

An aerial photograph of a city grid, showing streets and buildings. A large, semi-transparent orange banner is overlaid across the center of the image, containing the main title and subtitle in black text.

Proposed Cleveland Knoll Historic District

COMMUNITY FORUM

Glendale Community Development Department

October 17, 2024

Agenda

Community Forum

- What is a historic district?
- Proposed Cleveland Knoll 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

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

[GlendaleCA.gov/PlanningMeetingsNotices](https://www.glendaleca.gov/PlanningMeetingsNotices)

or scan with your camera



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

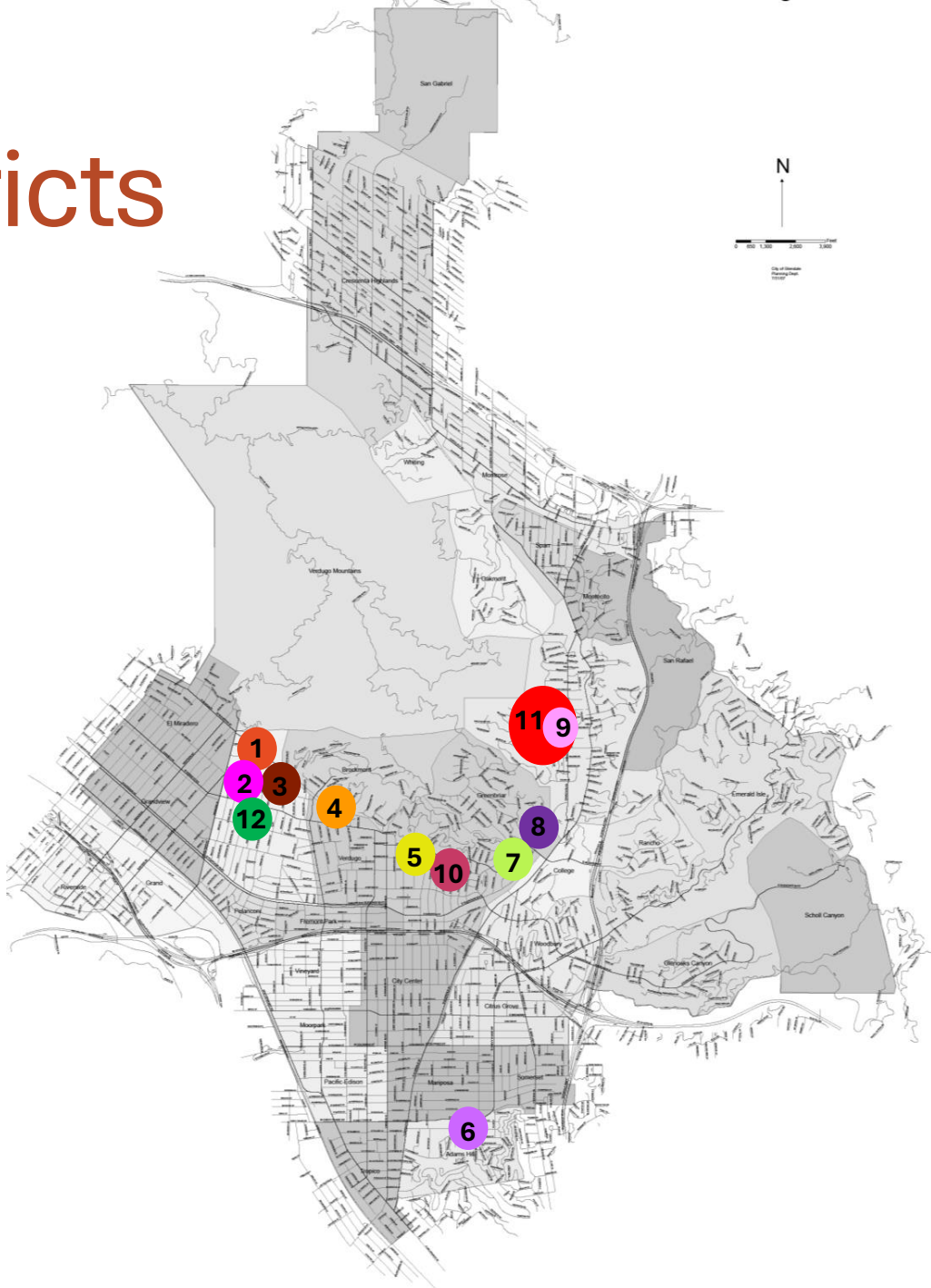
An aerial photograph of a city grid, showing a mix of residential and commercial buildings. A semi-transparent orange banner is overlaid across the center of the image, containing the text 'What is a Historic District?'.

What is a Historic District?





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/Proposed Districts

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

What is a Historic District?

- 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.

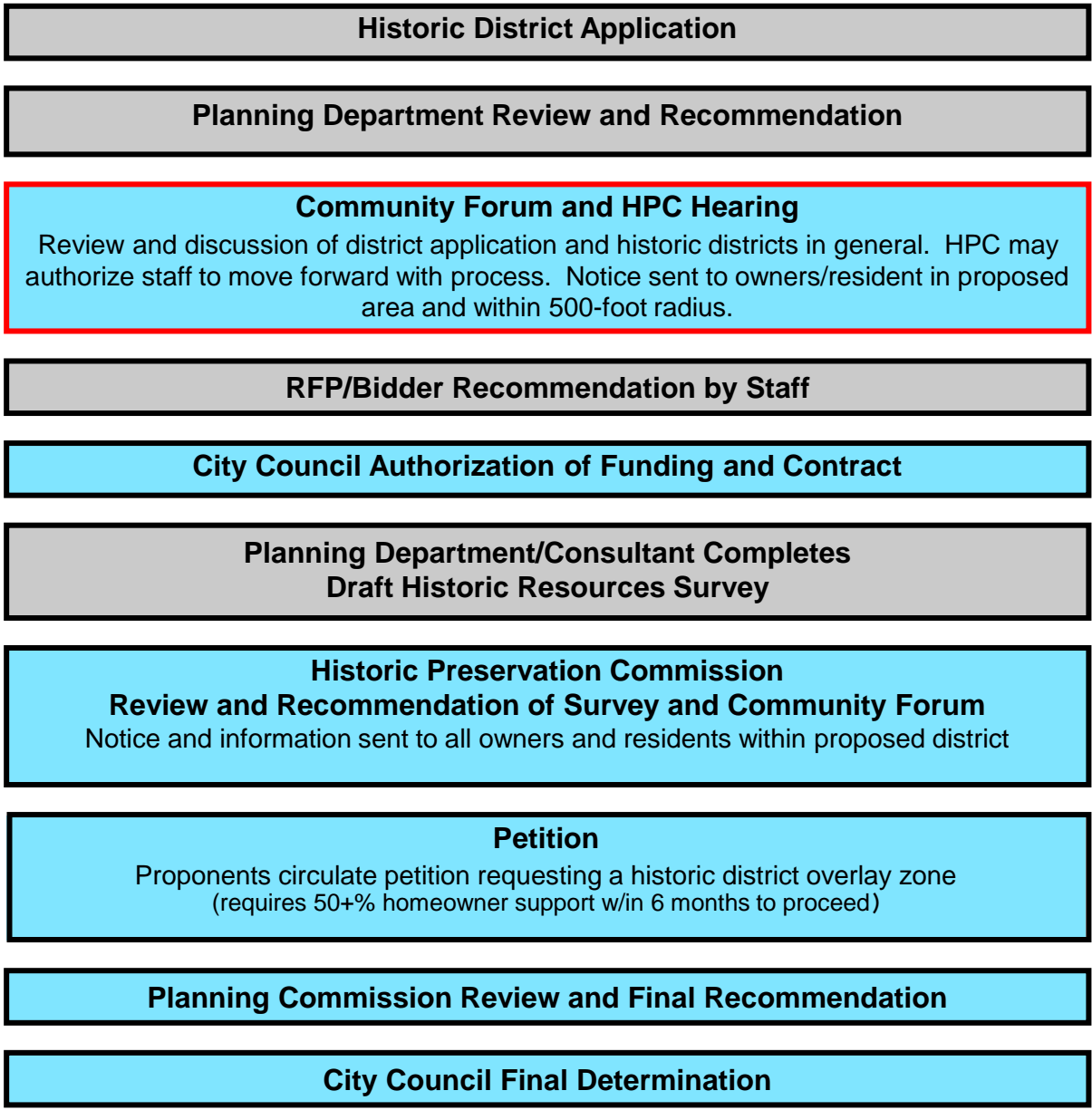
Why Designate a District?

- 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.

Common Misconceptions

- 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.

City of Glendale Historic District Designation Process



Optional Petition
Council or HPC may require circulation of a petition to show amount of support in the neighborhood.

Optional Hearing
HPC may require another hearing if the draft survey needs substantial changes that require more review.

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

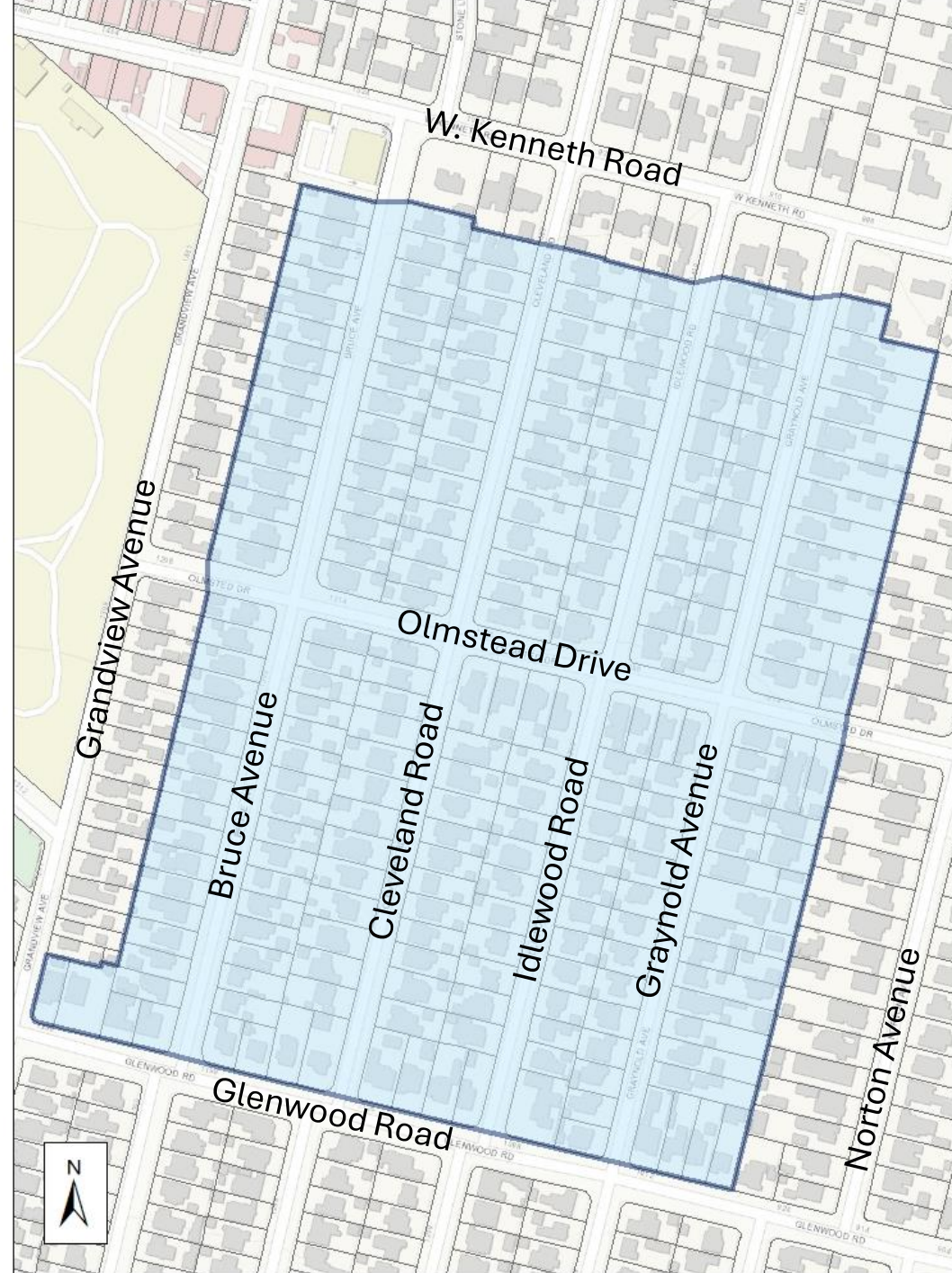
An aerial photograph of a city grid, likely Cleveland, showing a dense pattern of streets and buildings. A semi-transparent orange banner is overlaid across the center of the image, containing the text 'Proposed Cleveland Knoll Historic District'.

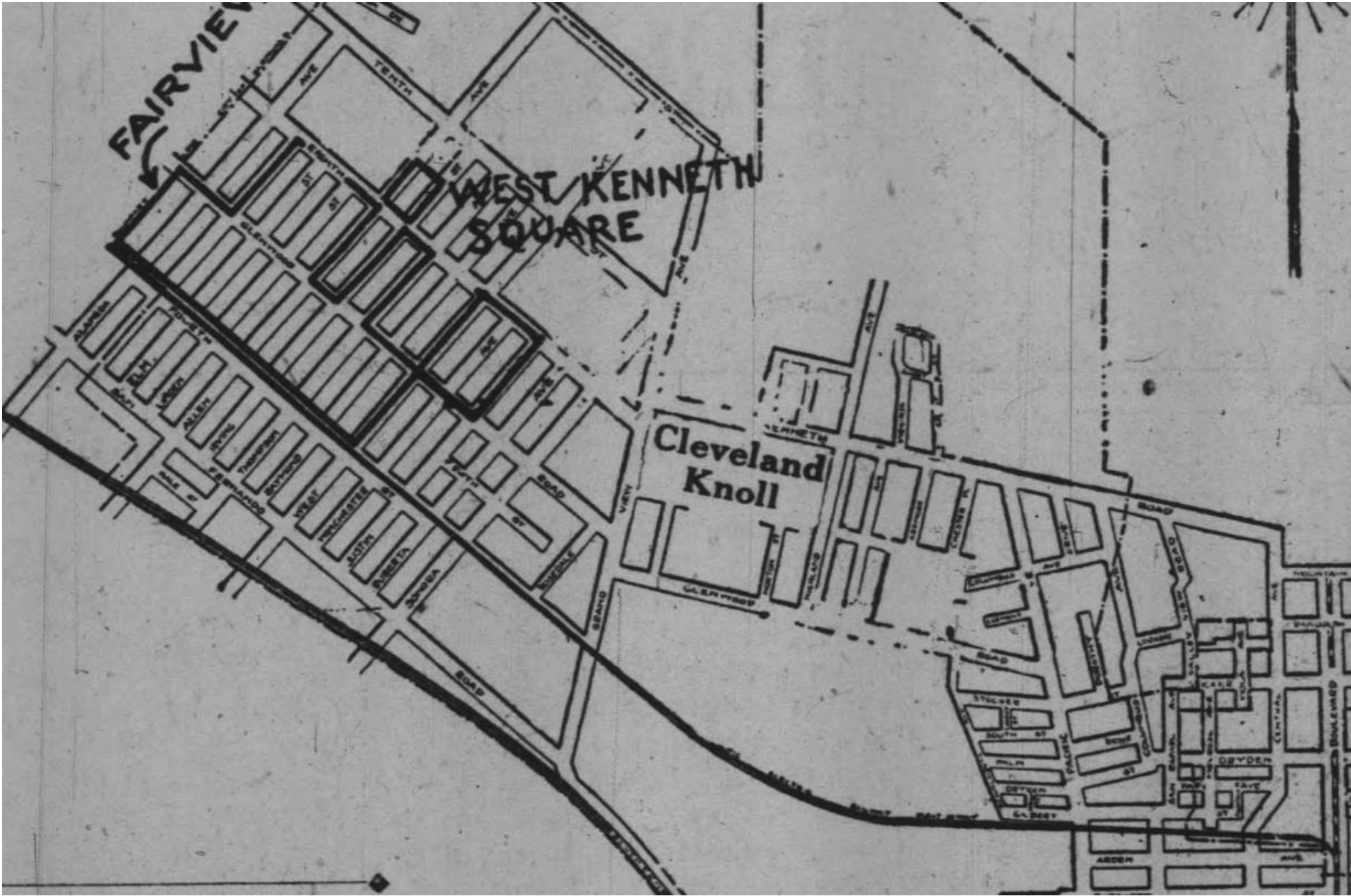
Proposed Cleveland Knoll Historic District

Proposed Boundary

Address Ranges

- 1308-1458 Bruce Avenue
- 1312-1457 Cleveland Road
- 1009-1027 Glenwood Road
- 1301-1460 Graynold Avenue
- 1310-1458 Idlewood Road
- 1016-1112 Olmstead Drive





Glendale Daily
Press
February 3, 1923

DREAM-TRACT OF NORTHWEST IS OPENED TO HOMESEAKER



GRAND OPENING

OF THE

CLEVELAND KNOLL SUBDIVISION HOMESITES

This tract is situated in the choicest residential section of the beautiful foothills of North West part of Glendale.

This wonderful city of GLENDALE which is known throughout the United States and becoming famous in other Lands is

**THE FASTEST GROWING CITY
IN AMERICA**

Our population of 35,000 is expected to increase to 130,000 within the next eight years.

Drive out San Fernando Road to Central Ave., Glendale. Then straight north on Central to Kenneth Road. Then West about 2 blocks to Tract, on Kenneth Road, near Grandview Ave.

FOOTHILL REALTY CO.

122 EAST DORAN, AT BRAND

— REALTY BROKERS —

Phone Glendale 2824-W

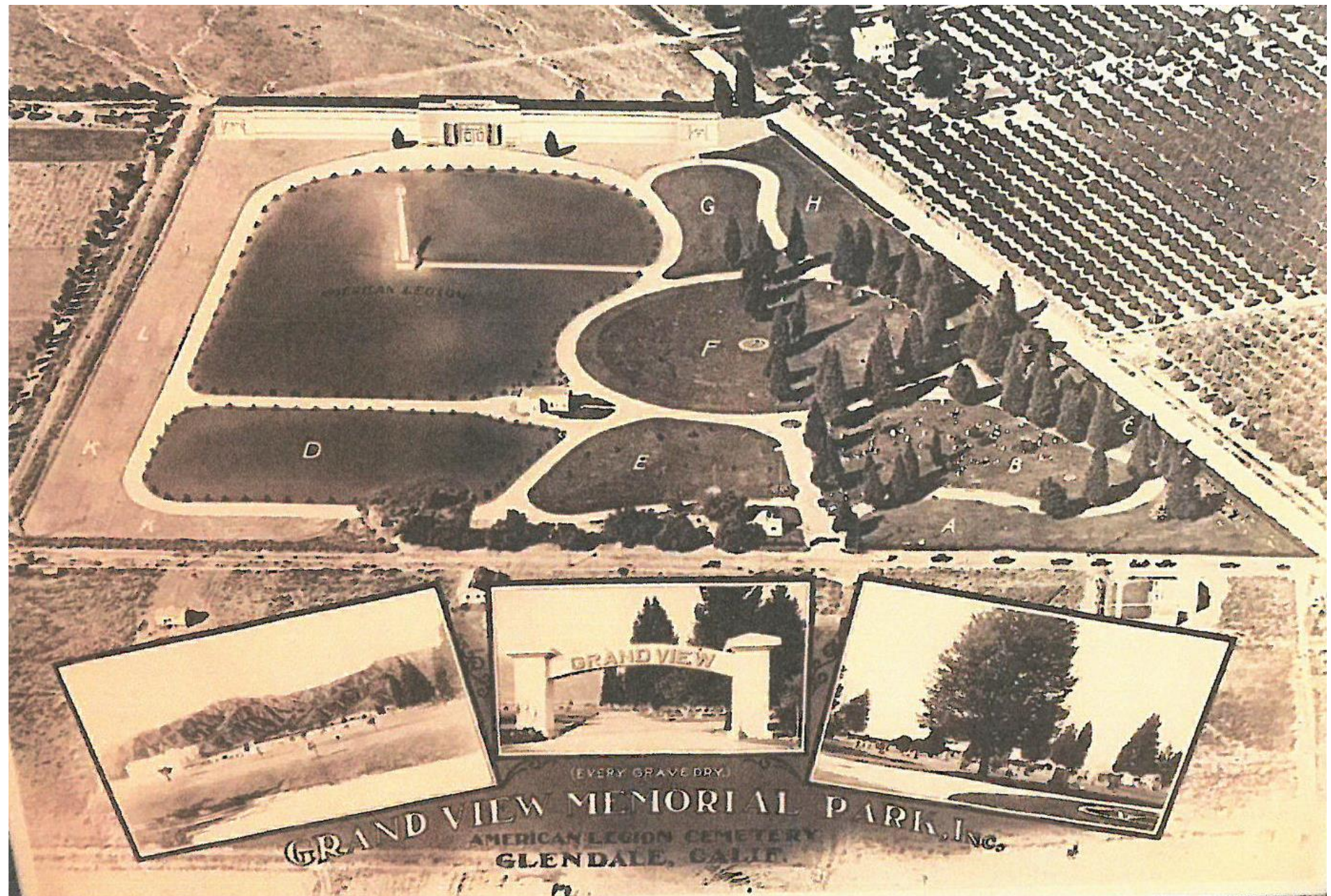
GLENDAL



Dr. Kate Black House at 715 W. Kenneth Road

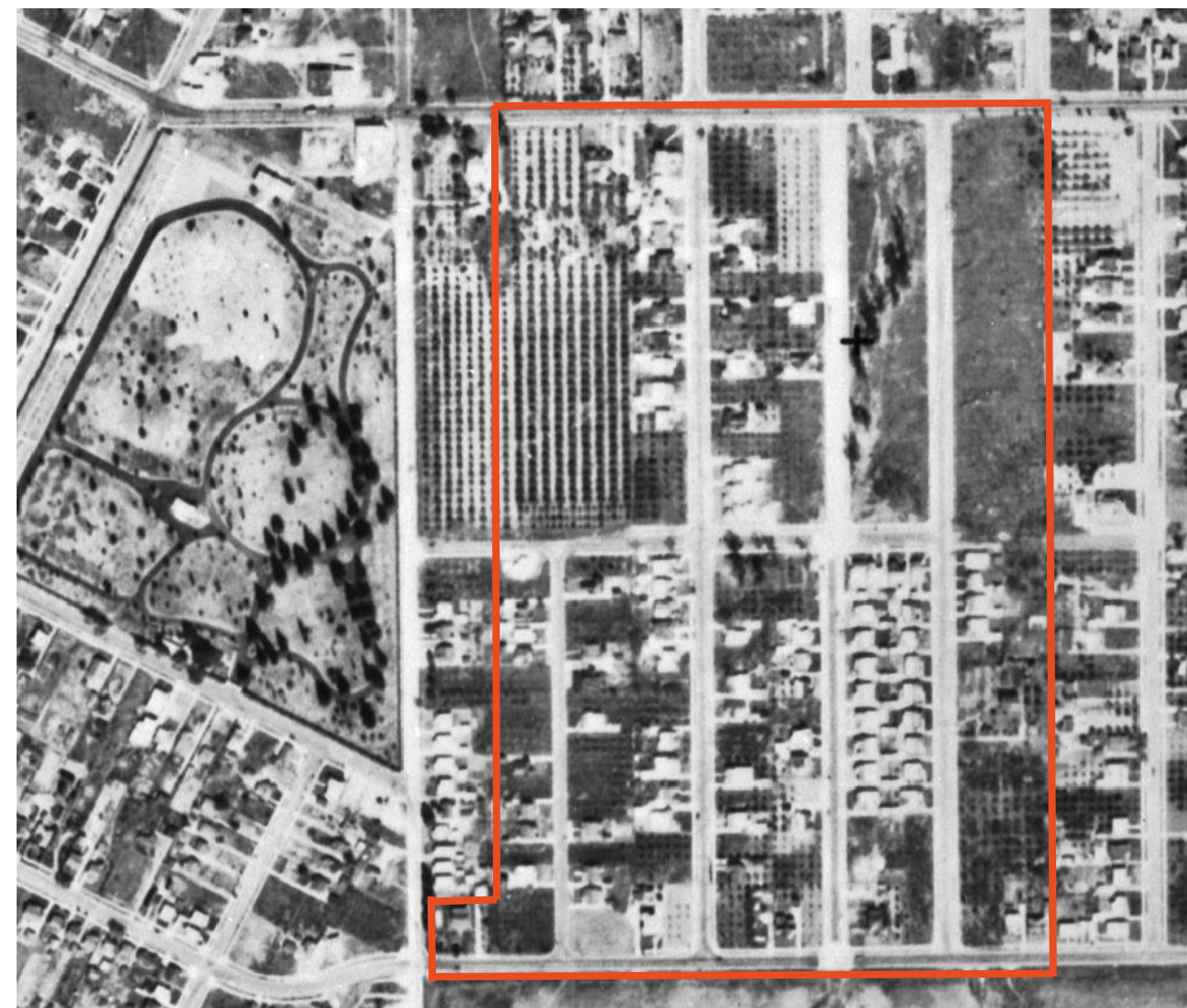
(n.d.)

Grandview Memorial Park
(circa 1920)





Glendale's Population Growth
(c. 1920s, Security Pacific National Bank Collection)



1928 Aerial



1934 Aerial



1940 Aerial



1956 Aerial



Tree lined streets



Marbelite streetlamps on Cleveland Road



Examples of sidewalk stamps on streets within the proposed historic district.



1231 Glenwood Road
Craftsman

1344 Bruce Avenue
American Colonial Revival





1419 Idlewood Road
Colonial Revival (Cape Cod substyle)

1447 Graynold Avenue
Tudor Revival





1339 Graynold Avenue
French Revival

1457 Cleveland Road
Spanish Colonial Revival





1334 Cleveland Road
Monterey Revival

1421 Bruce Avenue
Minimal Traditional





1420 Bruce Avenue
Ranch Style

Honorary mention for
great Halloween
Decorations!





Taylor House, 1027 Glenwood Road (1873), GR No. 4



Cole-Carothers House, 1235 Glenwood Road (1910), GR No. 132

Proposed Cleveland Knoll Historic District

Proposed Period of Significance (POS)

- 1923-1940s
- 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, G, and H
- Must meet at least 1 criterion

Proposed Cleveland Knoll Historic District

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

An aerial photograph of a city grid, showing streets and buildings. A semi-transparent orange banner is overlaid across the center of the image, containing the text. The banner is a solid, light orange color, providing a clear background for the black text.

**What happens after a
historic district is adopted?**

When in a historic district...

- 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...

- 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

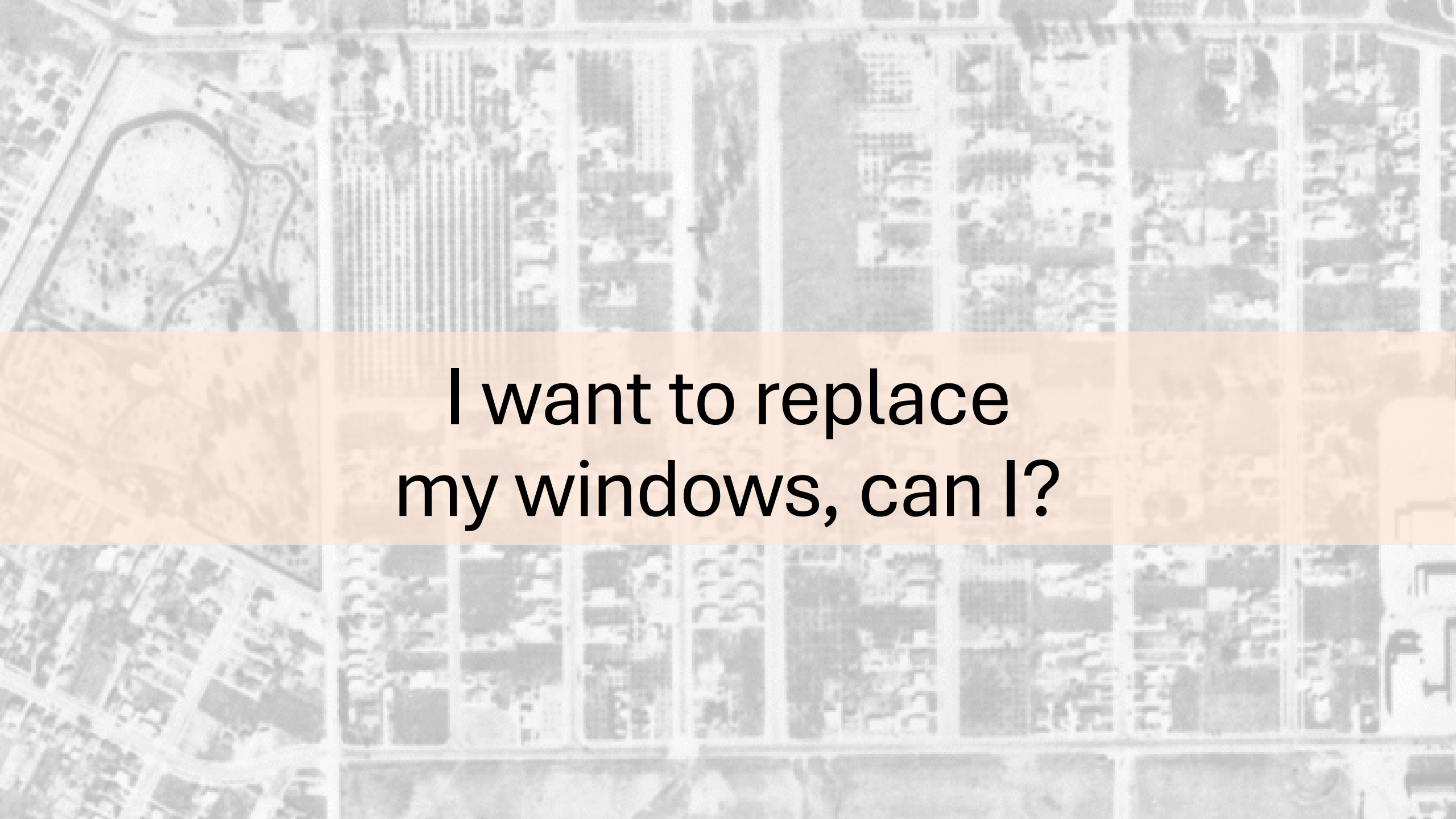
- The Historic Resource Survey that is prepared as part of the designation process divides all properties into 2 groups:

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

An aerial photograph of a city grid, showing streets and buildings. A semi-transparent orange banner is overlaid horizontally across the center of the image. The text "I want to replace my windows, can I?" is written in black, bold, sans-serif font on the banner.

**I want to replace
my windows, can I?**

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

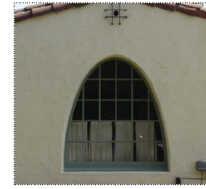
Windows & Doors

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

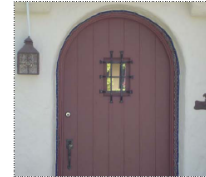
design guidelines

- 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.



An aerial photograph of a residential neighborhood with a grid-like street pattern. A semi-transparent orange banner is overlaid across the center of the image. The text "Can I add to my house?" is written in a bold, black, sans-serif font on the banner.

Can I add to my house?

Yes, you can!



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.

An aerial photograph of a city grid, showing streets and buildings. A semi-transparent orange banner is overlaid horizontally across the center of the image. The text "Questions & Comments" is centered within this banner in a black, sans-serif font.

Questions & Comments