GLENDALE HISTORICAL SOCIETY

CELEBRATING OUR HISTORY AND CONSERVING OUR HERITAGE

SUMMER 2017

Two Historic Districts Proposed: Casa Verdugo and South Cumberland Heights





esidents of Casa Verdugo and South Cumberland Heights have applied for designation of their neighborhoods as historic districts in the City of Glendale.

The proposed Casa Verdugo Historic District is located in the northwest corner of the Rossmoyne neighborhood. It encompasses 112 houses in the 1200 and 1300 blocks of North Maryland Avenue, North Louise Street, and Campbell Street, the 300 and 400 blocks of East Randolph Street, the 300 block of East Mountain Street and the 400 blocks of Loraine and Ross Streets.

Casa Verdugo is one of the oldest and most historic neighborhoods in Glendale and was one of three areas—the others being Tropico and the town of Glendale—that eventually came together to form the core of central Glendale today. The historic district would tell the story of the early development of Glendale, how the arrival of streetcars spurred residential development, the role of the Casa Verdugo restaurant in introducing Glendale to the nation and how Glendale grew

through annexation of surrounding communities. It also would highlight the variety of architectural styles that defined Glendale in the first four decades of the $20^{\rm th}$ century.

The proposed South Cumberland Heights Historic District includes 209 homes. It extends south from the existing North Cumberland Heights and Ard Eevin-Highlands Historic Districts from Grandview Avenue on the west to Highland Avenue on the east and to the south side of West Kenneth Road—excluding Kenneth Village and Stone Lane. Other streets included in the proposed district are Ard Eevin Avenue, Ben Lomond Drive. Cleveland Road and Idlewood Road.

The South Cumberland Heights Historic District would celebrate the contribution of Dan Campbell to the development of Glendale and the period revival architectural phase of the 1920s and 1930s. Campbell was an early community leader, associate of the "father of Glendale" L.C. Brand and original owner of Ard Eevin, which is on the National Register of Historic Places. He owned and subdivided much of the property in the proposed historic district. The Spanish Colonial Revival style is most common in the area, and French, Tudor, Mediterranean and Monterey Revival are also present – as well as a smattering of other styles.

Glendale currently has seven designated historic districts.

The Glendale Historical Society contributed \$1,000 for each proposed historic district to help offset the cost of the application fee, which totals more than \$2,000.



In Memoriam: Glenn Luft

he Glendale Historical Society is saddened to report the April 5 passing of Glenn Luft, an indispensable contributor to the restoration of the Doctors House. Marie (Rie) and Glenn moved to Portland, Oregon, in 2000 to be near their son and grandchildren. Interests there included their floating house community, travel, bird watching/photography and much more.

When it came to the restoration of the Doctors House, Glenn Luft truly "nailed it" with his engineering skills. Thousands of visitors continue to enjoy this Victorian gem at Brand Park every year.

The following excerpts from "Memories of Glendale's Doctors House 1979-1984: A Labor of Love" by Marie Luft, TGHS's first President and Doctors House Project Coordinator, detail some of Glenn's contributions. TGHS published this booklet in commemoration of the 30th anniversary of the restoration.

I recruited Glenn, who up to now had been looking askance at my involvement in the [Doctors House] project. A civil engineer by profession, he donned coveralls one late afternoon after work and reluctantly crawled beneath the house, only to discover that there were insufficient interior footings. When the girders were later removed against our expressed wishes and without our knowledge, the whole house sagged inward. With its "stomach muscles" unsupported, the walls wracked and the chimney

see "In Memoriam" (page 6)

PRESIDENT'S MESSAGE

Photo: Andy Kitchen

ay is Preservation Month, and The Glendale
Historical Society is pleased to join this national
campaign to celebrate and reaffirm the importance
of historic preservation in our community. It also affords us an
opportunity to take stock of our accomplishments in the past
12 months and prepare for the next year.

I was pleased to kick off the month by attending the Los Angeles Conservancy's Preservation Awards Luncheon,

where eight recent projects were recognized for excellence in the field of historic preservation, including Glendale's very own Grand Central Air Terminal. This was my second time at the Conservancy's annual awards ceremony, and both times I left feeling inspired by the power of preservation and the role it can play in revitalizing neighborhoods and communities. I am a firm believer that preservation is more about the future than the past.

Here at home, TGHS remains focused on achieving its preservation advocacy goals, and this month I could not be more pleased to have on board Katrina Castañeda, our first paid summer intern, to assist us in achieving some of them. While we have made much progress in the last year by successfully advocating that the City extend Mills Act benefits to historic district contributors, eliminate the practice of allowing developers to select their own environmental review consultants and undertake a historic

"Preservation is more about the future than the past"

resources survey that includes nearly 9,000 parcels in South Glendale—there is still much more work to do!

With Katrina's help, along with your continued support, we look forward to taking a more active role in landmark nominations and reaching out to local real estate agents about the responsibilities and benefits of owning historic properties and living in historic districts so that they are equipped to pass along the information to potential buyers.

We will also continue to work with City officials to make sure that demolition permits are not issued without building permits to ensure that historic properties, including our diminishing stock of Craftsman bungalows, are not hurriedly razed only to be replaced with vacant lots when the development project is never realized. We will also work to ensure that historic resources surveys—one of the most important historic preservation tools—are included in future East and West Glendale Community Plans.

And with that, I wish you all a Happy Preservation Month! #ThisPlaceMatters Regards,

Greg Grammer

Build a Stronger TGHS with Endowment Fund Donations

id you know that The Glendale Historical Society has an endowment fund at the Community Foundation of the Verdugos? Earnings from this fund help ensure that TGHS is financially stable and can continue to be a strong advocate for historic preservation in the future.

The endowment was initiated by former TGHS Treasurer Richard Montgomery. Since his passing, the endowment has grown through donations—an especially

see "Endowment Fund" (page 3)



PRESIDENT

Greg Grammer greg.grammer@glendalehistorical.org

VICE PRESIDENT

Catherine Jurca catherine.jurca@glendalehistorical.org

SECRETARY

Bruce Merritt bruce.merritt@glendalehistorical.org

TREASURER

Steve Hunt steve.hunt@glendalehistorical.org

DIRECTORS AT LARGE

Laura Crook
laura.crook@glendalehistorical.org
Margaret Hammond
Marcia Hanford
marcia.hanford@glendalehistorical.org
Francesca Smith
francesca.smith@glendalehistorical.org
Joemy Wilson
joemy.wilson@glendalehistorical.org

EXECUTIVE DIRECTOR

Sean Bersell sean.bersell@glendalehistorical.org

DOCTORS HOUSE DIRECTOR

Sonia Montejano sonia.montejano@glendalehistorical.org

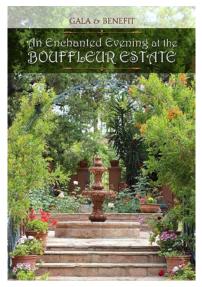
NEWSLETTER LAYOUT

Matthew Letcher matt@mletcher.com

GRAPHIC DESIGN

Scott Lasken

scott@stratagemdesigninc.com



Tickets On Sale for Annual Gala & Benefit

ou are cordially invited to The Glendale Historical Society's annual Gala & Benefit, An Enchanted Evening at the Bouffleur Estate, on June 24, from 7:00 to 10:00 p.m.

Sponsored by **The Walt Disney Company and G&C Properties**, the festive evening will feature hors d'oeuvres, cocktails, live music, an awards ceremony and a silent auction. Proceeds benefit TGHS's endowment and preservation funds.

The Bouffleur Estate was constructed in 1927 for Dr. and Mrs. Albert I. Bouffleur. Situated on a large parcel, the original house was designed by architects Somervell and Putnam in the Spanish Colonial Revival style and built by contractor M. H. Nicholas for a reported \$12,000.

At the Gala & Benefit, TGHS will present its annual awards in recognition of outstanding achievement in historic preservation. This year, Arlene Vidor will be the recipient of the Carole Dougherty Lifetime Achievement Award for her many years of exemplary leadership in preserving and celebrating Glendale's rich history and architectural heritage.

Arlene has served eight years on the City's Historic Preservation Commission, including two terms as Chair. She also serves as the President of Brand Associates, the non-profit arm of the historic Brand Library & Art Center. Arlene previously served nine years on TGHS's Board of Directors, including six terms as President. She continues to present engaging lectures as part of TGHS's Speakers Bureau and nominate City-owned properties to the Glendale Register of Historic Resources, including the 1936 Streamline Moderne Adams Square Gas Station (originally the Richfield Oil Gas Station) and the 1913 Wallace House located in the Glendale Heritage Garden Park.

The 2017 Preservation Award will be awarded to Alex90 ILLUMINATE Tower & Spire Restoration Project, a successful, yearlong \$75,000 fundraising campaign spearheaded by Glendale Arts to return the Alex Theatre's iconic, 100-foot neon tower and spire to its former glory.

Tickets to the Gala & Benefit are \$125 for TGHS Members and \$150 for the general public. Tickets may be purchased online at www.GlendαleHistoricαl.org or by sending a check to The Glendale Historical Society, P.O. Box 4173, Glendale, CA 91202.

For further information, please contact events@glendalehistorical.org or 818-242-7447.

"Endowment Fund" Continued from page 2

generous one was made by bequest of past TGHS President Dr. Robert Newcomb—and through proceeds from TGHS's annual Gala & Benefit. As a result, the current endowment is \$57,438.11. The Board of Directors has established a goal to grow this endowment to \$100,000 by the end of 2018.

Members are encouraged to add to this endowment through direct contributions or legacy gifts. Distributions directed to the endowment fund from IRAs are not taxed. Any contributions or distributions from IRAs should go to the Community Foundation of the Verdugos with a note that the funds are for the benefit of The Glendale Historical Society.

Legacy gifts are an easy way to remember TGHS and can be used to reduce taxes under certain circumstances. For more information, contact TGHS Treasurer Steve Hunt at steve.hunt@glendalehistorical.org.

Meet Summer Intern: Katrina Castañeda



eginning in late May, Katrina Castañeda will serve as The Glendale Historical Society's first paid intern. A Glendale native and current resident, Katrina is pursuing Masters degrees in Heritage Conservation and in Planning at USC. For the last two years she was employed as a Planning Aide by the City of Anaheim, where she worked with Mills Act applicants and managed

contract enforcement in addition to other preservation-related duties.

While with TGHS Katrina will assist in the review of the Draft South Glendale Historic Resources Survey, which will be released shortly. Additional duties include nominating properties to the Glendale Register of Historic Resources and preparing a presentation on historic districts and architectural styles for the real estate community.

TGHS's decision to hire a paid intern is a sign of how much we—and our workload—have grown. Our eventual goal is to hire a paid staff member to ensure that TGHS can continue its outstanding advocacy for Glendale's historic resources while also maintaining the number and quality of tours and special events that make membership fun.

PRESERVATION UPDATES



Renovated Central Library Reopens

fter a nearly two-year, \$15 million renovation project, the Glendale Central Library reopened to the public following a ribbon-cutting and public ceremony on May 1.

Built in 1973, the Brutalist-style concrete library was designed by the prominent architectural firm Welton Becket & Associates. The iconic building is eligible for listing on the Glendale Register of Historic Resources, and likely the California and National Registers.

The renovation project included reorientation of the entry by adding new doors at the north and south elevations and "grand entry" concrete steps at the north façade. Other alterations included a much-needed

seismic retrofit and installation of an elevator and new stairway to enhance access and circulation.

During the design review process, TGHS was persistent in making sure a respected historic preservation consultant evaluate the project to ensure it met the Secretary of the Interior's Standards for Rehabilitation and that the alterations would not affect the building's eligibility for landmark designation. Now that the work has been completed, TGHS looks forward to seeing the library placed on the Glendale Register in the near future.

Appeal Filed for Large New House Adjacent to Ard Eevin

n April 13, the Design
Review Board voted
unanimously to approve
construction of a more than 7,500
square-foot house plus garages on a
hillside lot immediately adjacent to
Ard Eevin, which is on the National
Register of Historic Places as well
as the Glendale Register of Historic
Resources, and to the locally
designated Ard Eevin-Highlands
Historic District.

The project was approved despite numerous emails and comments from neighbors who attended the hearing to object to the size, massing and scale of the proposed project. The house would be more than 265% larger than the 2,852 square-foot average in the neighborhood as calculated in the Staff Report, but staff recommended approval with minor conditions.

TGHS also wrote to object to the

incompatible size, massing and scale. The Staff Report relied upon an outdated Mitigated Negative Declaration (MND), adopted by the Planning Commission in 2010 to allow subdivision of one lot into two, a project that the owner subsequently abandoned. TGHS argued that substantial changes to the project warranted a new environmental review. The proposed project, which is located on part of the former Ard Eevin estate, would visually dominate the surrounding area and, contrary to the Staff Report, because of its size would indeed "substantially degrade the existing visual character or quality of the site and its surroundings." TGHS does not object to development on the site but rather insists that a new environmental review document acknowledge and address any substantial adverse aesthetic and cultural resources impacts.

An appeal to City Council has been filed, and the surrounding neighborhood has created a GoFundMe campaign to raise money for the fees associated with it. This is at least the third appeal of a DRB decision to be filed in recent months on the grounds that the size, massing and scale of a proposed new single-family house is incompatible with the site and surroundings in older neighborhoods. Incompatible development is a significant threat to the character and quality of Glendale's historic neighborhoods, and members are encouraged to make their voices heard. Only continued pressure from the community will ensure that significantly larger projects not become the new normal—and the new threshold for compatibility—in historic neighborhoods.

EVENTS



Second Annual Restoration Expo a Success!

hanks to the tireless efforts of Committee Chair Robert Gordon and committee members, more than 250 local homeowners were drawn to Brand Park for the second annual Restoration Expo, held on the picture-perfect afternoon of April 23. Free and open to the public, the event featured dozens of exhibitor booths, inspiring guest speakers and tours of the Doctors House Museum.

Design professionals and restoration specialists conferred at their booths with attendees concerning varied project details, offering valuable advice

and access to resources such as vintage and reproduction tile and hardware. A roster of speakers in the Gazebo, introduced in lively fashion by committee member Velvet Rhodes, presented informative talks on sustainability (Dan Thomsen, Building Doctors; Sravanti Bassa, ICF International), window restoration (Scott Campbell, Window Restoration & Repair), historic woods (architect William Ellinger III), historic tile (Amy Green, Silverlake Conservation), historic paint colors and consultation services (Rosie Krpekyan and Cindy Lipe, Dunn-Edwards Paints) and the ecological importance of installing and restoring native landscaping (Lisa Novick, Theodore Payne Foundation).

The afternoon also featured extended hours at the Doctors House Museum, usually open on Sundays from 2:00 to 4:00 pm. In keeping with the theme, the docents shared the restoration history of the House, including the secret to cutting a building in half to relocate it.

TGHS is grateful to all the volunteers and sponsors who made the event possible: Mahogany Sponsors **Dunn-Edwards**Paints, J.P. Weaver Co. and Pacific Outdoor Living; and Oak Sponsors Architectural Resources Group, Hartman

Baldwin and the Glendale Association of Realtors®.

All sponsors and vendors are listed on the Restoration Resources page of TGHS's website at www.glendalehistorical. org/restoration-resources-2017.

TGHS Members Visit Batchelder Tile Exhibit

ometimes a benefit of TGHS membership actually takes you out of Glendale. Such was the case on March 3 when two groups of TGHS members were treated to a private tour of the Batchelder Tile Exhibit at the Pasadena Museum of History, a perfect way to kick off The Year of the Craftsman. Ernest A. Batchelder was a monumental figure in the cultural history of southern California and the American Arts and Crafts Movement. An artist and art teacher



who began making tiles at his Arroyo Seco home in the very early 1900s, Batchelder went on to leave a lasting and influential artistic legacy in the beautiful tile that has enriched thousands of buildings and homes in southern California, including Glendale, and across the nation.

The exhibit at the Pasadena Museum of History was made possible by the generosity of noted architectural historian Dr. Robert Winter, who lives in Batchelder's former home in the Arroyo and who has been collecting Batchelder tile and studying its creator for decades.

Walking Tour "Cradle of Glendale"

s part of TGHS's Year of the Craftsman, Board Member Bruce Merritt led a walking tour on March 11 through what is arguably



Photo: Scott Frase

Glendale's first neighborhood. Beginning at the intersection of Glendale Avenue and Wilson street, the group walked through several nearby blocks and viewed a variety of architectural relics from the city's early days. A bonus was concluding at the historic Goode House for refreshments and a look at successful adaptive reuse of this Victorian lady from 1892.

DOCTORS HOUSE MUSEUM

Conditions Assessment and Preservation Plan Prepared for Doctors House



t has been 33 years since the Doctors
House first opened its doors for tours. As
with any old building, there were signs of
deferred maintenance that needed attention,
so the Board of Directors decided to retain
the services of Architectural Resources
Group to prepare a professional conditions
assessment report and preservation plan.

ARG's 55-page report, which was completed in February, reviewed the existing conditions and provided treatment recommendations for the continued care and maintenance of

the House and Gazebo. Areas that were thoroughly assessed included the foundation, structural framing, roofing and flashings, wood siding and trim, windows and doors. The report also looked at the interior floors, walls, ceilings and trim, fixtures and hardware, furnishings and collections.

While the House and Gazebo are in overall good condition, ARG's report included a five-year preservation plan for the proper repair, restoration and ongoing maintenance of the House and Gazebo with high, medium and low priorities assigned to noted issues. Cost estimates were also included in the report, which is available at www.glendalehistorical.org.

TGHS has met with the Community Services and Parks Department to review ARG's report, and the City is already moving forward with many of the recommendations and establishing annual maintenance schedules for its areas of responsibility. TGHS, which is responsible for much of the interior maintenance and upkeep, is also taking steps to address the report's recommendations.

Victorian Easter Event on a Roll

n Sunday, April 9, the Easter
Bunny hopped on over to the
Doctors House at Brand Park
with thousands of eggs to be hidden and
found. More than 250 guests showed up,
which set a new attendance record for the
Victorian Easter event. Of course, it wasn't

all about the hunt and candy prizes. Delicious and refreshing ice cream was served in the Gazebo while guests learned how



Photo: Ralph Ziegler

to crank the vintage machinery. Other fun events included lawn games, such as bunny croquet and graces, fun crafting in the shade and tours of the Doctors House Museum. The Easter Bunny has taken note of the event's growing popularity and looks forward to prepping for next year. Thank you to all who attended and volunteered for this special day!

"In Memoriam" Continued from front page

collapsed. From this moment on Glenn was "on board." He now had a project with multiple problems and, as a hands-on problem solver without equal, he was in his element. As a result ... Glenn (became) supervising engineer.

Glenn and I determined the work program for each Saturday work party, Glenn then purchasing the necessary materials. I can still see Dick (Montgomery) and Glenn at our dining room table, with accounts and spread sheets strewn before them like pieces of a jigsaw puzzle.

All of the work would have been for naught, however, without the engineering skills and unflappable temperament of Glenn. The house came to us – with little reinforcement of any kind, never mind seismic. In its original location it had rested on a brick foundation of single thickness, settling into a new position with each earthquake. ... He...designed seismic panels for the walls throughout the house, which meant all the horsehair plaster, which we had hoped to save, had to be removed.

Throughout the restoration each crisis was addressed by Glenn with little fanfare and much humor - they were simply problems to be solved. The upshot was, though, an earthquake hit some years later and Brand Library sustained considerable damage. The Doctors House damage? One broken teacup.

Glenn came up with the idea of creating redwood plaques with one cut nail added for each 100 hours of time given. Glenn was awarded a plaque with a four-inch cut nail on it, the largest nail found on site.

Our thoughts are with Glenn's family and friends.

NEW & RENEWING MEMBERS: FEBRUARY 2017 - APRIL 2017

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PO Box 4173, Glendale, CA 91202-0173 www.glendalehistorical.org





EVENTS CALENDAR

SATURDAY, JUNE 24 7:00 PM - 10:00 PM

"AN ENCHANTED EVENING
AT THE BOUFFLEUR ESTATE"
GALA & BENEFIT
\$125 Members; \$150 General Public

SATURDAY, JULY 15

ANNUAL MEETING & SUMMER SOCIAL
Doctors House Museum & Gazebo, Brand Park
1601 West Mountain Street
FREE to Members; \$10 Guests

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

"CALIFORNIA CRAFTSMAN:
GLENDALE'S VANISHING HERITAGE"
HOME TOUR
\$30/\$35 Members; \$40/\$45 General Public
Tickets on sale in mid-August

SATURDAY, DECEMBER 9 AND 16 6:30 - 8:30 PM

CANDLELIGHT TOURS
Doctors House Museum
1601 West Mountain Street
\$10 donation requested
FREE to Members



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