



City Council Approves Window Replacement Guidelines

On March 3, the City Council unanimously voted to adopt residential window replacement guidelines that staff had been informally using for many years. The guidelines prevent the installation of the least attractive and compatible windows—internal grid vinyl and Z-bar frames (where originally recessed windows are made flush with exterior walls)—on the front facades of older homes.

TGHS spoke on behalf of the guidelines at the meeting and also mobilized support from members, homeowners associations, and the Homeowners Coordinating Council.

When the issue last came before the City Council in 2010, Councilmembers declined to take action. What has changed? TGHS believes that the Council has come to understand the growing commitment among Glendale residents to preserving the character and quality of their older homes and neighborhoods. Windows are one of the most prominent character-defining features of vintage houses; they are unique and specific to each architectural style and period. The vote represents a win for historic preservation in Glendale.

TGHS wanted the Council to go further: to prohibit these types of windows on any part of a house that is within the public view. Currently the side facades are left to the discretion of staff, with the expectation – but not the requirement – that they will ban such windows from highly visible portions of the house. TGHS will monitor the situation and revisit with staff and Council if it appears appropriate judgment is not being exercised.

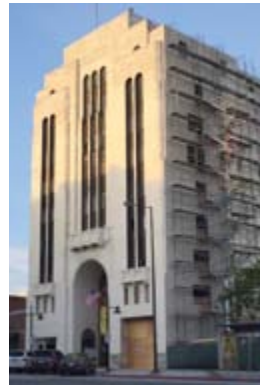
TGHS has also asked the City to enhance its code enforcement efforts and increase the fines for unpermitted work and to discourage unnecessary window replacement altogether.

Many window companies aggressively market their products based on false promises: that replacing windows leads to significant energy efficiency gains and thus reduced energy costs.

Windows make up only a fraction of the house's exterior envelope, however, and thus represent only a fraction of a building's energy loss, the vast majority of which occurs through roofs, floors, walls and chimneys. Quite apart from avoiding the environmental costs of destroying perfectly good windows, simply adding insulation contributes far more to a house's energy efficiency than new windows do. Moreover, old windows can be easily retrofitted to improve their energy efficiency and at far less cost than wholesale replacement.

For more information and to get the names of companies and individuals who repair and restore wood and steel windows, please visit www.glendalehistorical.org/windows/.

Caruso to Purchase Masonic Temple; Historic Preservation Commission Approves Significant Alterations



Caruso Affiliated has entered into an agreement to purchase the Masonic Temple and surrounding properties. Construction is currently underway to convert the 1928 Art Deco building, no. 15 on the Glendale Register of Historic Resources, into office and retail space. The company hired Page & Turnbull as historic preservation consultants, and TGHS is grateful to have been invited to discuss proposals for the building.

TGHS recognizes that alterations are necessary to retrofit the historic building to twenty-first century uses. However, this building, designed by architect Arthur Lindley, who also designed the Alex Theatre, is not only on the Glendale Register, it was found eligible for the National Register in a 2006 city survey. That fact appears to have been ignored, even though it must be considered when analyzing rehabilitation plans. Alterations to any historic landmark must conform to the Secretary of the Interior's Standards for Rehabilitation—a requirement that TGHS believes the City of Glendale has again failed to enforce, this time on one of its most iconic downtown buildings.

One of the most distinctive features of the Masonic Temple—the eccentric, irregular patterning and sizing of windows along the side and rear elevations—renders it a particular challenge from a commercial perspective. The previous owner received approvals for new windows, but the work was never undertaken.

On April 16 the Historic Preservation Commission (HPC) authorized Caruso Affiliated to make far more radical changes to the exterior, including the addition of much larger banks of windows along the side and rear facades, the addition of NanaWalls (large folding glass “walls”) along with an exterior glass balconet at the rear. The City also permitted the developer to build an exterior stair tower, to be set back approximately fourteen feet from the front of the building along the south facade. Structural considerations, most likely caused by the proposed introduction of so many large openings on three sides of the building, prompted the City to allow the infill of most of the original windows along these sides for reinforcement.

At a second meeting, on May 21, the HPC approved plans for the front façade. Caruso Affiliated proposed reconstructing

PRESIDENT'S MESSAGE



I'm a massive fan of mid-century modern architecture, so it was a pleasure to attend the Los Angeles Conservancy Modern Committee's 30th anniversary celebration in March and hang out with other admirers of that era of style and design. The event was held at the 1976 John Gougeon-designed Pasadena Presbyterian Church, a beautiful Modern structure constructed of concrete and steel with a soaring half arch and a vertical stained glass window. The church was as

inspiring as being around so many passionate people who care deeply about buildings of this period and who have worked so tirelessly to preserve them.

Since 1984, the Conservancy's Modern Committee (ModCom) has been at the forefront in promoting and preserving Modern resources throughout Los Angeles County. ModCom was formed in response to the alarming loss of post-World War II buildings, particularly two iconic Googie-style coffee shops: Ship's Westwood and Tiny Naylor's. Some of ModCom's triumphant preservation battles have included Bob's Big Boy in Toluca Lake; Johnie's Broiler in Downey; Richard Neutra's Kronish House in Beverly Hills; CBS Columbia Square; and the Century Plaza Hotel.

Over the years, ModCom has also been proactive in recognizing and protecting historic resources by preparing landmark nominations before they are threatened with demolition—something TGHS endeavors to do as well. In 2013, ModCom was awarded a Governor's Historic Preservation Award in recognition of its work in nominating 11 important Case Study Houses to the National Register of Historic Places.

As former and current ModCom Chairs highlighted the group's 30-year history of education and advocacy, I was pleased to see Glendale was well represented. In 2000, TGHS partnered with the Conservancy and ModCom to wage a successful campaign to save the architecturally significant Glendale Federal Savings building,

designed by the late W.A. Sarmiento. Two years later, TGHS teamed up with ModCom on its "Your Government in Glendale" tour, which highlighted some of our community's finest mid-century modern civic buildings, including the Glendale Courthouse and the Municipal Services Building.

As former and current ModCom Chairs highlighted the group's 30-year history of education and advocacy, I was pleased to see Glendale was well represented.

Also in attendance at the celebration was Glendale Councilmember Laura Friedman—a former ModCom Vice Chair and Commercial Chair—who presented a commendation to the group on behalf of the City of Glendale in recognition of its 30 years of preservation advocacy, education and outreach.

Giving tours of residential and commercial buildings has been an essential part of ModCom's efforts to champion mid-century modern architecture, and I am thrilled that TGHS will be doing the same this year with our "Mad For Modern" Home Tour on September 27. Glendale has a surprising number of hidden 1950s and 1960s gems—so mark your calendars now to see some of these spectacular houses on what will be an impressive and informative tour!

On a separate note, I would like to thank Matthew Letcher for taking on the task of preparing the newsletter layout after Carole Dougherty's many years in this role. Welcome aboard, Matt!

Regards,

Greg Grammer

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TGHS Goes Mad for Modern

For fans of 1950s and 1960s architecture and design or those going through withdrawals now that *Mad Men* has ended, The Glendale Historical Society is pleased to announce that its 2015 Home Tour, “Mad for Modern,” will be held on Sunday, September 27 from 10:00 am to 4:00 pm.

This year’s Home Tour will showcase six distinctive mid-century modern gems, including a 1950 “Sun Villa” house designed by renowned architect A. Quincy Jones that is being restored by the current owners. Other homes featured on the tour include a 1961 post and beam designed by Karl Schwerdtfeger of the prominent architecture firm Welton Becket and Associates and a 1958 showpiece by architect William Duquette that was recently featured in *Los Angeles Magazine*.

TGHS is grateful to returning sponsors **G&C Properties, The Walt Disney Company** and **Whole Foods Market**.

Tickets will be sold through Glendale Arts beginning August 17. Advance tickets are \$25 for TGHS Members and \$35 for the general public. Ticket prices will increase after September 21 and may be purchased on the day of the tour at the Alex Theatre only.

Volunteers are needed on tour day! If you are interested in helping out, please contact Board Member Marcia Hanford at events@glendalehistorical.org or 818-242-7447. Volunteers are invited to visit the other homes on the tour as our guests before or after their assigned shift.



PHOTO: Victoria Lasken

Join Us for a Gala Evening

Mark your calendars! The Glendale Historical Society’s second annual Gala + Benefit, “An Evening at Villa Farinacci,” will be held on August 15, 2015, 7:30 – 10:30 pm, at an elegant 1926 Italianate-style private home in Glendale.

Sponsored by **G&C Properties, Glendale News-Press** (media sponsor) and **The Spot Gourmet**, the festive evening will include Italian-inspired cocktails, hors d’oeuvres, live music and a silent auction.

That night, TGHS will also be recognizing outstanding work in our community with the presentation of its annual Preservation and Volunteer Awards.

The recipient of this year’s Preservation Award is the recently restored and rehabilitated Irving Air Chute Company Building, located at 641 Sonora Avenue. The brick structure was built in 1929 and designed by Henry Gogerty, architect of the landmark Grand Central Air Terminal.

The 2015 Volunteer Award will be presented to Victoria and Scott Lasken, who will be honored for their generosity in helping TGHS advance the cause of historic preservation through photography and graphic design. Together, the Laskens have given countless hours of their time and talent to create beautiful promotional materials, including the annual home tour posters and programs and event invitations, as well as our newsletter design and updated logo.

Tickets to the Gala + Benefit are \$125 for TGHS members and \$150 for the general public. Proceeds support TGHS’s preservation and endowment funds.

Be on the lookout for your invitation, which will land in mailboxes in early July. We hope to see you there!

Members Tour Historic Home and Enjoy Taste of Spain



PHOTO: Ralph Ziegler

Nearly 150 members enjoyed tapas, sangria and socializing at our fifth annual Taste of Spain membership drive on May 2 at a beautifully restored 1928 Spanish Colonial Revival historic home.

Located in the Rossmoyne Historic District, the house has undergone an extensive restoration to the main home, pool house, guest house and landscaping by the current homeowners.

This year’s Taste of Spain was a huge success, bringing in 28 new members.

PRESERVATION UPDATES

TGHS Acts to Keep American Foursquare Intact

When the property owner proposed to append an apartment complex to the American Foursquare residence located at 337 North Cedar, The Glendale Historical Society leapt into action.

Built circa 1910, the home is eligible for the Glendale Register of Historic Resources and is one of the very few homes of this style remaining in the city. The American Foursquare was popular from the 1890s to the 1920s, and 337 North Cedar possesses many character-defining features such as the simple box shape, low-hipped roof with deep overhang, large central dormer, concrete block and wood siding.

Concerned about potential demolition and redevelopment of the site, TGHS placed this property on its Preservation Watch list several years ago.

The proposed project would have affixed a two-story, four-unit apartment complex to the back of the house. TGHS argued that the new units should not be attached to the historic residence. It also pointed out the complex was too massive and would overshadow the house. In addition, TGHS expressed support for full restoration of the house and concern about the impacts of several modifications proposed to the porch and other elements.

Glendale's Design Review Board (DRB) considered the proposed project on April 23. Following a thoughtful, informed discussion the DRB agreed with TGHS that the new complex should not be attached to the existing house and directed that it be set back, which also addressed the concern of the new construction overshadowing the existing house. The DRB also concurred that the proposed modifications to the existing house to which TGHS objected should not be approved.

The positive outcome in preserving the American Foursquare at 337 North Cedar and keeping it intact demonstrate the impact that TGHS can have in protecting Glendale's remaining architectural heritage.



Niodrara Drive Historic District Moves Forward



PHOTO: Victoria Lasken

On May 21, the Historic Preservation Committee (HPC) voted unanimously to allow proponents of the proposed Niodrara Drive Historic District to circulate a final petition among owners of the 32 houses within its borders. At least 50 percent of owners need to sign within the next six months for the district to move forward: final approval requires support from the HPC, the Planning Commission, and ultimately the City Council.

Architectural Resources Group did the survey for the proposed district, which is just north of Verdugo Park and part of the larger Verdugo Woodlands neighborhood. The survey finds that 25 of 32 houses, or 78%, qualify as contributors to the historic character of the neighborhood, well above the 60% required by City ordinance.

As with most of Glendale's older neighborhoods, architectural styles are eclectic.

They range from American Foursquare to Tudor Revival and modern, with the ranch predominant (14 of 32 houses). The district's period of significance runs from 1909, when developer John Pirtle first hired horticulturalist and landscaper John McLaren, the famed Superintendent of Golden Gate Park, to lay out the streets to match the natural contours of the land, through 1962, when the last ranch house was built.

The most distinctive feature of the proposed district is the importance of landscaping elements to its historic character. The natural stream that for many years flowed along both sides of Niodrara was enhanced through various native hardscape features. An abundance of native coast live oaks and California sycamores, so characteristic of the Woodlands, also help to create a unified landscape.

The survey finds the proposed district meets four of nine criteria to be eligible for designation at the local level, including its reflection of early trends in suburban development in Glendale; its unique woodland location along the Niodrara (or West Side) stream, which drew developers who sought to preserve and capitalize on its natural beauty; and its strong sense of historic cohesiveness through its setting and landscaping. It also appears to be eligible for listing on the California Register of Historic Resources as one of the earliest subdivisions in Glendale and in southern California as a whole to reflect larger national trends of picturesque and garden suburb design.

TGHS looks forward to welcoming a seventh historic district to Glendale. Do you think your neighborhood may qualify as a historic district? Many parts of Glendale do but have yet to be recognized and their properties and property values protected from mansionization and thoughtless alterations. Please contact TGHS if you would like more information about how to form a historic district.

PRESERVATION UPDATES

MASONIC TEMPLE, Continued From Page 1

the entry arch area to something closer to the original, with replacement doors, wrought-iron grilles, and black granite cladding, all desirable changes. At TGHS's request they agreed to make changes to the awning supports and to replace the non-historic brick paving at the entryway with scored concrete; they had previously agreed to keep the original fire escape at the rear. (Unfortunately, repeated requests to preserve the old, handpainted "ghost" advertising signage on the north exterior were rejected.)

We were disappointed with the final plan for the storefronts and the HPC's decision not to require Caruso Affiliated to reconstruct them closer to the originals as well. Page & Turnbull had stated incorrectly that an absence of documentary evidence prevented a detailed reconstruction, but TGHS provided the HPC with a 1938 photograph that clearly showed the original door and window configuration. Following some ill-informed discussion about whether those really were the original storefronts (in historic preservation, you work with the best evidence you have, exercise common sense, and recognize that the Great Depression was not a boom time for construction), the HPC voted instead to adopt a proposal for a storefront configuration that it *knows* was never there. The storefronts will be modernized in various ways, with heavy, dual-paned glass and double doors over TGHS's objections.

Opinions about many parts of the final product will differ. The front façade will no doubt look better. It will be closer to the original. As for the side and rear, some people will welcome a clean new look for the building; others will find the symmetry of the added windows, coupled with the loss of the old, precious and inappropriately contemporary. It is hard to imagine anyone embracing the addition of an obtrusive new stair tower.

Differences in taste aside, TGHS has long stood for the integrity of the process by which changes to historic resources are approved and carried out, and we believe that the City has once again failed to comply with state law governing the treatment of historic resources.

The most obvious problem is that the City agreed to evaluate the project in multiple "phases" at separate meetings over a period of months. Project segmenting, or "piecemealing," prevents informed decisions and violates the California Environmental Quality Act (CEQA), because it becomes impossible to grasp the totality of the proposed work, the relationships between proposed changes, and the cumulative impact until the end of the process.

For example, the exterior stair tower, which is only acceptable as a last resort on a historic building, was approved during Phase 1 based on arguments regarding the placement of elevators inside the building, but the elevators were not under review during that phase. After the stair tower was approved and work begun, it was decided that elevator specifications did not need to be presented at all. The structural engineer's report declined to state that the stairs had to be located on the exterior of the building, which means that Caruso Affiliated was never required to prove that an interior alternative was impossible.

Nor were they asked to have a design in place before they began construction. At the May meeting, Phase 2, the HPC was clearly dissatisfied with both proposed designs for the stair tower but approved one of them anyway. A commissioner asked the applicants if it would slow down the project too much if they requested a new design. This question gets to the core of another problem: the applicant's claims about a tight schedule should have no impact on HPC decisions about a historic landmark. When the City allows applicants to begin work without a complete plan in place it loses control of the project.

There are myriad examples of such failures. In April the HPC approved the window additions along the sides and rear without clear specifications. In May Caruso Affiliated revealed its plan to recess the new windows just 1/2" from the exterior. Incredibly, city staff signed off without comment. At first it wasn't clear that the depth of the recess could be changed (it will now be 4"), but the approvals had already been granted. The building could have been stuck with surface mounted windows, which are the hallmark of an insensitive, incompatible remodel and have no place on a historic building. Indeed, according to the Window Replacement Guidelines passed by City Council a few months ago (see accompanying article), this type of window installation would be strongly discouraged, and likely prohibited, on an ordinary vintage house in Glendale if it were on a prominent side façade.

While new windows along the secondary elevations were desired from a commercial standpoint, the proposed new windows do not respect or reference the historic pattern and ratio of wall to window as required by the Standards. It is also unacceptable to fill in so many original windows to make way for so many large new additions. Once again, the HPC should have asked for proof that the building could not have been reinforced from the interior, which may have enabled the retention of many more original windows, but it failed to do so.

There is no one who will not be glad to see the Masonic Temple occupied again. It will still be recognizable, even if it will be a hybrid of the historic and the contemporary, the rehabilitated and the remodeled. But the HPC should have insisted on, at the request of city staff, a more sensitive and compatible rehabilitation plan that complied with CEQA and the Standards. And the rushed, piecemeal process sets a terrible precedent for future proposed development of other significant historic resources. Part of the essential preservation process is to accommodate the idiosyncrasies that are inevitably part of historic buildings; the Masonic Temple is more idiosyncratic than most, and too much of that quirky quality has been stripped away without understanding the overall effects and thus without adequate review.



DOCTORS HOUSE MUSEUM

Doctors House Hosts Victorian Tea and Dance Society



PHOTO: Andrew Schmidt. Used by permission.

More than 80 members of the Victorian Tea and Dance Society had their annual meeting at the Doctors House Museum on May 3. After live music and dance demonstrations, elaborate picnic baskets revealed setups for fine dining on the front lawn, including deviled eggs, cucumber salad, fried chicken and, of course, freshly brewed tea. It was a perfect tribute to this 127-year old Victorian beauty!

Hundreds Attend Easter Event



On March 29, the Doctors House Museum hosted a Victorian Easter event that was attended by more than 325 children and adults. Games such as “Cottontail Croquet” “Bunny Flippers,” and “Run, Bunny, Run” were enjoyed by all, after an Easter Egg hunt on the Friendship Park lawn in front of the museum. Docent Valerie Campbell made hand-cranked ice cream from authentic Victorian recipes.

Raffle Winner Enjoys Candlelight Dinner

This year’s winner of the Dinner at the Doctors House, Steve Hunt, brought three guests to enjoy fine dining in the elegant surroundings of this Victorian-era dining room. A five-course meal, accompanied by freshly brewed tea, was enjoyed by guests Karan Davies and her children Doug and Cambria.



Welcome New Docent, Kathryn Begle!



Kathryn Begle is our newest docent at the Doctors House. Originally from southern Indiana, she moved to Los Angeles three years ago and works as a camera assistant. She loves history and enjoys sharing the late Victorian American experience with the museum’s visitors. In her free time, she enjoys reading, sewing, and archery. She is excited to be a new member of The Glendale Historical Society.

WELCOME

NEW & RENEWING MEMBERS: FEBRUARY 2015 - APRIL 2015

JEWEL CITY PATRON (\$500)

Anonymous

VERDUGO PATRON (\$250)

Derek Arteta & Brian Haworth
Christie & Sean Crahan - U
Maya Gulbekova - N
Atul Gupta - N
Pam & Keith Sorem - N

TROPICO SUPPORTER (\$100)

Alan Adams - U
Jennifer Bentson-Gebel
Sharla & Mark Bohman
Frances & Jose Chavez
Gerri & Art Cragnotti
Sharyn Crown - U
Shirley Gorby - U
Susan Graham - U
Shirley Ann Hill
Sheila Murray - U
Vic Pallos - U
Lila & Rich Ramirez
Ana Lisa Reinoso - U
Mike Resnick - N
William Shepherd &
Arthur Fisher - U
E. Jean Simone - U
Debra Thompson

SUSTAINING (\$50)

Sydney & Bill Bennett - U
Ruth Ellen Billion
Nina Crowe - N
Eva & Bill Fonnet
Susan Garrett - N
Scott Halloran & Peter Rusch
Jerry Higgins - N
Kirsten & Rob Hoegee - U
Thomas Jacobsmeyer - N
Catherine & Chris Lamson
Jennifer Levin - U
Eileen & John Manus
Karen Millman - U
Cecilia & Steven Myles
Ida Parker - U
Ruth Priest
Greg Sylvis - U
Warren Thomas - U
Leann & William Warner

DUAL (\$40)

John Ballon
Marty Bracciotti & Joe Selph
Valerie & Colin Campbell - U
Kim Canon & Hector Montejano
William Conklin
Jennifer & Robert Coshland
Laura & Jon Crook
Dr. Zuzka Eggena
Leslie & Robert Gordon - N

Connie Humberger
Holly Keenan & Jordan Levine
Christina & Patrick Ross - N
Sommer Sherwood-White - N
Michael Tabizon &
Steve Zdrick - N
Caroline & Greg Tufenkian
Judy Walker - N

INDIVIDUAL (\$25)

Vera Alkeine
Aris Baghoumian - N
Debra Burchett-Lere - N
Kimberly Chrisman-Campbell
Karan Davies - N
Lois Eilers
Dr. Ray Galloway
Nicola Gargani
Vartan Gharpetian
Victoria Gering - N
Margaret Hammond
Valerie Howard
Joy Hurst - N
Rita Johnson - N
Melanie Mueller - N
Daniel Nation - N
Monica Neighbors - N
Rebecca Ohan - N
Pamela Oland - N
Maureen Palacios
Scott Peer

Janet Peterson
Marilyn (Mimi) Plutae
Pat Rogers - N
Mary Margaret Smith
Roberta Stone
Wayne Thomas - N
William Widener

SENIOR/STUDENT (\$15)

Karen Bartl-Grammer
Stanley Block
Gerda D'Nino - N
Mary Jo Ferrell
Gayle Fitch
Dolores Hawkes
Marcie Haug
Eloise Higgins - N
Bernadette & Larry Hovland
Ben Hubbard
Laura & Richard Lovick
Eileen Mendoza
Robb Morgan - N
Mary Ellen Naldjian
Michael Sharp - U
Virginia Young

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
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)

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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



2015 EVENTS CALENDAR

SATURDAY, JULY 18
2:00 - 4:00 PM

ANNUAL MEETING & AFTERNOON TEA
Doctors House Museum, Brand Park
1601 West Mountain Street, Glendale
Members: Free; Guests: \$10

SATURDAY, AUGUST 15
7:30 - 10:30 PM

GALA + BENEFIT: "AN EVENING AT VILLA FARINACCI"
Tickets on Sale on July 6
Members: \$125; General Public: \$150

SUNDAY, SEPTEMBER 27
10:00 AM - 4:00 PM

"MAD FOR MODERN" HOME TOUR
Tickets on Sale on August 17
Members: \$25; General Public: \$35
Prices Increase by \$5 after September 21



You "LIKE" Us!

*The Glendale Historical Society's Facebook page recently exceeded 1,000 "Likes."
Thank you to all who are keeping up on TGHS's activities through Facebook.*

*To get the most up-to-date information on TGHS's events and preservation alerts, check out
WWW.FACEBOOK.COM/GLENDALEHISTORICALSOCIETY*