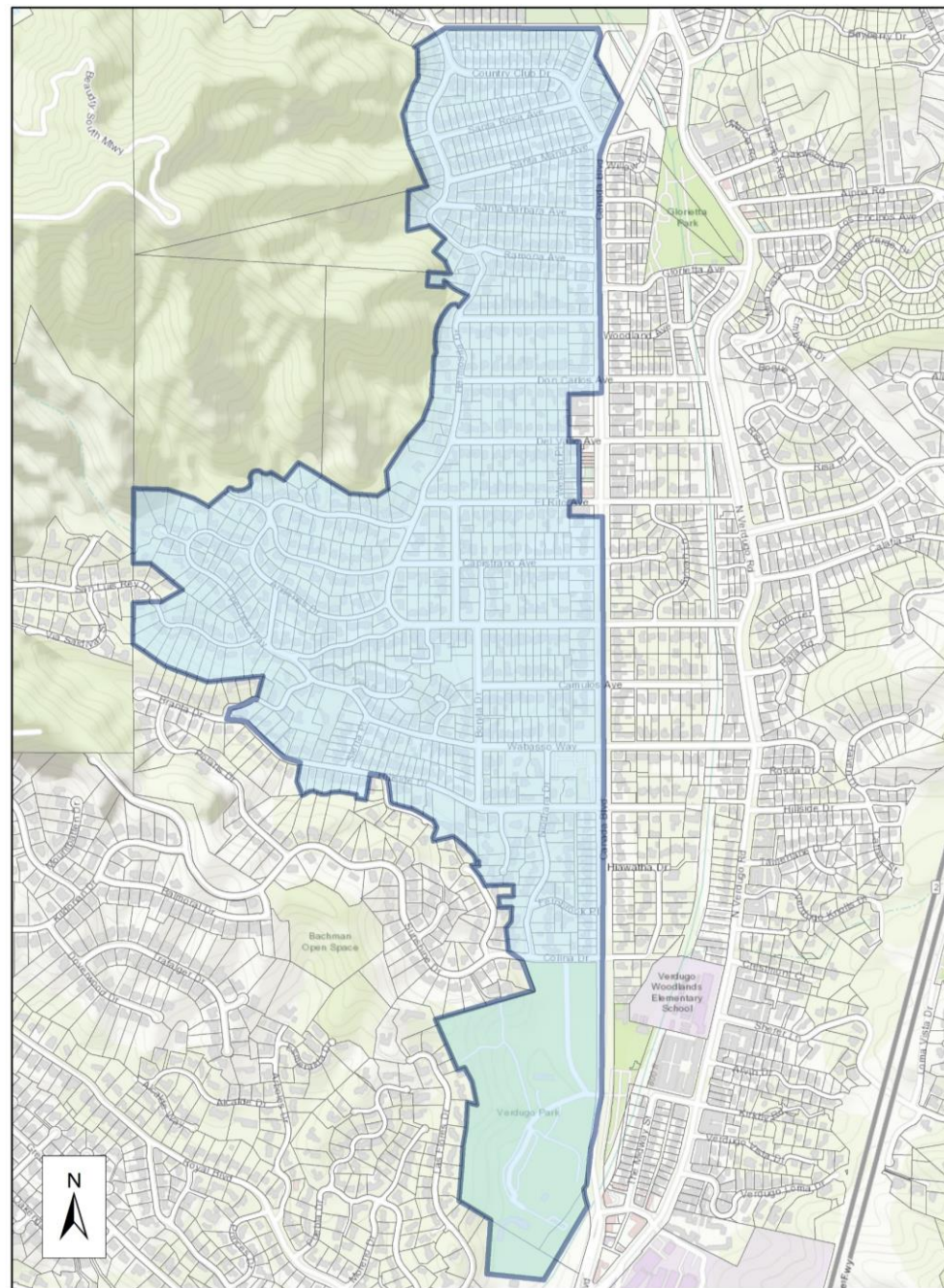
VERDUGO

PASADENA

LOS ANGELES.







## Address Ranges

- 1344-1462 Andenes
- 2107-2128 Armour
- 2300-2324 Blanchard
- 1898-2411 Bonita
- 1501-1645 Camulos
- 1801-2421 Canada
- 2623-2967 Canada
- 1300-1661 Capistrano
- 1439; 1619; 1951 Colina
- 1600-2993 Country Club
- 1601-1661 Del Valle
- 1600-1661 Don Carlos
- 1400-1655 El Rito
- 1630-1647 Fernbrook
- 1602-1659 Glorietta
- 2301-2977 Hermosita
- 1309-1645 Hillside
- 1437-1515 La Vista
- 1800-2011 Niodrara
- 1300-1654 Opechee
- 1600-1651 Ramona
- 1606-1676 San Gabriel
- 1306-1370 San Luis Rey
- 1600-1681 Santa Barbara
- 1613-1681 Santa Maria
- 1602-2983 Santa Rosa
- 1345-1361 Selvas
- 2001-2023 Sierra
- 2211 Verdugo Court
- 1411-1643 Wabasso
- 1318-1630 Wabasso
- 2506; 2510; 2011 Weston
- Verdugo Park



—the story of  
VERDUGO  
WOODLANDS  
told in pictures



“Lover’s Bridge” in Verdugo  
Park, 1910.

“Verdugo Canyon Tract,” pamphlet, n.d.  
(circa 1910), Huntington Library.



Members of the Concordia Club,  
Los Angeles, picnicking in Verdugo  
Park, 1908.

Los Angeles Public Library Photo Collection.






*Glendale - Real Estate*

# Verdugo Woodlands

-restful -beautiful  
-pastoral -serene



Appeals to those who want to get away from the commonplace,

*Gen 10-24*

Verdugo Woodlands—redolent with the romance of the early hacienda days—the erstwhile estate of the distinguished Verdugo family.

Reminiscent of the Riviera, Switzerland and the rustic lanes of the English countryside.

All the alluring charms of the mountains, foothills, canyons, streams, lakes, waterfalls and grand old trees.

Why not see where the...

*Drive Thru*

Ad for “Verdugo Woodlands,”  
Glendale Evening News,  
October 31, 1924, GPL-SC, Verdugo  
Woodlands folders.



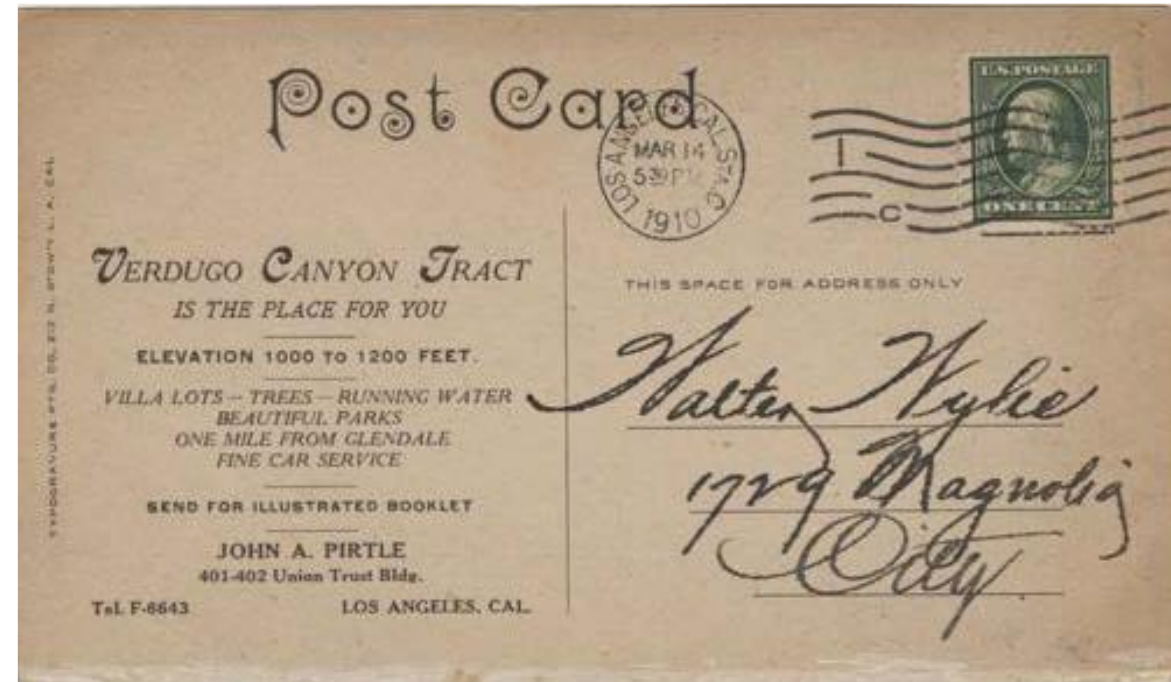


The Oak of Peace, n.d.  
Los Angeles Public Library Photo Collection



Postcard advertising the Verdugo Canyon Tract, with John Pirtle's name, 1910.

Glendale Public Library, Special Collections, Panoramas, Mountains, Canyons binder.







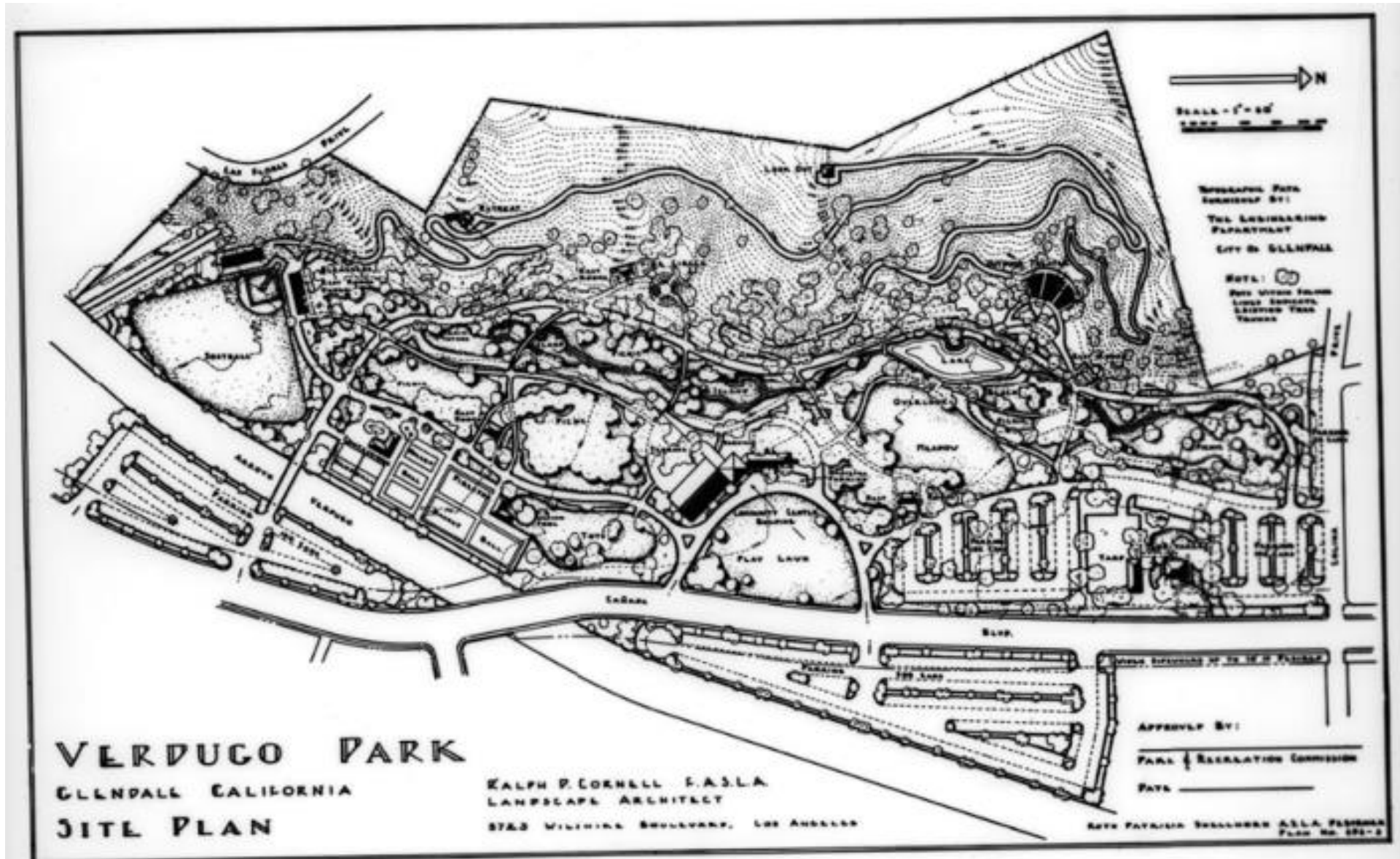
View of lot on which  
Mr. J. A. Pirtle is erecting  
a beautiful home

Future homesite of  
developer John Pirtle.  
"Verdugo Canyon Tract."



Catalina Verdugo Adobe  
2211 Bonita Drive





Site Plan for Verdugo Park, Glendale, [1945], Ralph D. Cornell Papers, UCLA Library, Special Collections.





1616 Wabasso Way  
Prairie Style/Foursquare







1648 Del Valle Ave  
Foursquare/Mediterranean Revival

1601 Hillside Drive  
Craftsman







2300 Blanchard Drive  
American Colonial Revival

1640 Santa Maria Ave  
Dutch Colonial







164 Ramona Avenue  
Tudor Revival

1638 Capistrano Ave  
English Revival







1602 Santa Rosa Avenue  
Monterey Revival

2131 Bonita  
French Revival







1676 San Gabriel Avenue  
Mediterranean Revival

1533 Opechee Way  
Spanish Colonial Revival







1632 Don Carlos  
English Revival/Storybook

1615 Ramona Avenue  
Minimal Traditional







2900 Hermosita Drive  
Ranch Style

1350 Capistrano Avenue  
Mid-Century Modern







Streetlamps





Robert and Florence Dick House, 1639 Santa Barbara Avenue (S. Charles Lee, 1926), GR No. 140





Willard House, 2312 Blanchard Drive (1929), GR No. 113





Joy House, 1539 El Rito Avenue (Edward Mayberry, 1932), GR No. 125





Austin House, 1427 Andenes Drive (1937), GR No. 129





Rodriguez House, 1845 Niodrara Drive (Schindler, 1942), GR No. 24

# Proposed Verdugo Woodlands Historic District

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## Proposed Period of Significance (POS)

- 1909-1965
- Consultant will research and finalize POS dates

## Contributing Structures

- Consultant will research and finalize number of contributors
- 60% of the district required to be contributors

## Designation Criteria

- Staff review suggests the area likely meets Criteria A, B, G, and H
- Must meet at least 1 criterion



# Proposed Verdugo Woodlands Historic District

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## Tonight's HPC Hearing

- Review of nomination and designation thresholds and criteria
- Vote to move designation process forward
- Vote to authorize staff to proceed with consultant contract

## If HPC votes to move forward...

- Proposed district officially becomes a “pending” district
- HPC, not DRB, becomes the design review authority
- Historic District Design Guidelines are used to guide work visible from the street

What happens after a  
historic district is  
adopted?

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# When in a historic district...

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- You are *not* required to do any work on your property
- Routine repairs and maintenance *do not* require review or permits
- **No** historic design review for interior work – though permits are still required
- Fee structure for Planning and Building & Safety permits is **same** as for outside of historic district
- Underlying zoning remains the **same**, including density, setbacks, height limits, parking, etc.

# When in a historic district...

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- When you need to do work, permit process is similar to process for any property in the city
- Some additional exterior changes that don't require a permit are subject to review (e.g. front doors, character-defining features)
- Color not regulated (except half-timbering)
- Landscaping not regulated (unless survey says it's historically important)
- Different rules for “contributors” and “non-contributors”



# Contributors and Non-Contributors

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The Historic Resource Survey that is prepared as part of the designation process divides all properties into 2 groups:

## **Contributor**

- Built within the Period of Significance
- Retains enough historic features to contribute to the overall character of the district

## **Non-Contributor**

- Built before or after the Period of Significance
- Alterations and/or additions have removed historic features
- No longer contributes to area's historic character
- However, may still be individually eligible for the Glendale Register

I want to replace my  
windows, can I?

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**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**

**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**

**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.



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 the window.



**Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts**

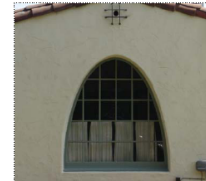
**Windows & Doors**

**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

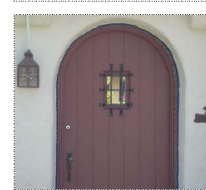
**design guidelines**

- 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



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.



Can I add to my house?

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# Yes, you can!

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# New Construction in a Historic District

## 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.



## Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts

### Infill Development

#### design guidelines

##### 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.



# Questions & Comments

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