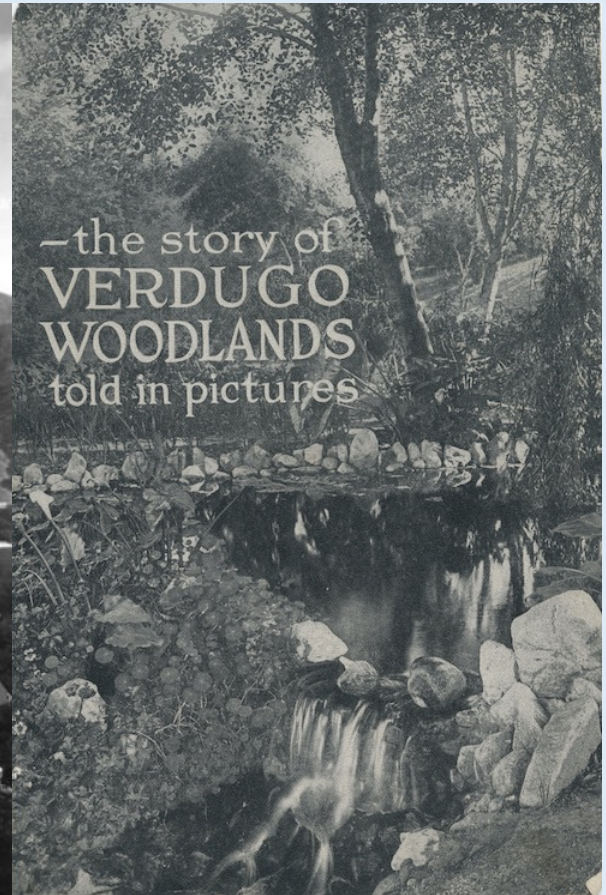


Potential Verdugo Woodlands Historic District!



What Is a Historic District?

- Designated geographical area (neighborhood, subdivision, street) defined by

Significant concentration of historic architectural styles;
and/or
Noteworthy historic development pattern

- Worth preserving for the future
- Technically, an “overlay zone” on top of existing zoning

Criteria for Historic District Designation (G.M.C.)

- A. Exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history;
- B. Be identified with persons or events significant in local, state or national history;
- C. Embody distinctive characteristics of a style, type, period, method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Represent the work of notable builders, designers, or architects;
- E. Have a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;
- F. Embody a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
- G. Reflect significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;
- H. Convey a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; OR
- I. Have been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources

Why Do Residents Create Historic Districts?

- Preserve the character and quality that attracted them to the neighborhood in the first place;
- Manage changes to their environment;
- Ensure that new construction is compatible with existing properties;
- Have a voice in the future of their community

Oh, and one more thing...

Historic Districts Are Exempt from Senate Bill 9: Preserve Local Control!



Financial Incentives!

Mills Act for Historic District Contributors

- Potential significant property tax reduction in exchange for agreeing to maintain or restore property at the highest preservation standards
- Up to two Mills Act contracts per year for historic district contributors
- Competitive process

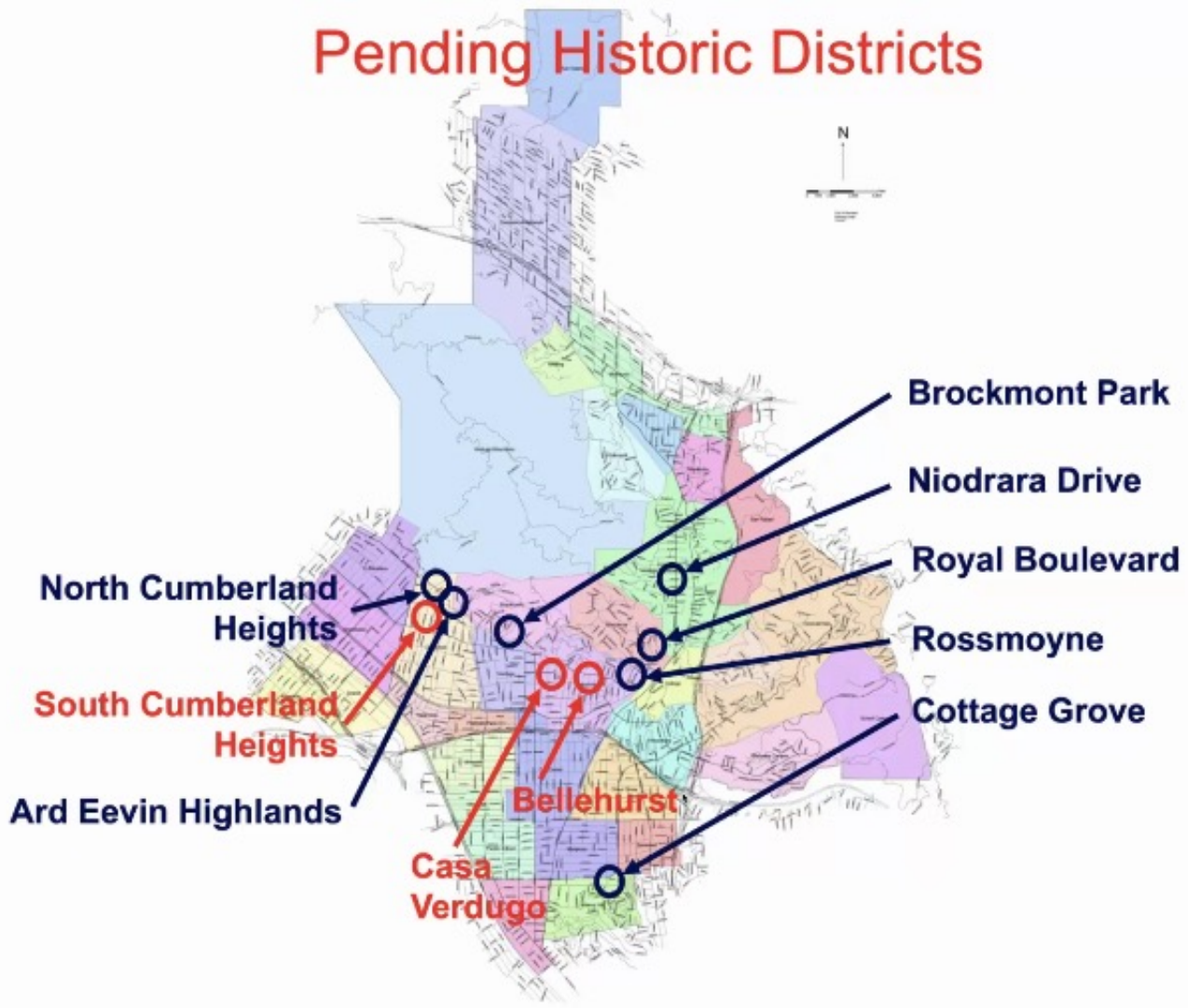
Why Have Historic Districts? (GMC)

- Protect the beauty of the city and improve the quality of its built environment;
- Protect areas of historic and architectural significance against alterations, additions, and new construction that diminish their character and integrity;
- Ensure harmonious, orderly and efficient growth and development;
- Stabilize and improve property values;
- Foster civic pride; and
- Promote the public welfare, to strengthen the cultural and educational life of the city and to make the city a more attractive and desirable place in which to live and work

Historic districts are community driven

- Application, prepared by residents
- Review by staff and HPC (public hearing)
- Community meeting, petition
 - 25% of owners + 1 ask the City to prepare a historic resources survey
- Survey is prepared
- Community meeting, survey reviewed by HPC (public hearing)
- Second Petition
 - 50% of owners + 1 agree to create the historic district
- Final approval lies with City Council

Pending Historic Districts

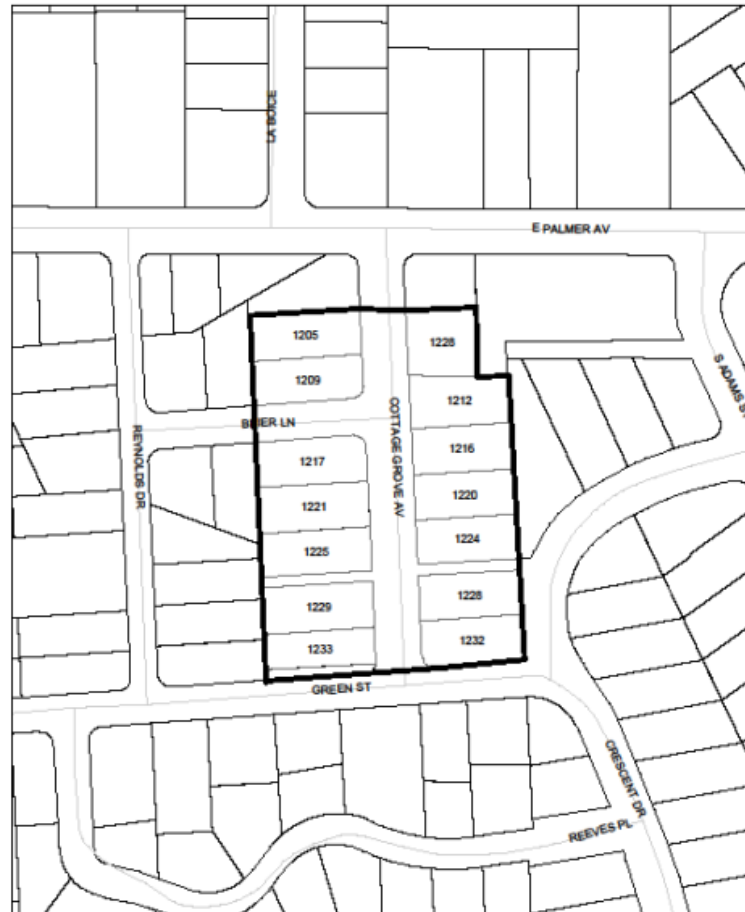


Cottage Grove Historic District (2009)

- 14 homes
- 1901 - 1928
- Tudor Revival homes
- 1901 Farmhouse



Cottage Grove Historic District



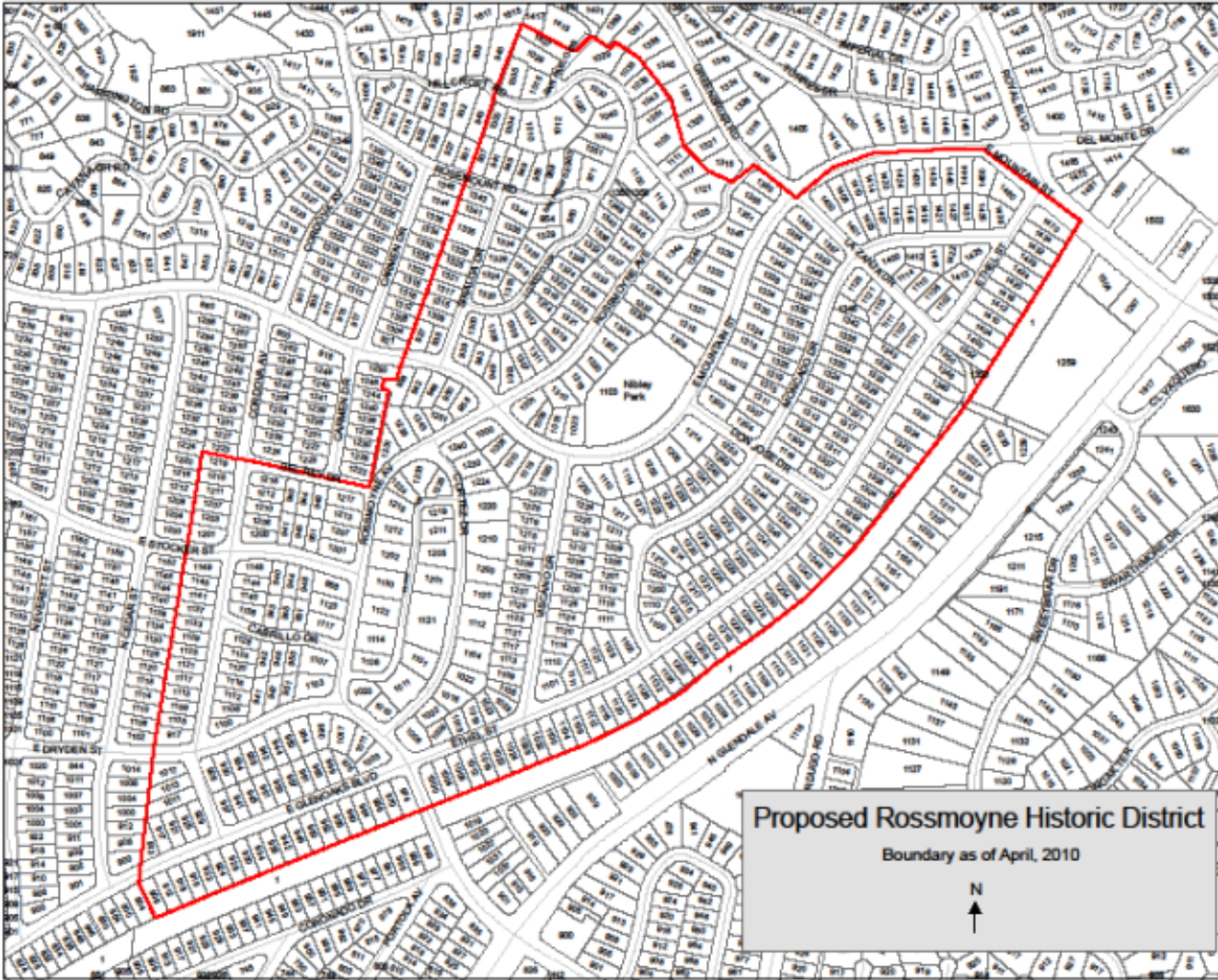
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Glendale Planning Division
12/20/10

Rossmoyne Historic District (2012)

- 503 homes
- 1923 - 1950
- Example of early automobile suburb that transformed Southern California
- Period Revival residences



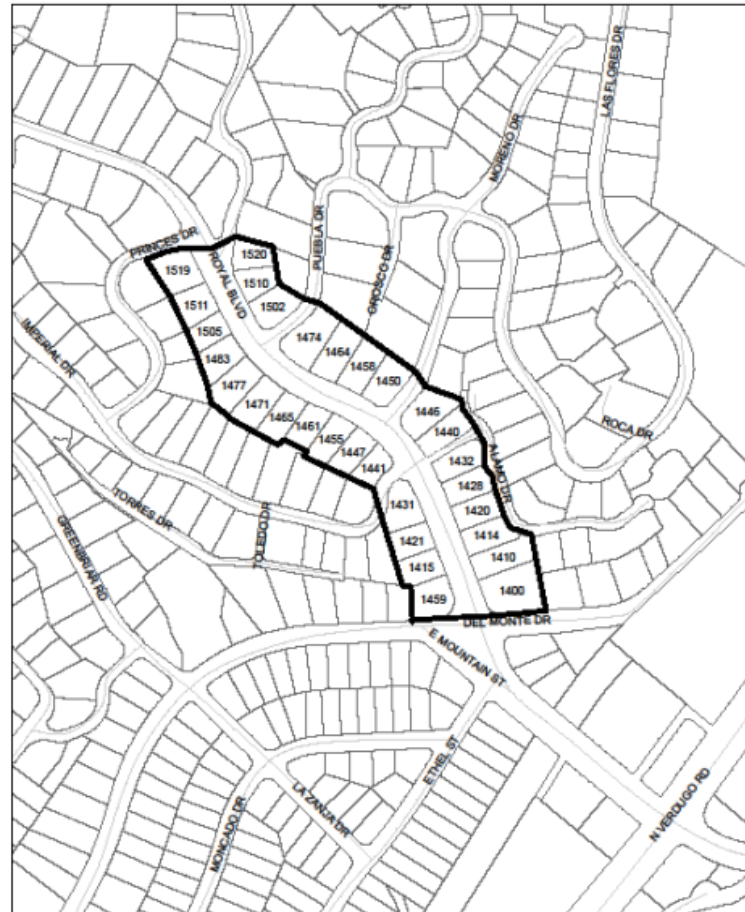


Royal Boulevard Historic District (2008)

- 30 homes
- 1926 - 1948
- Early 20th century planning and suburbanization
- Period Revival residences



Royal Boulevard Historic District



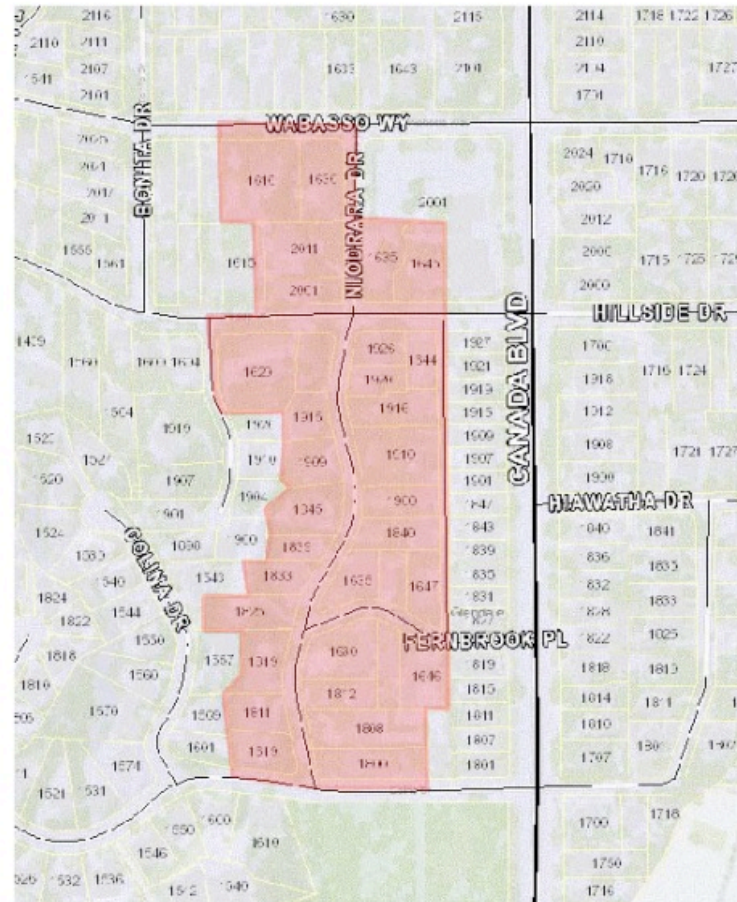
Glendale Planning Division
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Niodrara Drive Historic District (2016)

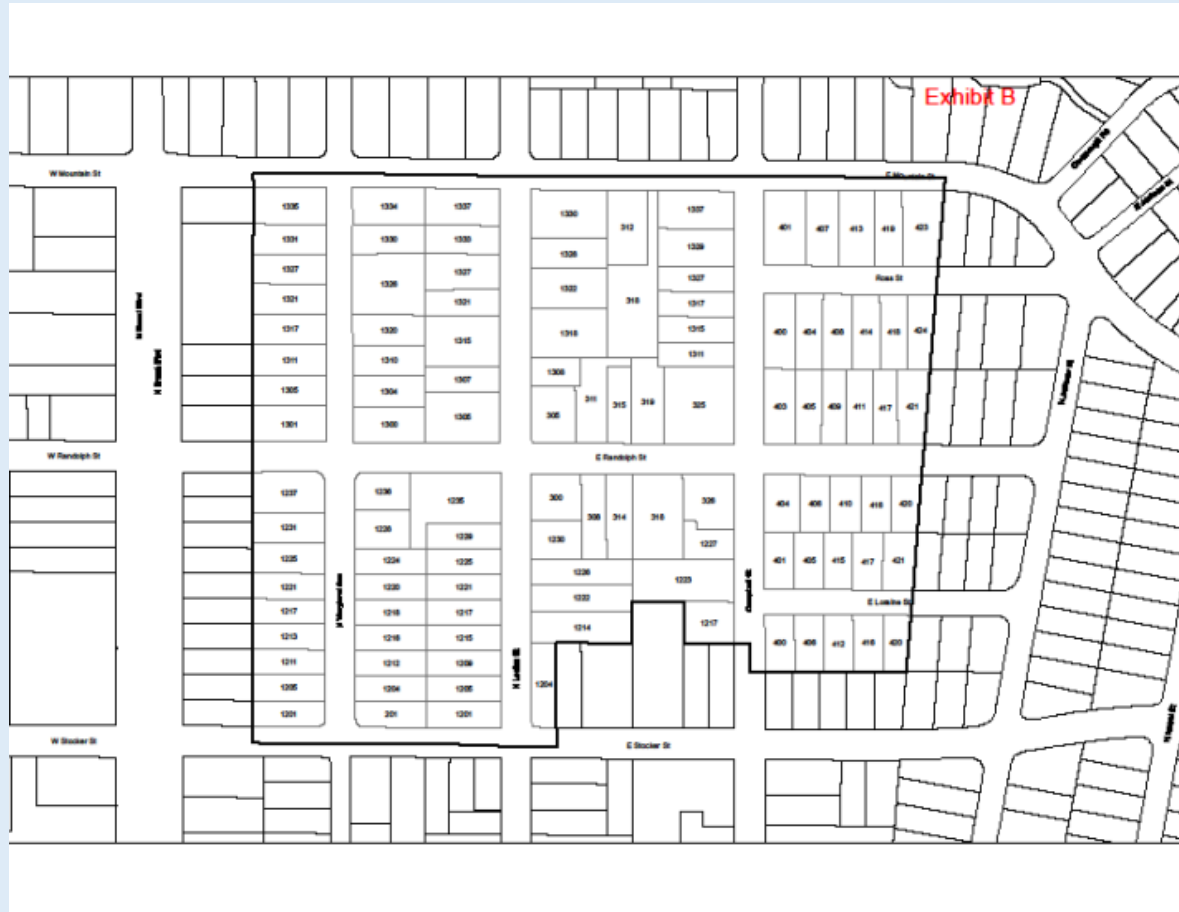
- 32 homes
- 1909 - 1962
- Development of City from the early twentieth century to the 1960s and evolution of residential architecture
- Incorporation of natural features into development
- Period Revival, Ranch, and Modern residences



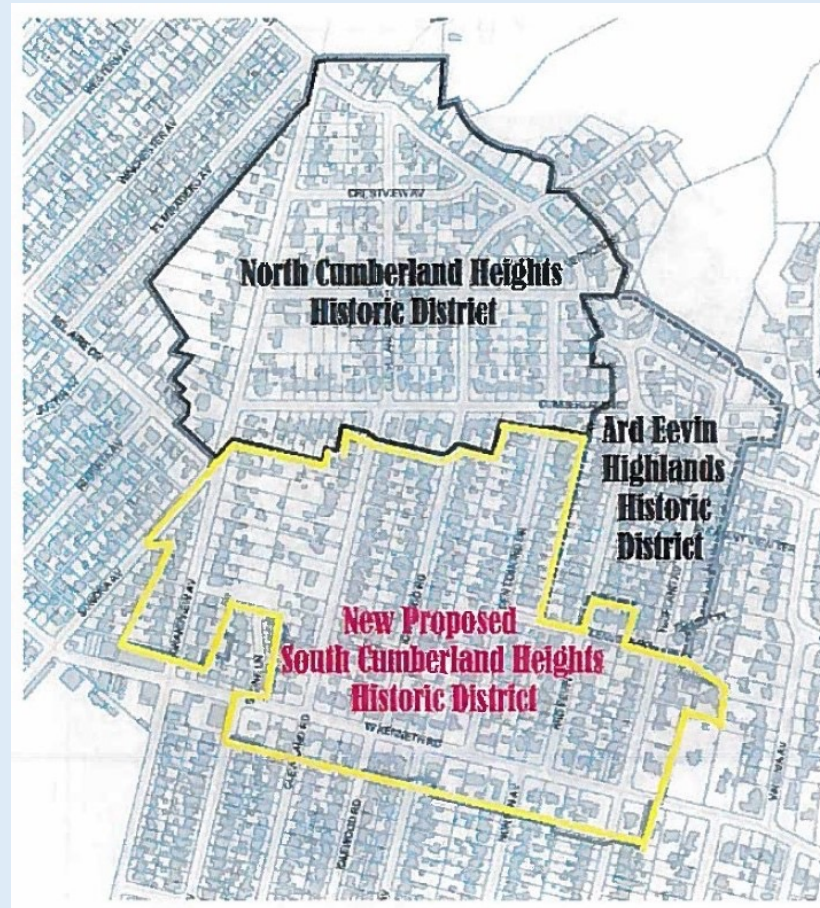
Niodrara Drive Historic District Preliminary Boundary (July 2013)



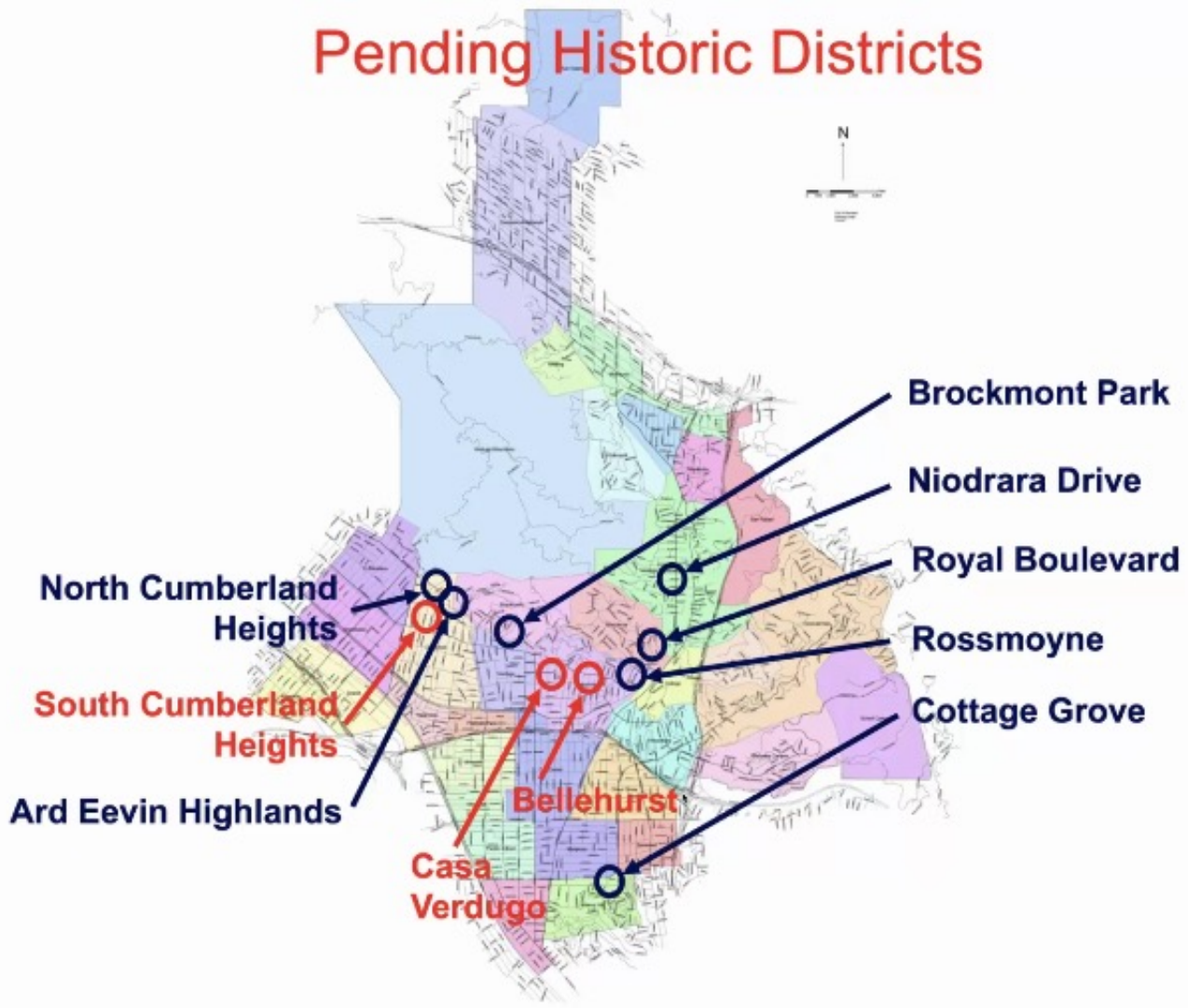
Pending: Casa Verdugo (112 Homes)



Pending: South Cumberland Heights (209 Homes)



Pending Historic Districts



Misconceptions About Historic Districts

- They will reduce my property values
- My house and neighborhood will be frozen in time
- They will prevent me from altering/adding to/changing paint color of my house
- The City will make me restore my house
- Government can't tell me what to do with my property
- Adds another layer of bureaucracy

The Facts

- 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 regular permits are still required
- Fee structure for permits is the *same* as outside of historic district
- Underlying zoning remains the *same*, including density, setbacks, height limits, parking, etc.

Can I add on to my house?



Yes, you can.

The Facts

- **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)**
- **Color not regulated (except half-timbering)**
- **Landscaping not regulated (unless survey says it's historically important)**
- **Different rules for “contributors” and “non-contributors”**

“Contributors” Versus “Non-Contributors”

- Contributor = House constructed in period of significance + integrity
 - Each district has a “period of significance,” usually from when development began to when most of the properties were built
 - 60% of properties must be contributors
- Non-contributor = House constructed outside period of significance or significantly altered

Both houses are historic, but neither is a contributor to its historic district



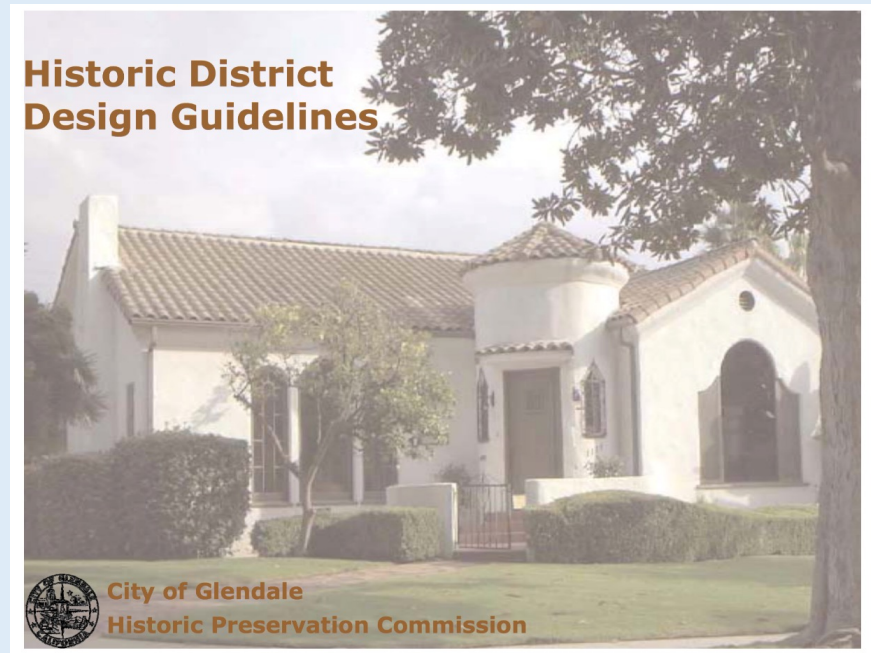
Burkhard House (1949) Glendale Register #98
Royal Blvd. Historic District



Gerard Colcord architect (1965)
Royal Blvd. Historic district

Glendale's Historic District Design Guidelines

- Cover alterations to contributors that are visible from the street
- 166 pages
 - Section for each style
 - Section for each architectural element
- Provide clarity on acceptable changes
 - Don't stucco a Craftsman!



Glendale's Historic District Design Guidelines (cont.)

- The City has rules on what you can or cannot do to your house no matter where it is located
 - If you want to make an addition or make significant changes you have to get a permit and have your plans reviewed
 - Historic district doesn't change that
 - **Does not add another layer of City review of your plans**

What the Guidelines Cover

- Doors and windows
- Exterior finishes and siding
- Roofs and porches
- Garages and outbuildings
- Streetscapes (rarely)

What the Guidelines DO NOT Cover

- Alterations not visible from the street and interiors
- Paint color
- Routine maintenance and repairs
- Commercial buildings

Permit Approval in Historic Districts

- Additions of 700 square feet or fewer and alterations can be approved “over the counter” if they adhere to the Guidelines
- Any remodeling visible from the street and that either is:
 - Inconsistent with the Historic District Design Guidelines OR
 - Encompasses more than 700 square feet of floor spacegoes through design review
- If an alteration is subject to design review, it can be handled administratively by the Director of Community Development
- More significant changes go to the Historic Preservation Commission – **the project does not go to the Design Review Board**

What about Non-Contributors/ New Development

- New construction should be sensitive to the character of the historic district
 - It should complement the existing historic architecture
 - It should respect the rhythm of the streetscape in terms of massing and setbacks

One final benefit...

Historic Districts bring neighbors together!

Verdugo Woodlands Historic District

What are our
boundaries?

Blue is proposed as Phase 1

Green is proposed as Phase 2

