



Glendale Adopts Interim “Granny Flat” Ordinance

On February 7, the Glendale City Council adopted an interim urgency ordinance to create local standards for the construction of Accessory Dwelling Units (ADUs), also known as “granny flats,” in residential neighborhoods. A new State law that went into effect on January 1 requires local governments to allow property owners to create ADUs in single-family neighborhoods without design review or opportunity for public comment.

Some 50 members of the community, including several from The Glendale Historical Society, attended the meeting to ask that Council immediately adopt reasonable standards prepared by City staff to help minimize the impacts on Glendale’s older, established neighborhoods and historic resources. Thanks in part to these efforts, provisions of the interim ordinance include: a maximum unit size of 500 square feet; review of ADUs for architectural compatibility; no detached ADUs between the primary residence and the street-front; a requirement that exterior changes to create an ADU in historic districts and on Glendale Register properties must be out of the public view; and a restriction on owners of a one-story house adding a second-story to create an ADU. An owner-occupancy requirement, which many community members urged, was not part of the interim ordinance.

The goal of the State law – to address the affordable housing problem – is laudable, but to attempt that by eliminating design review and local community input is misguided. TGHS will monitor the progress toward a final ordinance, which will go to the Planning Commission as well as City Council, and hopes it can count on its members to make their voices heard once again.

City Council Candidates Questioned on Historic Preservation

Would you like to know where candidates for City Council stand on important historic preservation issues?

As a non-profit organization, TGHS cannot endorse candidates for office. But it can ask them about their positions on matters that will impact the future of Glendale’s historic properties and neighborhoods and help voters make an informed decision.

TGHS has invited candidates for City Council to respond to six questions. Please take a moment to read their responses, which are posted on our website: www.glendalehistorical.org/ask-the-candidates-2017



City Moves Ahead on Rockhaven Restoration

Rockhaven Sanitarium, located at 2713 Honolulu Avenue, is one of Glendale’s most precious and important historic resources – and one that has for too long been unoccupied and at risk of demolition by neglect. For this reason, TGHS has strongly urged the City to solicit proposals for its preservation, restoration and reuse. The City has done so, and in response to the Request for Proposals issued last year, seven proposals were submitted, each of which appeared to meet the Secretary of the Interior’s Standards for Rehabilitation of historic properties.

Among the seven, TGHS favored the proposal by Avalon Investments that would have preserved, restored and adaptively reused this historic complex by means of a small boutique hotel along with a community garden and event space. Avalon has a proven track record in the preservation and creative reuse of historic properties, and the Board of Directors concluded that their proposal would secure a stable and sustainable future for Rockhaven. Following its own review, City staff agreed and recommended the Avalon proposal.

Another proposal from a group led by Gangi Design also provided for the complete preservation of the site as well as dedicated open space and public access. The Gangi proposal enjoyed the strong support of the Friends of Rockhaven and many in the surrounding community who have been active in the long-fought battle to save this historic resource.

The strong community support for the Gangi proposal persuaded the City Council to accept that one, and in November the Council voted to enter into an exclusive negotiating agreement with Gangi. Under this agreement, the City and Gangi will have six months to finalize an arrangement that will preserve and restore Rockhaven and provide for its long-term future. If such an arrangement can be achieved, TGHS will be delighted. The long struggle to preserve Rockhaven will have been successful, and Glendale will be the better for it.

PRESIDENT'S MESSAGE



Photo: Andy Kitchen

I hope your New Year is off to a good start! You will be pleased to know that The Glendale Historical Society is already hard at work planning activities for the year ahead. During that initial planning process, due in large part to the battles we fought last year, TGHS has decided to designate 2017 as "The Year of the Craftsman."

You may be wondering: What does that mean? Why Craftsman and why now?

The Craftsman style was born out of the late 19th Century British Arts and Crafts movement and became a prevalent architectural style up until the 1920s in communities throughout much of the United States – including Glendale.

As you may have seen in old photographs or vintage postcards, many of the streets in and adjacent to Glendale's downtown and other residential areas were once lined with charming Craftsman homes. Over the years, Glendale lost much of its inventory of Craftsman homes due to lack of proper development oversight and lax zoning codes.

Unfortunately, such short-sightedness in preserving our early architectural heritage continues today. In the last year alone, at least 26 Craftsman homes in Glendale have been demolished or threatened with demolition. While TGHS has been successful in saving some of them from the wrecking ball, at least for the present, more must be done in Glendale to preserve this important – and vanishing – architectural style.

"In the last year alone, at least 26 Craftsman homes in Glendale have been demolished or threatened with demolition."

We will continue to focus our preservation advocacy efforts on vulnerable Craftsman homes and will be carefully reviewing the South Glendale Community Plan and the

accompanying historic resources survey to make sure appropriate protections are put in place for those deemed eligible for landmark designation.

Throughout the year, we will also be celebrating the Arts and Crafts movement, including some of the remaining examples of Craftsman-style architecture at our events, activities and tours – and our annual Home Tour. Stay tuned for details!

Regards,

Greg Grammer

Members Give Generously in Honor of Vrej Mardian

TGHS recently renamed its Preservation Fund to honor former Board Member and Treasurer Vrej Mardian, who passed away in October 2016.

TGHS is very grateful to the members who donated to TGHS in Vrej's memory. They contributed more than \$8,000, a fitting tribute to Vrej, who was a passionate, life-long advocate for preservation in Glendale.

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Welcome New Board Member: Joemy Wilson

Joemy Wilson was appointed to fill a vacant seat on TGHS’s Board of Directors in January. Since joining TGHS in 2013, Joemy has served as a docent at the Doctors House and for the annual Home Tour and Taste of Spain. In 2016, Joemy curated a special exhibit for the Doctors House, *Fanny Briggs Carr: Glendale Pioneer*, concerning the life of an early cosmetics entrepreneur dubbed the “Cucumber Cream Queen” by the *Los Angeles Times*.

A lifelong architecture enthusiast, Joemy has led house tours for the Iconic Houses Conference at the Getty and for Pasadena Heritage. She also leads tours of the Brand Library. For 12 years as an international tour director, she led people on vacations from Austria to Zimbabwe, and she is the author of *Coming Up on Your Left: A Tour Guide’s Guidebook*. Currently Joemy serves as Development Director for the Los Angeles Jewish Symphony. She holds a Bachelor of Arts degree from Barnard College.

Joemy and her husband, Jon Harvey, live in a 1932 Spanish Colonial Revival house that was on TGHS’s 2016 “Spanish Splendor” Home Tour.

On joining the TGHS Board, Joemy declared, “Glendale’s architectural and historical heritage is under severe stress right now, and the work that TGHS is doing is vital to preserving the character of our city and its neighborhoods. I’m honored to have been asked to assist in these important efforts as a member of the Board of Directors.”

You “Like” Us, You Really “Like” Us!

TGHS surpassed 700 members in December. Thanks to your support, TGHS is getting closer to achieving its stated goal of 1000 members.

If you haven’t already, be sure to “Like” TGHS on social media to keep up to date on current events. After all, TGHS likes you too!



Facebook:
@GlendaleHistoricalSociety;



Instagram:
@theglendalehistoricalsociety

TGHS Establishes Founders Legacy Society

TGHS is pleased to announce the launch of a new program that recognizes special friends of TGHS who have decided to create a legacy for the future of historic preservation in Glendale. Participation in the “Founders Legacy Society” is open to all who make a provision to include TGHS in their wills or living trusts.

You are invited to join other individuals who make a gift of a lifetime so that future generations can enjoy the Jewel City’s rich history and architectural heritage.

By including a provision for such a gift to TGHS in your estate planning, you:

- Make a lasting contribution to ensure continued advocacy, education and outreach for the preservation of Glendale’s historical and cultural resources;
- Provide for your heirs while supporting the conservation of architectural treasures, such as the Doctors House Museum;
- Receive potential income tax and estate tax advantages; and
- Select a charitable gift plan that provides income to you during your lifetime.

Many people choose to include charitable gifts in their estate planning. There are a number of ways to make a gift and also to ensure your own financial future.

For more information please contact TGHS Treasurer Steve Hunt at steve.hunt@glendalehistorical.org.



Photo by: Bill LaChasse

PRESERVATION UPDATES

Three New Landmark Listings

The close of 2016 brought three new listings on the Glendale Register of Historic Resources: Barker House, Irving Air Chute Company Building (1500 Flower Street) and Benetti House. Each of the designated landmarks was granted a Mills Act contract, which grants property tax reductions in exchange for contractual agreements to make future repairs in conformance with the Secretary of the Interior's Standards for Rehabilitation.



Photo: Victoria Lasken

GR #114: Barker House

Barker House is a Modern-style, post-and-beam residence, designed and constructed in 1958 by architect Edward Kirtlan for noted finance professional Albert Barker. Tucked into a hillside, the residence has large expanses of windows that face the deck and pool area, taking advantage of panoramic day and night views. Art panels and decorative hardware share distinctive geometrical motifs that are carried out through the design and landscaping. In keeping with the style, the house has terrazzo floors, a natural stone chimney and planters, a flat roof and open carport. Its importance is due to its mid-century design. Barker House was featured on TGHS's 2015 "Mad for Modern" Home Tour.



GR #115: Irving Air Chute Company Building

Irving Air Chute Company is an Art Deco-influenced, creative office building, which was carefully converted from industrial use in 2014 by TGHS member Weston Cookler. The brick building was designed in 1929 by Henry Gogerty, who completed the nearby Grand Central Air Terminal (GR #19) the previous year. Irving Air Chute Company was established in 1918 by Leslie Irvin, a former film stuntman. He was the first person to make a premeditated free-fall parachute jump and became a successful international manufacturer. The Glendale location was used for production and testing until 1936. Large, steel sash windows, decorative concrete pierced grilles and aeroplane-inspired details accent brick exterior walls. The rooftop "Irving Air Chute Co." sign was recently repainted. The building's significance is based on its association with Irvin and parachute development as well as its architecture. It received a TGHS Preservation Award in 2015.



GR #116: Benetti House

Benetti House is an arroyo stone cottage which was built in 1931 by Pio Benetti, an Italian-American masonry contractor. The Mission Revival-influenced residence features native stone exterior walls with stucco gables. The front wings incorporate arched windows, and one features a curved endwall. Its terra cotta tiled roof is primarily gabled and features exposed, shaped rafter tails. The garage has a skirt roof. The picturesque composition includes stone nooks and an arched, exterior arcade "tunnel" at the back yard. Benetti built the house for his family. Its significance is as a rare stone cottage.

Update on Glendale's Endangered Craftsmans

TGHS enjoyed several victories in recent efforts to prevent the demolition of historic Craftsman houses. Last year, a staggering 26 Craftsman homes were demolished, approved for demolition or threatened by an application for demolition. Here are the highlights of the good news:

1420 Valley View: In November City Council voted to uphold the staff decision to deny a permit to demolish this rare 1908 Craftsman. Council agreed with TGHS that there was "substantial evidence" that the house is a historic resource under the California Environmental Quality Act (CEQA), and thus an Environmental Impact Report (EIR), which must analyze alternatives to demolition, is required before any project can move forward. TGHS is hopeful that the owners will opt to restore the exterior and build a second house on the oversized lot rather than move forward with demolition.

126-132 S. Kenwood: Your voice matters! Thanks to the incisive oral comments of more than a dozen TGHS members, many more emails, and extensive research, two 1920s Craftsman Bungalows were given a stay of execution. Their demolition was

see "Endangered Craftsmans" (page 5)

Celebrate a Victorian Easter

Mark your calendars! On April 9, from 1:30 to 3:30 pm, the Doctors House Museum will be hosting its annual Victorian Easter, a family fun afternoon of egg hunting, Victorian games, tours and treats. An \$8 per person donation is suggested, which supports continued maintenance of the museum.



Candlelight Tours an Annual Tradition

On December 10 and 17 the Doctors House Museum hosted its annual Candlelight Tours. Guests enjoyed delicious treats and music in the gazebo and toured the 1890 Queen Ann-Eastlake style house, which was decked out in Victorian Christmas decor. A special exhibit on Magic Lanterns curated by TGHS member Galen Wilkes was held in the Nell Shipman bedroom.

Merriment and holiday cheer were had by all!



Photo: Ralph Ziegler



Photo: Ralph Ziegler

“Endangered Craftsmans” Continued from page 4

proposed to make way for a five-story, 44-unit multi-family residence. City Council did not certify the EIR because it agreed with TGHS that the property is a historic resource due to its association with Clifford Cole, a prominent Glendale pastor and News-Press columnist and longtime owner of 132 S. Kenwood. Council separately voted against the project as currently proposed, which was criticized for a monotonous design and the insufficiency of the accessibility and usability of its claimed open space. This project will definitely be returning to Council, and TGHS will need your help to make sure that alternatives to demolition are considered.

510-512 W. Doran: This project involves a one-story Transitional Craftsman (1910), which the City believes to be a historic resource. TGHS supports the idea of relocating the Craftsman on the lot to allow development of the property but has repeatedly objected to the proposed project, which would demolish one-third of the Craftsman house, cram it into a corner of the lot and crowd it with much larger townhouses. The City finally agreed with TGHS’s position that the project was not exempt from CEQA review because it would likely result in a substantial adverse impact to a historic resource, but the City still declined to prepare an EIR. After TGHS submitted two evaluations of the property – including one by TGHS member and historic architect Virginia Paca – arguing that the Craftsman would no longer be eligible for the Glendale Register if the proposed alterations were undertaken, the City pulled the item from a Design Review Board agenda for the third time to reevaluate its options.

401-409 Hawthorne: This project would have resulted in the demolition of a rare 1910 Hipped-Roof Cottage and two 1920s Clipped Colonial Craftsman houses to build a 17-unit multi-family residence. TGHS objected to the demolition in the absence of a formal historic resources evaluation as part of the staff report; when one was produced, it was deeply flawed, failing to evaluate the properties for the Glendale Register. TGHS submitted its own review arguing that the structures are historic resources. It is TGHS’s understanding that, after twice postponing hearings on the project, the City is working on a compromise that would preserve the Clipped Colonials.



Restoration Expo Returns

Last year's inaugural Restoration Expo was a great success, matching members of the community with vendors of products and services for home rehabilitation and maintenance. The enthusiasm has been spreading, and this year's Expo is expected to attract a large and varied group of exhibitors. From 11:00 am to 4:00 pm on Sunday, April 23, the gazebo and lawn in front of the Doctors House Museum in Brand Park will be filled with preservation experts, contractors and suppliers, and presentations on specific topics on home restoration will be given. The Doctors House Museum will be open, setting an example of a sensitive and appropriate rehabilitation.

Suggestions for potential vendors are welcome. Send contact information to events@glendalehistorical.org, and we will get in touch with them with more information about this exciting opportunity.

TGHS Celebrates the Holidays

On December 3, nearly 150 guests stepped into a beautifully decorated 1936 American Colonial Revival historic home for the annual holiday party. Designed by local architect Merrill Baird, the landmark home of TGHS members Don Snyder and Scott Smissen was a splendid setting for an unforgettably festive evening.

Later that month, many TGHS members enjoyed a holiday-themed Raising the Bar on December 12 at the historic Tam O'Shanter. Carolers in traditional garb made the evening extra special.



Photo: Jeri Anderson
Pictured: Homeowners and hosts Don Snyder and Scott Smissen



Pictured: Volunteers Mary Kay Prather, Renee Leask, Jon Harvey, Elaine Wilkerson, Joemy Wilson and Jeri Anderson

The Hills Are Alive ... with History!



The latest Neighborhood Walk was led by current Historic Preservation Commission Chair, and former TGHS President, Arlene Vidor. The Adams Hill Walking Tour on January 8 included the Cottage Grove Historic District and the 1928 Morgan Walls + Clements-designed Adams Square Building.

Be sure you are receiving emails from TGHS to learn about events like the walking tours. This event reached capacity in less than two hours!

WELCOME

NEW & RENEWING MEMBERS: NOVEMBER 2016 - JANUARY 2017

SAN RAFAEL PATRON (\$1,000)

Scott Halloran & Peter Rusch - U
Catherine Jurca & Scott Fraser

JEWEL CITY PATRON (\$500)

Leslie & Robert Gordon
Steve Hunt

VERDUGO PATRON (\$250)

Edward Campbell - N
Marcia Hanford - U
Historic Resources Group - U
Eric Jacobson & Roy Luthringer
Sonia Montejano - U
Bonnye LaPenotiere Sirk

TROPICO SUPPORTER (\$100)

Elizabeth & Jordan Cohen
Seda Khojayan - N
Terry Lackey - N
Carol & Richard Lee
Paul Lombardi
Nancy Michael & Michael Bain - U
Catherine & Martin Montoro - U
Louise Peebles
Cris Pozanac
Susan & Doug Rogers
Patty Silversher
Scott Smissen & Don Snyder
Jeanette & Marc Stirdivant
Martha & Brian Wilson - U

SUSTAINING (\$50)

Anonymous
Karen Bartl-Grammer &
Richard D. Grammer
Brenda & Jay Butler
Peggy & Edward Cooley
Debra Davis & Dave Beyer

Days of the Verdugos
Heritage Association
Kathryn & Sam Engel
Meredith Fox
Victoria Gering - U
Wendy Gish
Joanna Hess & Randall Von Bloomberg
Catherine & Chris Lamson
Patricia McNamara
Adriana & Chris Mucic
Stephanie Schus & Joe Russin - U
Elizabeth Vitanza & John Ballon - U
Leann & William Warner

DUAL (\$40)

Christopher Ard & Matteo Bitetti
Rosemarie Barraza
Kathy Baur & Robin Brigstocke - N
Dora & Bob Beadles
Kathryn Begle - U
Joan & Warren Binzley - U
Lynda Burns & Henry Schoessler - U
Pauline Callahan & Lloyd Ferguson
Kent Chesney
Kirk Corwin - N
Victoria & Chris Durant
Laura Friedman & Guillaume Lemoine
Gary Garnick & Stephen Parker
Joyce & John Goodwin - U
Kyle & Eric Grimes
Maria & Paul Kaye - N
Josef Lindner
Natalie & James McKenna
Gail & Carl Nelson
Cathy & Bob Nicksin
Tim Patterson & Steven Zimbelman
Elizabeth & Tom Reed
Lee Straus & Gregory Thieme
Kimberly Burns Turner &
Carson Turner - U

Lucy Wang-Halpern &
Thomas Halpern
Chuck Weiss - U

INDIVIDUAL (\$25)

Associated Historical
Societies of LA County
Russell Cinque, Jr.
Teri Deaver
Milena Dostanich
Dr. Ray Galloway
Renee Leask
Trevor Marca - N
Doris McKentley
Michael Mohill - U
Joan Morris - U
Virginia Paca
Maria Sahakian - N
Hilary Sbei - N
Katherine Shiban
Susan Sylvis
William Vasquez - N
Matt Widmer - N
Bittersweet "Bea" Wojtyla

SENIOR/STUDENT (\$15)

Dolores LaCalle Bersell
Sharyn Bess
Jose Cheja
Mary Ferrera - N
Sharon Garrison
Gene Gleeson
Traute Gleeson
Areg Gregorians
Mary Rose Grim
Karen Kline
Rhodora Marina L. Maligalig
Eileen Mendoza
Marilyn Oliver
Mary Ann Prelock

Judy Rao
Velvet Rhodes
Terry Richman
Pamela Sellers
Bonnie Tortorelli
Pam Vasquez
Pat Wright
Catherine Yesayan
Edward Yesayan - N
Ralph Ziegler

NOT-FOR-PROFIT (\$35)

Glendale International
Film Festival - N
Walk Bike Glendale

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.

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GLENDALE GEM

G&C Properties

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Wright Kim Douglas, ALC



EVENTS CALENDAR

SUNDAY, APRIL 9
1:30 - 3:30 PM

VICTORIAN EASTER
Doctors House Museum & Gazebo, Brand Park
1601 West Mountain Street
\$8 donation requested

SUNDAY, APRIL 23, 2017
11:00 AM - 4:00 PM

RESTORATION EXPO
Vendor booths, demonstrations + more!
Doctors House Museum & Gazebo, Brand Park
1601 West Mountain Street
FREE

SUNDAY, MAY 7
2:00 - 3:00 PM

Denise Lawrence-Zuñiga
PROTECTING BUNGALOW SUBURBS
Brand Library & Art Center, Brand Park
FREE

SATURDAY, MAY 20
6:00 PM

TASTE OF SPAIN MEMBERSHIP DRIVE
+ "MILDRED PIERCE"
New Members/Qualifying Upgrade: FREE
Members: \$25 (space is limited)

SATURDAY, JULY 15, 2017

ANNUAL MEETING
Details: TBD
FREE

SUNDAY, SEPTEMBER 24, 2017
10:00 AM - 4:00 PM

CRAFTSMAN HOME TOUR

