



THE GLENDALE HISTORICAL SOCIETY

CELEBRATING OUR HISTORY AND CONSERVING OUR HERITAGE

SPRING 2014



Brockmont Park Becomes Glendale's Sixth Historic District

On April 8, the Glendale City Council approved the designation of the City's sixth historic district: Brockmont Park.

Consisting of 59 single-family homes, the Brockmont Park Historic District encompasses part of the 1926 Brockmont Park subdivision of the former estate of John Brockman, whose 1910 home is within its boundaries. The district is located in northwest Glendale at the base of the Verdugo Mountains, bordered by Merriman Drive to the west, Cumberland Road to the north, Valley View Road to the east and Kenneth Road to the south. A notable feature of the neighborhood is the four-story clock tower built by Brockman on his estate around 1914. The clock tower and Brockman residence are both listed on the Glendale Register.

A historic resource survey of the district identified an impressive 88% of the 59 homes as "contributors," meaning they reflect the architectural qualities that make the neighborhood eligible for designation and possess historic integrity. It also found that the neighborhood met four of the nine criteria for historic district designation. Specifically, the survey declared that: the character and quality of the homes reflect special elements of Glendale's social, aesthetic and architectural history from 1910 to the 1950s; the district embodies distinctive characteristics of a variety of Period Revival architectural styles; the area is a fine example of an early automobile suburb and community planning in the 1920s; and the neighborhood conveys a sense of historic and architectural cohesiveness.

Nearly 60% of the homeowners in the historic district signed a petition requesting its establishment, and TGHS actively supported designation.

Glendale's five other historic districts are: Ard Eevin Highlands, Cottage Grove, North Cumberland Heights, Rossmoyne and Royal Boulevard. An application to designate the Niodrara Drive Historic District is pending.

TGHS Breaks Record at Whole Foods Community Giving Day

Shoppers poured into the Glendale Whole Foods Market on Wednesday, February 26, to support TGHS during the Glendale location's annual Community Giving Day, when the store gives five percent of its net sales to a local nonprofit.

TGHS promoted the event heavily over email, on Facebook, and in the newspaper, and the turnout exceeded expectations. Store sales on Community Giving Day were considerably higher than average, with ten percent more business than any other Wednesday in the previous twelve weeks!

As a result, TGHS received a check for \$7,544.20, which is the largest amount ever generated from a Community Giving Day at the Glendale Whole Foods Market.

TGHS is grateful to Whole Foods, not only for making the Society the special beneficiary of their generosity but also for giving TGHS the chance to inform their customers about the organization and its mission. All day long, TGHS volunteers staffed a table prominently located near the entry doors. They gave out information about TGHS events and efforts to preserve historic and cultural resources and recruited 16 new members.

Many thanks to Whole Foods staff (especially Marketing Team Leader Becky Feliciano), TGHS Vice President Ammar Kharouf for leading the effort for TGHS and to the volunteers who staffed the table and spoke with customers. And thanks to all of you whose ongoing support for TGHS could for one day be concretely measured in organic produce, bulk grains and grass-fed meat.



TGHS's Ruth Ellen Billion and Sean Bersell greet shoppers at Whole Foods Market Community Giving Day

PRESIDENT'S MESSAGE

What a difference a year makes. In December 2012, TGHS hosted its annual Holiday Party at the George Seeley Furniture Company Building, which had just undergone an extensive rehabilitation that converted the interior space into 41 studio offices while preserving and restoring its historic exterior.

Built in 1925 by prominent Glendale architect Alfred Priest in the Commercial Spanish Baroque style, Seeley's Building received an Art Deco/Moderne facelift in 1940 by architect Kurt Meyer-Radon. In 2008, Seeley's Building – including its iconic neon signage – was designated as a historic landmark (Glendale Historic Resource No. 65).

As those who attended the holiday party will recall, TGHS transformed the ground floor space into a 1920s speakeasy, and guests were allowed to tour the newly renovated building, which at the time was largely vacant and available for lease.

A few months ago, I toured the building again and was amazed at the transformation. Now under new management, Seeley's is a buzz of activity, boasting more than 30 tenants, including Rolling Robots, GameHaus Café and Marquez Visually Impaired Products, as well as a number of designers, creative agencies and production studios. In addition, United Artists for a Better Community offers a number of wonderful fun and educational classes at the site for children aged 10-14.

Seeley's Building was the recipient of our Preservation Award in 2012 and serves as a prime example of adaptive reuse of a historic building. In celebration of Historic Preservation Month, TGHS is excited to be returning to Seeley's Building on May 21 to host "Landmark This, Glendale!" (see page 3), a presentation that will explain how to list a historic property on the Glendale Register of Historic Resources. Not only does landmark designation help ensure that historic homes and buildings will be preserved, the Mills Act program allows qualifying owners of designated landmarks to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their historic properties.

TGHS will be reaching out to owners of properties that are potentially eligible for historic designation to encourage them to attend "Landmark This, Glendale!" Please spread the word about the May 21 workshop and help us add more historic sites to Glendale's growing list of landmarks.

Regards,

Greg Grammer



Photo: Elizabeth Cohen

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THE GLENDALE HISTORICAL SOCIETY

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Alphonso Lascano
Victoria & Scott Lasken
Margaret Simpkins
Bonny LaPenotiere Sirk
(Rossmoyn Properties, Inc.)
Arlene Vidor
Elaine & Bill Wilkerson

EVENTS

May Is Preservation Month!

In observance of National Historic Preservation Month, TGHS has planned several events in May to call attention to the importance of celebrating Glendale's architectural heritage and preserving its precious historic resources.

MAY 4 – SHATTERING THE MYTHS OF WINDOW REPLACEMENT



Please join us for an enlightening presentation on window maintenance and repair that will demonstrate how vintage wood and steel windows can be restored rather than replaced. Free and open to the public, "Shattering the Myths of Window Replacement" will be held on Sunday, May 4, at 1:00 p.m. in front of the Doctors House Museum, which has 125-year old wood windows that are in fine working condition.

The Doctors House is located in Brand Park, 1601 West Mountain Street, Glendale.

May 10 – GLENDALE CIVIC CENTER WALKING TOUR

In partnership with the City's Historic Preservation Commission, TGHS will present a free, self-guided walking tour of Glendale's Civic Center on Saturday, May 10, from 10:00 a.m.-1:00 p.m.

The tour, which will highlight 21 notable structures including the Municipal Power and Light Building, Glendale Main Post Office and First United Methodist Church, will begin in the plaza at the Municipal Services Building, located at 633 East Broadway, where participants can pick up a tour booklet and map.



Be sure to join TGHS at noon in the plaza for refreshments and a bronze plaque dedication in celebration of the Municipal Services Building's designation as Glendale's 100th landmark.

May 21 – LANDMARK THIS, GLENDALE!



Discover how to nominate your property to the Glendale Register of Historic Resources and learn about the financial incentives that allow owners of historic properties to qualify for significant property tax reductions. "Landmark This, Glendale!" will be held on Wednesday, May 21, at 7:00 p.m. at the historic Seeley's Building, located at 1800 South Brand Boulevard, Glendale. The event is free and open to the public.

TGHS will be reaching out to owners of eligible properties and encouraging them to attend, and we ask that you assist in this effort. Even if you do not own a historic property, as a preservationist you may find this presentation interesting and helpful when extolling the virtues of historic designation to your friends and neighbors.



Annual Gala & Benefit To Be Held August 23

On the evening of August 23, TGHS will hold its first ever annual gala and benefit. This sure-to-be-memorable event will take place at the centerpiece of the newly designated Brockmont Park Historic District: the John Brockman Estate. The two-story house is one of the finest "country houses" remaining in the city. Built in 1910 with elements of Craftsman and Mission Revival, blended with Moorish or Saracenic architectural details, this unique home was recently added to the Glendale Register of Historic Resources.

The house was built in 1910 by John Brockman, an entrepreneur of humble origin who became a mining magnate and wealthy Los Angeles businessman, as his own residence, which he called "Brockmont." Originally, it was a grand estate set in the Verdugo Mountain foothills on acres of land, with abundant orchards in the flatland areas and wild lands rising up the hillsides. Much of this land was subdivided after Brockman's death in 1925, and part of this land to the south of the house comprises the newly designated Brockmont Park Historic District.

The estate, which made broad and early use of electric illumination, included extensive gardens, a lake and a herd of deer. It became a well-known feature of the area, described by the Los Angeles Times as "one of the showplaces of the state." The Brockman Clock Tower, located on the property, is also on the Glendale Register.

Don't miss this rare experience to tour one of Glendale's most exclusive homes and support TGHS. Food will be catered by The Spot Gourmet and there will be a silent auction where you may very well find your next dream vacation. In addition, TGHS will recognize outstanding work in the community with its annual preservation awards. Please be on the look-out for your invitation, which will be mailed in early summer.

Zinke's Sign to Be Donated to Museum

The property on which two iconic buildings – Zinke's Shoe Repair and the Great White Hut – are located has a new owner. A pharmacy will be moving into the Zinke's location. The pharmacy owner was displaced from his previous space in the cluster of mid-twentieth century brick medical office buildings on Central Avenue, which are soon to be demolished to make way for a 500-unit apartment complex.

Zinke's has served customers at the California Avenue location in Glendale since the 1940s; owner Mike Ramirez will continue to operate the Zinke's in Pasadena.

TGHS is grateful to the new owner of the property for meeting with Board members to discuss the future of both buildings. The structures were constructed in 1947, according to a downtown survey from 2006, and are eligible for listing on the National Register of Historic Places and the California Register of Historic Resources.

TGHS had hoped the new owner would leave Zinke's iconic neon sign in place. It is a landmark that would help to identify the location of the new pharmacy to anyone familiar with downtown, and maintaining it *in situ* would build goodwill among local residents. When the owner decided that business considerations precluded that option, he offered to donate the sign to the Museum of Neon Art (MONA), whose new location is currently under construction on Brand Boulevard.



It turned out, however, that the building owner does not in fact own the sign; ownership was transferred by a previous owner – not the current seller – to Mr. Ramirez in 2003.

Possible fates for the sign included selling it or donating it. A sale to a private collector would most likely have meant its disappearance from public view. We are delighted that Mr. Ramirez has decided that the sign will remain in Glendale after all, at MONA. We hope the museum will prominently display it, so that it continues to advertise the business that remains in a neighboring community as well as brings to mind a more vivid and colorful cityscape of which Zinke's was a beloved feature.

The building owner plans to install a new neon sign for the pharmacy, with the intention of evoking its predecessor. Unfortunately, removal of the original sign means that the Zinke's building will no longer be eligible for the National and California Registers.

There are no plans to alter the Great White Hut, and it will continue to operate as a roadside food stand. Eventually we hope the owner might be persuaded to place it on the Glendale Register to take advantage of property tax breaks associated with the Mills Act and secure its future more permanently.

641 Sonora Avenue City Approves Changes to Historic Building without Proper Scrutiny

The last newsletter included a story about a beautiful commercial building at 641 Sonora Avenue, brought to our attention by a TGHS member when it was for sale. The structure, originally built for the Irving Air Chute Co., was erected in 1929. It was designed by Henry Gogerty, architect of Grand Central Air Terminal. It is listed on the California Register of Historic Resources and is also eligible for the National Register of Historic Places.

TGHS notified Historic Preservation staff that the building was special and for sale, so that it would be flagged for extra scrutiny in case the new owners wished to make changes. TGHS also notified the real estate agent that the building was listed on the California Register and that he was required by law to notify the new owners.



Unfortunately, these precautions were not enough to guarantee that plans to alter the building would be specially reviewed to ensure their compatibility with the building's historic status.

The TGHS member who originally brought the structure to our attention contacted us again to let us know that work was being done on the building. TGHS followed up with the City, and it turned out that, while the building had eventually been flagged, it did not occur until some months after TGHS first brought it to the City's attention in November 2013. In the interim, the new owners had requested and received permits for alterations.

Despite the procedural problems and the ongoing difficulty in learning from City staff exactly what permits have been issued, the owners seem to have been reasonably respectful of the building's distinctive features. Visits to the building indicate that existing steel windows have been repainted and look much better. A stepped awning over a door has been removed, but it appears not to have been original. More troubling is the installation of aluminum storefront doors, but the City might have approved these anyway for a working commercial building. A charming new sign on the side of the building, which now identifies it as 1500 Flower Street, actually nods to history by incorporating a parachutist into the design. TGHS is hopeful that the changes have not compromised the building's eligibility for listing on the National Register and plans to reach out to the owners with information about the Glendale Register and the Mills Act.



TGHS Working to Preserve Rockhaven

TGHS has been working closely with the City of Glendale, Historical Society of the Crescenta Valley (HSCV) and Friends of Rockhaven to explore potential development opportunities that would allow for the preservation and restoration of the historic Rockhaven Sanitarium.

Located at 2713 Honolulu Avenue in Montrose, Rockhaven was established in 1923 and built into its current configuration by the 1930s in a mix of Craftsman bungalows and Spanish Colonial Revival buildings. Opened by Agnes N. Richards as a women-only health care facility, Rockhaven is the only intact example of the many sanitariums that once existed in the surrounding area and one of the most important historic resources in North Glendale. In later years, Rockhaven operated as a senior health facility, until it closed in 2005. A few years later, the City purchased the vacant property, which consists of approximately 150,000 square feet on 11 separate parcels, some of which remain undeveloped.

With input from TGHS, as well as HSCV and Friends of Rockhaven, the City is preparing a Request for Qualifications (RFQ) with the goal of selecting a qualified developer, preferably one with experience in historic properties, to come up with plans that embrace adaptive reuse and include possible new development to complement the historic character of the site. TGHS strongly supports this approach in order to preserve the property and is committed to ensuring that any development plans retain and revitalize Rockhaven's historic buildings, features and landscaping in accordance with the Secretary of the Interior's Standards for Rehabilitation.

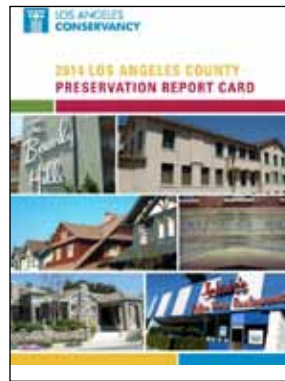
Rockhaven appears eligible for listing on the Glendale and California Register of Historic Resources, and possibly the National Register of Historic Places. TGHS has asked for landmark designation of the property upon completion of any project to help ensure that Rockhaven will be preserved for future generations.

TGHS has advocated for the rehabilitation and adaptive reuse of the historic property, and is excited about the prospect of a project that would honor and preserve Rockhaven's past while giving the abandoned site a much-needed new lease on life.

Glendale Gets an A-

The Los Angeles Conservancy has released its latest Preservation Report Card for the 88 cities and the unincorporated areas in Los Angeles County, assigning scores for different aspects of each jurisdiction's historic preservation policies and programs.

The City of Glendale received an A- grade, earning high marks for having a historic preservation ordinance, the ability to designate historic districts, a dedicated Historic Preservation Commission and staff, and the Mills Act property tax reduction program. The Conservancy noted that in recent years Glendale has fostered a strong historic preservation program that includes the active designation of local landmarks and historic districts. Glendale has listed more than 100 local landmarks and, with the recent addition of Brockmont Park, has created six historic districts since 2008.



One report card category where it is clear Glendale needs improvement is the preparation of historic resource surveys. For years, TGHS has been advocating for a citywide historic resources survey, especially of commercial properties. A comprehensive survey, which has never been conducted in Glendale, is critical because it would document our historic resources and identify structures that should be preserved.

While TGHS is pleased with Glendale's report card and the progress that has been made in strengthening our preservation policies, it should be noted that robust historic preservation ordinances and even surveys are not always enough to protect historic resources. Recently, for example, even though TGHS submitted an independent assessment on 3901 San Fernando Road's architectural and historical significance and forcefully advocated for a preservation alternative, the City relied on a flawed analysis in the environmental review document and approved demolition anyway.

As the Los Angeles Conservancy pointed out in the report card's key findings, using 3901 San Fernando Road as an example, "communities need to better understand their responsibilities in using CEQA [California Environmental Quality Act] to protect threatened resources, yet that doesn't always happen."

DOCTORS HOUSE MUSEUM



A scene reminiscent of Seurat's "A Sunday Afternoon on La Grande Jatte" materialized on the broad expanse of Friendship Park in front of the Doctors House Museum on March 16. Members of the Brandeis National Committee - Conejo Valley Chapter arrived in full Victorian attire on a warm Sunday afternoon to demonstrate their skills at waltz, polka, quadrille, contra and even a Brazilian Rondo. Alvira and Israel Klein organized the group consisting of members from Simi Valley and Pasadena, providing music and dance instruction to all the spectators. Afterwards, a group circle dance was performed by 25 people and some participants enjoyed lunches from amply packed wicker baskets served on ornate quilted spreads.

Assistant Doctors House Director Peter Rusch and docent Art Fisher entertained the group with house tours, with lead docent Jolene Taylor hosting lemonade and cookies. The group enthusiastically promised to be available for more functions in the future.

In Memoriam: Doyle Kutch

TGHS lost a true friend and mentor of preservation causes with the passing of Doyle Al Kutch on March 14, 2014.

Doyle was a member of the Shoshone/Bannock Tribe of Fort Hall, Idaho, where he was born in 1938. He received a B.A. in Business Administration from Brigham Young University and specialized in education management for more than 25 years. After serving in the Army, Doyle was employed by the Los Angeles Community College District, and later by

the Secondary and Elementary Teachers Organization (SETO). In addition to TGHS, he actively supported opera and music organizations and, locally, the Casa Adobe de San Rafael, Glendale Beautiful and Glendale Rose Float Association.

Though frail health didn't allow Doyle to physically help in the restoration of the Doctors House, Past President of TGHS Marie Luft recounted his acerbic wit and his generous capacity for great joy. Former Doctors House Director Isabelle

Meyer recalled his enthusiasm as a vintage collector and his willing financial support of restoration causes. Past President Bill Shepherd remembered Doyle as a person always willing to help people during his tenure on the Board of Directors.

For those wishing to honor Doyle's accomplishments to Glendale and TGHS, a Celebration of Life Service will be held on Sunday, May 4, at 2:00 p.m. at the Casa Adobe de San Rafael, 1330 Dorothy Drive, Glendale.

WELCOME

NEW & RENEWING MEMBERS: FEBRUARY-MARCH 2014

GOODE PATRON (\$2,500)

Ida Parker - N

TROPICO SUPPORTER (\$100)

Jennifer Bentson-Gebel - N
 Sharla & Mark Bohman - U
 Art Cragnotti - N
 Zuzka Eggena - U
 Eva & Bill Fonnert - R
 Shirley Ann Hill - R
 Lee Ann Kirby - N
 Kathleen Martin - N
 Jim Newman &
 Michael Williams - N
 Desiree & Alan Shier - U
 Francesca & Lee Smith - U
 Nancy Grant Waters - N

SUSTAINING (\$50)

Maren Briggs - N
 Pauline Callahan &
 Lloyd Ferguson - U
 Shirley Gorby - N
 Scott Halloran & Peter Rusch - R
 Nancy & Richard Mancini - N
 Eileen & John Manus - U
 Tammi & Craig Relyea - U
 Leonard Schaustal - R
 Sharon Versweyfeld - U
 Stephanie Zill - N

DUAL (\$40)

Trish Almeida & Susan Stepaniarian - N
 Kim Canon & Hector Montejano - N
 William Conklin - N
 Lisa Dyson - N
 Denise & Ramzi El Hoss - N
 Kristen & Rob Hoegee - N
 Connie Humberger - U
 Holly Keenan & Jordan Levine - R
 Sally Little - R
 Jeffrey Moses - N
 Lynn Theard & Scott Peer - R
 Joel Vanderspeck - N

INDIVIDUAL (\$25)

Vera Alkeine - N
 Mandy Blancas - N
 Valerie Campbell - N
 Kimberly Chrisman-Campbell - N
 Jonathan Crook - N
 Laura Crook - N
 Anna Donlin - N
 Lois Eilers - N
 Margaret Hammond - R
 Patricia Mack - R
 Vanessa O'Brien - N
 Ida Parker - N
 Janet Peterson - N
 Ana Lisa Reinoso - N

Mindy Shannon - R
 Katherine Shiban - R
 Roberta Stone - N
 Warren Thomas - N
 Jodi Wille - N
 Erik Yesayan - R
 Eileen Young - N

SENIOR/STUDENT (\$15)

Stanley Block - N
 Laura Gold - N
 G Hampton - R
 Lynda Harman - N
 Dolores Hawkes - R
 Larry & Bernadette Hovland - R
 Valerie Howard - R
 Ben Hubbard - R
 Donna Jean Locke - N
 Michael Locke - R
 Laura & Richard Lovick - R
 Jerrold Rishe - N
 Michael Sharp - R
 Catherine Yesayan - N
 Virginia Young - R

PAST PRESIDENTS LIFE MEMBERSHIP

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)

Verdugo Patron (\$250)

Tropico Supporter (\$100)

Sustaining (\$50)

Dual (\$40)

Individual (\$25)

Individual Senior

or Student (\$15)

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

Historic Districting

Fundraising

Special Events/Tours

Outreach/Education

Doctors House Volunteers

Historic Research/Surveys

Archiving/Organizing

Membership/Outreach



2014 EVENTS CALENDAR

SUNDAY, MAY 4, 1:00 P.M.

SHATTERING THE MYTHS OF WINDOW REPLACEMENT
Windows Repair and Restoration Workshop
Doctors House Gazebo, Brand Park
1601 West Mountain Street, Glendale
Free

SATURDAY, MAY 10, 10:00 A.M.-1:00 P.M.

CIVIC CENTER WALKING TOUR
Municipal Services Building
633 East Broadway, Glendale
Free

WEDNESDAY, MAY 21, 7:00 P.M.

LANDMARK THIS, GLENDALE!
How to List Your Property
on the Glendale Register of Historic Resources
Seeley's Building
1800 South Brand Boulevard, Suite #302, Glendale
Free

SUNDAY, JULY 13, 2:00-4:00 P.M.

ANNUAL MEETING & ICE CREAM SOCIAL
Doctors House Gazebo, Brand Park
1601 West Mountain Street, Glendale
Members Free/Guests \$10.00

SATURDAY, AUGUST 23, 7:00-10:00 P.M.

TGHS GALA & BENEFIT
Brockman Clock Tower Estate, Brockmont Park Historic District
Tickets on Sale in July

SUNDAY, SEPTEMBER 28, 11:00 A.M.-4:00 P.M.

2014 HOME TOUR
Tickets on Sale in August

SATURDAY, OCTOBER 25, 6:00-9:00 P.M.

BENEATH THE VEIL
A Special Exhibit on Victorian Mourning and Death
Doctors House Museum
Brand Park, 1601 West Mountain Street, Glendale
\$5.00 Donation Requested