



P.O. Box 4173 Glendale CA 91202
www.GlendaleHistorical.org

July 12, 2023

Design Review Board
City of Glendale
613 East Broadway
Glendale, CA 91206

Re: Item 7d, 1303-1315 North Central Avenue (DRB Case No. 2209209)

Dear Design Review Board Commissioners:

Thanks for the opportunity to comment on the proposed new development at 1303 - 1315 N Central Ave.

TGHS has a concern that the Design Review Board is being asked to provide direction related to site planning, mass and scale, design, and detail for this project prior its' environmental determination. We are concerned about the impression this may leave with the developer. We ask you to stress during discussions that this meeting does not, in any way, infer the property is not historic.

We've had experience where this impression was left and was used for developer benefit during appeals.

In reviewing the 2019 ESA Historic Assessment Report submitted by the developer, it states that a prior assessment report (produced by EP Associates in 2004 and can not be located) found this property to be historic. This conflicts with ESA's finding. Also, documentation dating from 2004 has been found where Tom Foy (prior Sr. Planner at the City of Glendale) states, in correspondence to EP Associates, "The report finds that the property is the best of its style in the neighborhood. It may be the best example in the whole city."

The Glendale Historical Society (TGHS) advocates for the preservation of important Glendale landmarks, supports maintaining the historic character of Glendale's neighborhoods, educates the public about and engages the community in celebrating and preserving Glendale's history and architectural heritage, and operates the Doctors House Museum. TGHS is a tax-exempt, not-for-profit 501(c)(3) organization, and donations to TGHS are tax-deductible to the extent permitted by law.

Based on the existence of conflicting assessments, a thoughtful environmental review will need to occur.

We look forward to review the City's environmental review decision prior to the next Design Review Board or Historic Preservation Committee meeting.

A handwritten signature in black ink, appearing to read "John Schwab-Sims", with a long horizontal flourish extending to the right.

John Schwab-Sims
Vice President, Preservation
The Glendale Historical Society

cc: Suzie Abajian, City Clerk
Jay Platt, Senior Urban Designer
Kasey Conley, Associate Planner