

GLENDALE HISTORICAL SOCIETY

CELEBRATING OUR HISTORY AND CONSERVING OUR HERITAGE

FALL/WINTER 2014

Council Approves Demolition of 1555 Valley View

n October 14, the Glendale City Council overruled a 4-0 decision by the Historic Preservation Commission and approved the demolition of a contributing Ranchstyle house of high integrity within the Brockmont Park Historic District to make way for a much larger contemporary Spanishstyle residence.

In doing so, the Council ignored the almost unanimous opposition to demolition by the public speakers, the many emails they received opposing demolition and the legal guidance provided on behalf of The Glendale Historical Society by an attorney who specializes in historic preservation issues.

The vote was 2-1, with Councilmembers Ara Najarian and Dave Weaver approving demolition, in part because they did not find the Ranch-style house to their taste and believe that a new Spanish-style house would improve the historic district. Their subjective decision creates a lamentable precedent for demolishing historic district contributors based on personal stylistic preferences and demonstrates a complete misunderstanding of what the character and integrity of a historic district mean. Notably, both Councilmembers Najarian and Weaver also recently voted to legalize unpermitted and inappropriate renovations to a contributing structure in the North Cumberland Heights Historic District.



Only Councilmember Paula Devine voted to preserve the integrity of the historic district. (Councilmember Laura Friedman was recused, and Mayor Zareh Sinanyan was absent.) Councilmember Devine noted that the community at large would be harmed if the Council did not protect historic districts.

TGHS has gone on record as supporting the owners in an expansion that would meet their goals and also preserve the contributor status of the house. The Society is evaluating its options for additional action.

Neighborhood Walk Series Starts in November



n November, The Glendale Historical Society will debut a new Neighborhood Walk Series, consisting of occasional tours around Glendale. Every few months throughout the next year, TGHS members and the general public will be invited to take a leisurely stroll on the weekend, discover new areas of the city, and find some of the architectural gems hiding in the Jewel City's neighborhoods.

The first tour will be of the Brockmont Park Historic District. On Sunday, November 9, the tour will make its way through the curving, tree-

covered streets of Brockmont Park, Glendale's newest historic district. Tour-goers will learn about the interesting history of this special neighborhood and discover some of the fascinating properties within.

On January 24, the second tour will feature the Niodrara Drive Proposed Historic District and will highlight revival, modern and ranch houses in this area of the Verdugo Woodlands and the history of the Niodrara (or West Side) Stream, a crucial water supply for Glendale's early development.

Other planned tours include:

- HISTORIC BRAND BOULEVARD NEIGHBORHOOD
- CRADLE OF GLENDALE (the area just east of the intersection of Glendale Avenue and Wilson Street)
- MADE OF STONE (rustic homes crafted of stone in north Glendale)
- SILHOUETTES IN THE SKY (the weathervanes of northwest Glendale)
- GRAND CENTRAL INDUSTRIAL TOUR

The dates of future tours will be announced via email, the newsletter and the TGHS Facebook page (www.facebook. com/GlendaleHistoricalSociety). Tours are free, but in some cases attendance will be limited. RSVPs will be required.

PRESIDENT'S MESSAGE



t was great to see so many of you at our Annual Meeting & Summer Social at the Doctors House this summer as we celebrated The Glendale Historical Society's

35th anniversary and the 30th anniversary of the opening of the Doctors House as a museum.

We also acknowledged Ammar Kharouf that afternoon for his outstanding service on the Board. Ammar did an amazing job leading our fundraising efforts and organizing our first-ever Gala & Benefit. A career opportunity has taken him to Brussels, but we will forever be grateful for the impact he has made on the organization in such a short period of time. He has been a fantastic Vice President, neighbor and friend, and he will be sorely missed.

As I mentioned during my remarks at the Annual Meeting, this past year has been a busy and challenging one for TGHS and our preservation efforts. In the spring, we celebrated the establishment of Glendale's sixth historic district, Brockmont Park, and the re-opening of the beautifully restored Brand Library & Art Center. In April, we held our 4th annual Taste of Spain membership drive at a lovely Monterey Colonial home, which brought in 24 new members. In May, we celebrated Historic Preservation Month with three events - a window repair and restoration workshop, a walking tour of Glendale's Civic Center, and a well-attended "Landmark This, Glendale!" presentation to encourage owners of historic properties to list their home or building on the local register. The iconic Municipal Services Building became Glendale's 100th landmark, joining four other properties that were added to the Glendale Register in the past year. And because of your letters and emails, TGHS persuaded the Glendale City Council to back off from implementing steep preservation fee increases, which surely would have crushed the momentum for new historic districts and historic landmarks.

Support for historic preservation in Glendale continues to grow and more people are joining TGHS. We now have more than 600 individual members, a 15% increase from a year ago. Not only are we attracting more members, but we are also seeing more support from local businesses. Bloomingdale's recognized TGHS along with nine other non-profit organizations for our contributions to the community. Whole Foods chose TGHS to be this year's recipient of its annual Community Giving Day, which generated \$7,500 and set a record for the Glendale store.

Due to the huge success of our inaugural

Support for historic preservation in Glendale continues to grow and more people are joining TGHS. We now have more than 600 individual members, a 15% increase from a year ago. Not only are we attracting more members, but we are also seeing more support from local businesses.

Gala & Benefit and annual Home Tours, and as a result of a boost in revenue from membership dues and charitable donations, we were able to increase our budget by 20% this year to allow us to produce more events and enhance our preservation advocacy capabilities so we can be ready to respond when historic resources are threatened with demolition or significant alteration.

Unfortunately, while we have enjoyed a number of successes over the year, we have also experienced a number of setbacks and losses. Most notable was our hard-fought battle to save the 1930 Mediterranean Revival building at 3901 San Fernando Road, despite demonstrating that the property was

architecturally and historically significant and eligible for listing on both the California and Glendale Registers. However, we are working with City officials to improve the process by making sure that developers do not get to hire the consultant that performs the environmental review and historic assessment.

Despite our concerns, we also lost a trio of attractive mid-century brick medical buildings on Central Avenue that were previously identified as possibly eligible for historic designation. We also saw a lost opportunity by the City to incorporate a charming 1920s fourplex into design plans for a new development on the YMCA site, and we observed and reported changes made to a California Register building without proper City review. And we continue to witness illegal and inappropriate window replacements and alterations to properties throughout the City, including in our historic districts.

And with City Council's recent decision to allow demolition of a contributing home in the new Brockmont Park Historic District, it is clear that many of our beloved historic resources and neighborhoods remain vulnerable, especially as the economy improves and new development and construction ramp up, making our work – and your continued support – more critical than ever.

Joining us in our shared commitment to preserve Glendale's rich history and architectural heritage is our newly elected member to the Board of Directors, Ron Cressy, who brings passion and dedication, as well as many great ideas, to the organization. I am so lucky to be working with such wonderful group that also includes returning Board Members Jamie Anderson, Brian Haworth, Margaret Hammond, Marcia Hanford, Catherine Jurca and Vrej Mardian; Executive Director Sean Bersell: and Doctors House Director Sonia Montejano and Assistant Director Peter Rusch. And, of course, all of you: our members, supporters, sponsors, followers and friends. We couldn't do what we do without you!

Best.

Greg Grammer

UPDATES





Ron Cressy Elected to TGHS Board Jurca Named Vice President

lendale native Ron Cressy was elected to the Board of Directors of The Glendale Historical Society at the TGHS Annual Meeting in July.

Ron grew up in Northwest Glendale and attended Jefferson, Toll and Hoover schools. After work in Los Angeles and Long Beach, Ron's career took him to New England in 1998, where his family has deep roots going back 11 generations to the founding of the colonies. Ron lived in a restored 1820 New England Colonial farmhouse in Vermont and was actively involved with his partner in the restoration of the barns on the property, along with an 1865 Second Empire Mansard originally built in 1822 as a Cape Cod.

Being away from Glendale for more than a decade, and in New England particularly, has given Ron a renewed love and appreciation for the unique historic integrity of our neighborhoods and the urgency to address issues that threaten these qualities. He has a strong passion for the adaptive reuse of Glendale's historic architecture. Since returning to his hometown, Ron became a founding member of TGHS's Preservation Advocacy Committee. He currently lives in a 1934 Spanish Colonial Revival house his family has owned since 1964.

Re-elected to two-year terms at the Annual Meeting were Jamie Anderson, Brian Haworth and Vrej Mardian.

At the first meeting of the new Board, Catherine Jurca was elected Vice President, replacing Ammar Kharouf, who stepped down from the Board after accepting a new job in Belgium. The other TGHS officers are Greg Grammer, President, Brian Haworth, Secretary, and Vrej Mardian, Treasurer. All three served in the same positions in 2013-2014.

Home Tour Sees Record Attendance

pproximately 650 ticket holders stepped back in time by taking part in The Glendale Historical Society's "Romantic Revivals" home tour on September 28. This year's attendance was the highest ever for a TGHS home tour.

The tour featured six period revival homes from the 1920s to 1940, at which guests were greeted and escorted by volunteer docents.

The annual home tour is an opportunity to educate the public about the architectural heritage and history of Glendale and to illustrate the importance of preservation by visiting actual examples. It is also an important fund-raiser for TGHS.

TGHS thanks this year's sponsors G&C Properties, The Walt Disney Company and Whole Foods Market for their generous support.



Gala & Benefit



Photo: Claes Lilia

s the evening of August 23 gave way to dusk and then darkness, more than 150 guests wined, dined, bid on auction items and socialized at The Glendale Historical Society's inaugural Gala & Benefit.

Held at the historic Brockman Clock Tower Estate, the event included the presentation of TGHS's annual Preservation and Volunteer Awards. Recipients were the newly established Brockmont Park Historic District and the recently restored and rehabilitated Brand Library & Art Center. Recognition was also given to volunteers Sonia Montejano and Peter Rusch, Director and Assistant Director of the Doctors House Museum, and to Paul Ayers, who has promoted awareness of Glendale history through the TGHS Speakers Bureau.

Many thanks to our Gala & Benefit sponsors, Gerri Cragnotti and Chris Cragnotti of G&C Properties, Glendale News-Press, Whole Foods Market and The Spot Gourmet, which catered the evening. TGHS is extremely grateful to the owners of this historic property, who generously opened their beautiful home for this very special evening.

PRESERVATION UPDATES



Niodrara Drive Historic District Moving Forward

n August 19, the Glendale City Council approved funding to complete a historic resources survey of the proposed Niodrara Drive Historic District, an essential part of the approval process.

On the recommendation of planning staff, the City selected Architectural Resources Group (ARG), which will provide a history of the proposed district as well as develop an architectural profile of each of the 32 prairie, period revival, modern and ranch houses within it. In addition, ARG has been charged with describing the distinctive landscaping, built around the Niodrara or West Side Stream, that makes this district so unique.

The Glendale Historical Society anticipates that work on the survey will be completed by the end of 2014 and the process will move forward in a timely fashion thereafter.

Window Replacements in Historic Districts: A Challenge to the Guidelines

evelopment is heating up in residential neighborhoods, and historic districts are no exception. Owners of contributing properties have been altering their houses, with or without approval. The Glendale Historical Society is working to ensure that the Historic District Design Guidelines are not flouted in the process.

Unfortunately, flippers are at it again, disfiguring historic resources to make a quick buck. The speculator who bought 1308 Ethel in the Rossmoyne Historic District restored and replaced many of the original wood windows at the front and side of the house but received an over-the-counter permit from city staff to replace wood with fiberglass elsewhere and to eliminate other windows altogether. All of the affected elements were within the public view.

The City of Glendale has repeatedly insisted that the provisions in its Guidelines declaring that materials be exchanged in kind and that replacement is a last resort were never supposed to be followed. According to the Interpretation Section, the homeowner is asked to demonstrate why they "are inappropriate or unworkable for his or her project," but this provision is uniformly neglected. More egregious was the decision to permit the elimination of windows, which is not allowed anywhere in the Guidelines.

The City has defended their decisions based on the claim that the Guidelines treat contributors to historic districts and Glendale Register houses differently. But this practice in fact does not adhere to the Guidelines. The only difference is that the Guidelines apply to the entirety of Register properties and only to the portion that is visible from the street on contributors. The City lacks authority to enforce a lower standard for contributors than that laid out in the Guidelines.

All this is not to say that such alterations are never permissible, only that the City is failing to follow proper procedure in allowing them to be handled over the counter on contributing properties. Where proposed alterations do not follow the Guidelines they must go to the Historic Preservation Commission, where the owner is asked specifically to make the case for changes before the work is permitted.

Another contributor in the Rossmoyne Historic District has been damaged by thoughtless window replacement. The owners of a house on East Mountain illegally replaced all of its original windows with vinyl.

Among the windows removed were some rare, character-defining leaded-glass diamond-pane windows. The work was accidentally legalized over the counter, but this mistake was caught and the violation reinstated. To the City's credit, it has made changes to the permitting process in an effort to avoid such problems in future.

It remains to be seen whether the City will require the owners to replace the windows in kind. The windows can be recreated; it isn't as though the techniques necessary for such exquisite design elements have been lost to time. In the past, the City has been overly accommodating to owners who do work illegally if it would be expensive to replace what they have removed. It would indeed be expensive to replace these windows, but it is important owners be held accountable for their illegal work and not given a pass.

TGHS will continue to insist that the City follow its own laws and the Guidelines in dealing with Glendale's historic resources.

PRESERVATION UPDATES

HPC Denies Approval of Unpermitted Alterations to Historic District Contributor

t its meeting on September 18, the Glendale Historic Preservation Commission (HPC) reviewed an application for the legalization of work on the façade of a 1926 Mediterranean Revival home located at 1105 Hillcroft Road. The home is a contributor to the Rossmoyne Historic District, and the unpermitted work, which included the installation of cast stone surrounds on the front entryway and around the second floor windows, was completed after the district's designation. The homeowner was in the process of installing the cast stone trim around all of the front façade openings when the work was stopped by the City.

The owner agreed to remove the cast stone work around the second-floor window openings and reinstall the iron balconets in front of two second-floor windows; however, the owner sought permission to keep the installation of the cast stone surround at the front entryway.

The Glendale Historical Society attended the HPC meeting and asserted that the newly added cast stone surround altered not only the home's entrance but the entire façade, and should be removed. TGHS pointed to the City's Historic District Guidelines, which state that the original frame of a door should be preserved. In this case the "frame" of the door is the very simple round-arched plaster embrasure in which the door is centered. The Guidelines are clear that details that help to define a historic porch, such as arched openings, should be preserved and maintained and that "additional porch elements should not be

added if they did not exist historically." Furthermore, the Secretary of the Interior Standards for Rehabilitation, which are to be used in conjunction with the Guidelines, are very clear that "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 properties, will not be undertaken."

The Commission agreed with TGHS's position that the cast stone surround diminished the architectural integrity of the historic district contributor and voted 4-1 to deny legalization.

Rockhaven Project on Hold

onsideration of adaptive reuse options for the Rockhaven Sanitarium property on Honolulu Avenue has been put on hold for at least one year. The City received 10 responses to the Request for Qualifications (RFQ), offering a variety of ideas on what to do with the property, including mixed use development, a school campus, senior housing and condominiums.

City staff, in meetings with representatives of the Friends of Rockhaven, Historical Society of Crescenta Valley and The Glendale Historical Society agreed to put the proposals aside for now and revisit the future of Rockhaven after one year. City Manager Scott Ochoa made it very clear to the groups attending that the City will not move forward with development plans without a consensus from the community.

TGHS is hopeful that a solution can eventually be found that allows for preservation of this historically significant property.

In the interim, the Friends of Rockhaven will be holding occasional tours of the Rockhaven campus and conducting fundraising activities to raise awareness and donations toward possible rehabilitation of the property. For more information, or to subscribe to their email newsletter, contact Joanna Linkhorst at 818-248-1707 or FriendsofRockhaven@gmail.com.



Photo: Friends of Rockhaven

EVENTS

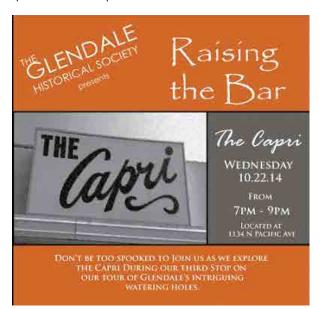
TGHS Is Raising the Bar

GHS has launched a year-long exploration of intriguing watering holes in the Glendale area. This new series is called "Raising the Bar." Each month, TGHS will schedule a social mixer at a local establishment.

In addition to showcasing some favorite long-standing bars and restaurants, as well as new ones located in old or historic buildings, "Raising the Bar" provides a fun opportunity to meet other TGHS members and people interested in preservation.

The series kicked off in August with an event at The Famous on Brand Boulevard, former home to The Famous Department Store located in the historic Huntley-Evans building. In September, about 50 TGHS members and friends enjoyed the retro vibe and Old Fashioned cocktails at Neat on North Pacific Avenue. The stop in October was The Capri Lounge, also on North Pacific Avenue, which has been around since the 1960s.

Check your email or follow us on Facebook for details about the next location. And be sure to bring your friends!



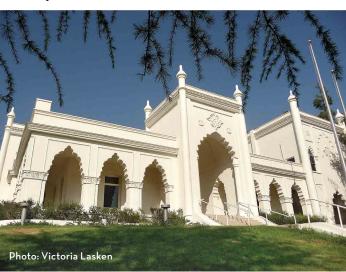
RSVP Today for Holiday Party

he Glendale Historical Society's 2014 Holiday Party will be held on Saturday, December 6, from 5:00-7:00 p.m. at the newly restored Brand Library & Art Center.

You and your guests are invited to join us as we celebrate the season at the historic home of Leslie C. Brand.

The Holiday Party is free for TGHS Members. Nonmembers may attend for \$20 per person.

Reservations are required by November 30. Please email events@ glendalehistorical.org or call 818-242-7447 if you plan to attend.



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WELCON

NEW & RENEWING MEMBERS: JULY-SEPTEMBER 2014

Steven Chapman & Ricardo Ordoñez - R Heather Norris & Sean Bersell - R Corinne Sánchez & Efren Manjarrrez - N

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Liz & Martin Avila – U Barbara Don & Thomas Metzler - U Marcia Hanford - R Sue & Alan Hunter - N Jeannine Sova Jones - N Gina & Vrej Mardian - R Mary Kay Prather - R Louise & Byron Peebles - U Anna Rundle – U Gloria & Jerome Sander - U Donna Stuckert - N Rondi Werner - R

Joemy Wilson - U

Jane Brown & Gary Hart - R Days of the Verdguos Heritage Association - R Debra Davis & Dave Beyer - N Patricia DiGennaro – U Leticia Gonzalez & Ken Batchelor - R Donald McPoland - R Tammy & John O'Connor - R Eileen Pohl & John Madden - N Christina Rizzo & Ely Lester - U Mary Lou & Joseph Montagna - U April & Georges Rouveyrol - N William Troiano - R Pete Vanderveen - R Susan Wolfson - R Katherine & Glenn Yamada - R

Alvaro Cardenas & Daniel McQueen - R Teresa & John Cusumano - R Paul Dupree - N Victoria & Chris Durant - N Allan & Nancy Durham - R Dorothy Eriksen - R Lyn Foster & Glenn Webb - R Laura Friedman & Guillaume Lemoine - R Karen Goodman - U Kvle & Eric Grimes - R David Gubser & Richard Lieboff - R Judee & Curt Kendall - R Carol Koopman - R Julio Moline & Moira Delaney - R

Nicole Myrick - N Stacy Niss-Sartor - R Jay Platt - N Elena & Erik Reppe - R Eileen Rose - N Mary & Don Savarese - U Dorothy Sundbye & Dee D Trent - U Beth Tapper & Mitch Watson - R

Chevy Chase Home Owners Association - R Glendale Arts - R

Dana Amann - N Carol Attarian - R Peggy Burhenn - N Michelle Botz-Anderson - N Erick Borigini - R Christopher Brown - R Evelyn Cecere - R Charles Cooley - N Sharyn Crown - N Damon's Steak House - R Jackie Davis - R Teri Deaver - R Patricia Dupre - N Shelley Filian - R Marie Fish - R Bruce Hale - N Kathleen Hannon - N Eric Hansen - R Kay Heitzman - R

Mady Julian - R Dorothy Knisley - U Carolyn Meduski - N Susan Rosen - N Lowayne Shieh - N Mary Margaret Smith - N Richard Threlkeld - R Brit Trydal - R Chris Walther - N Sandra Weggeland - R Bittersweet "Bea" Wojtyla - R Stephen Zupkas - R

Betty Albu - R Barbara Anshen - N Minerva Astengo - R Janice Aubrey - N Ellyn Bloomfield - N Lynda Burns - R Pat Burns - N Peggy & Edward Cooley - N David Eisenberg - R Ruth Fornes - N Ana Maria Geraldino - N Ellen Gershen - N Franklin Greenwalt - N Jim Hinton - N Richard Johnson - R Linda & Edward Knutson - N Susan Lutske - N Steven Maier - N Lucinda Mettleman - N Wendy Myers - R

Louise Phelan - N Laura Sarley - N Christy Schober - N Pamela Sellers - N Diane Spurlock - R Mary Ann Stanley - N Margaret Steppe - N Diane Thomas - R Denise Walker - R

Deborah Dentler Carole Dougherty Andrea Humberger John LoCascio Marie Luft Steve Preston Bill Shepherd David Smith Arlene Vidor

N - New Member R - Renewing Member
U - Upgrading Member

PLEASE CONSIDER A MEMBERSHIP UPGRADE THE NEXT TIME YOU RENEW.

Join The Glendale Historical Society and Support Historic Preservation in Our Community

THE SOCIETY IS A NON-PROFIT tax-exempt organization, and we encourage you to join and volunteer. Please complete this form and mail it with a check payable to: The Glendale Historical Society, PO Box 4173, Glendale CA 91202-0173

| Brand Patron (\$5,000) |
|-----------------------------|
| Goode Patron (\$2,500) |
| San Rafael Patron (\$1,000) |

Jewel City Patron (\$500)

Sustaining (\$50)

Individual Senior

| Goode Patron (\$2,500) | Verdugo Patron (\$250) | Dual (\$40) | or Student (\$15) | |
|--|---------------------------|-------------------|--|--|
| San Rafael Patron (\$1,000) | Tropico Supporter (\$100) | Individual (\$25) | Nonprofit (\$35) Nonprofit organizations are encouraged to join TGHS as Associate Members (No voting rights) | |
| Name Phone | | | | |
| Street Address | | | | |
| City/Zip Code Email Address | | | | |
| WANT TO GET INVOLVED? WHAT ARE YOUR INTERESTS? | | | | |
| ☐ Preservation Advocacy | ☐ Special Events/Tour | rs 🔲 Hi | storic Research/Surveys | |
| ☐ Historic Districting | Outreach/Educatio | n 📮 Ar | chiving/Organizing | |
| ☐ Fundraising | ☐ Doctors House Volu | inteers 🖵 M | embership/Outreach | |



PO Box 4173, Glendale, CA 91202-0173 www.glendalehistorical.org





2014 EVENTS CALENDAR

THURSDAY, NOVEMBER 6 7:00 P.M.

DOCUMENTARY AND LECTURE:

EAMES: THE ARCHITECT AND PAINTER

Brand Library & Art Center

1601 West Mountain Street, Glendale

Free

(presented in partnership with the Associates of the Brand

Library & Art Center REEL ART film series)

SUNDAY, NOVEMBER 9 11:00 A.M. - 12:30 P.M.

WALKING TOUR OF BROCKMONT PARK HISTORIC DISTRICT RSVP: events@glendalehistorical.org Location to be provided upon confirmation Free

SATURDAY, DECEMBER 6, 5:00-7:00 P.M.

HOLIDAY PARTY
Brand Library & Art Center
1601 West Mountain Street, Glendale
RSVP: events@glendalehistorical.org
Free for Members/\$20 for Guests

SATURDAY, DECEMBER 13 & SATURDAY, DECEMBER 20 6:30-8:30 P.M.

CANDLELIGHT TOURS

Doctors House Museum, Brand Park, 1601 West Mountain Street, Glendale \$5.00 Donation Requested