



P.O. Box 4173 Glendale CA 91202  
[www.GlendaleHistorical.org](http://www.GlendaleHistorical.org)

April 10, 2023

Re: (Agenda Item 9a) re: Public Hearing on Appeal of Historic Preservation Commission's denial of Design Review Case No. PDR-000838-2023 located at 1642 South Central Avenue and 1608 Gardena Avenue

Dear Mayor Brotman and Members of the Glendale City Council:

Thanks for the opportunity to provide input on the proposed development slated at 1642 South Central.

The Glendale Historical Society (TGHS) respectfully requests that you deny the appeal of the applicant and affirm HPC's unanimous decision to reject demolition of 1642 South Central Avenue, an undisputed historic resource. This property, built in 1913, is one of the last historic Craftsman bungalows in the Tropico section of Glendale.

TGHS believes that a clear balance between preserving a historic resource and gaining additional housing can be made. The EIR outlined two alternatives that preserved the historic resource. Alternative 2 called for reduced density and allowed for the historic resource to be moved on the lot to allow for a total of 15 units. Alternative 3 also called for reduced density, for the resource to remain in place, and allowed for a total of 11 units.

TGHS is painfully aware that new housing is needed and has supported new development that incorporates existing historic resources. Harrower is an excellent example of that collaborative effort. Either Alternative 2 or Alternative 3 would meet all of the project goals. Moreover, both would eliminate the significant and unavoidable impact that would result from the demolition of 1642 South Central. TGHS would support either alternative.

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.

To date, no documentation has been provided to show that either of the alternatives are not economically feasible. The threshold for infeasibility is not that one or all of the stated alternatives are more expensive or less profitable, than the proposal to demolish the historic resource. The expectation is that if any documentation regarding feasibility is presented to the city, an independent review will occur and the final analysis will be publicly available.

Lastly, TGHS is concerned about the precedent that would be set if demolition is approved for this historic resource. The developer for 1624 South Central has admitted that he purchased the property with full knowledge that the dwelling was historic and that he planned to demolish it. If City Council were to allow this to happen, it would send a message to other developers that they would be given approval as well.

Glendale recognized the importance of Craftsman properties when it commissioned a survey in 2007. Since then, a number of properties have been demolished. In fact, there are three that are currently proposed for demolition (not including 1624 South Central) and will be heard at the April 11th City Council Meeting.

We believe that it is important to preserve Glendale's historic Craftsman homes. Incorporating this historic resource into a smaller, well integrated housing development is a win-win. This is currently being done with another historic Craftsman on Kenwood Ave.

Demolishing 1624 South Central and forgoing the opportunity to create a unique housing development for another cookie cutter mid rise housing structure that will blend into all of the others that have been recently built, would be a lost opportunity.

Sincerely,

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

John Schwab-Sims  
President  
The Glendale Historical Society

cc: Suzie Abajian, City Clerk  
Roubik Golanian, City Manager  
Bradley Calvert, Director of Community Development  
Jay Platt, Senior Urban Designer