



“Casa Verdugo” and Three Other Houses Added to Glendale Register

The “Casa Verdugo” residence at the corner of North Louise and East Randolph Streets in the Casa Verdugo neighborhood, one of the most historic remaining houses in Glendale, was added to the Glendale Register of Historic Resources in September (GR No. 119). The nomination was prepared and championed by The Glendale Historical Society, with the support of the homeowner.

The 1907 Mission Revival home was originally the residence of Piedad Yorba Sowl and her husband, Charles Sowl. Mrs. Sowl operated an early Southern California tourist attraction, the Casa Verdugo restaurant, around the corner from the house from 1905 to 1910. In doing so, she helped popularize “Spanish” cuisine to visitors from around the nation. Following a dispute with the Pacific Electric Railway, the owner of the original restaurant property, the Sowls moved the restaurant to their residence, where it operated from 1910 to 1921.



Photo: Victoria Lasken

“Casa Verdugo” was designed by noted Glendale architect Charles E. Shattuck (Toll House, GR No. 9). The one-story house has a U-shaped floor plan with all the rooms arranged around a central courtyard. The courtyard was originally open air, but was subsequently enclosed.

“Casa Verdugo” was designated under three Glendale Register criteria: its association with significant events in the history of Glendale, its association with significant persons in Glendale’s history, and its notable architecture.

see “Three Other Houses Added to Glendale Register” (page 3)

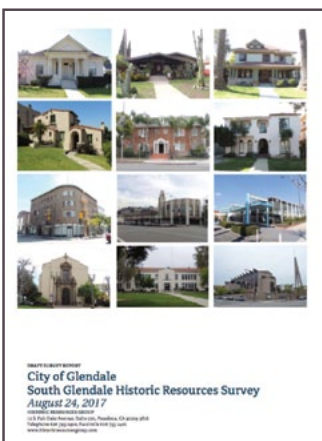


Image courtesy of the City of Glendale

South Glendale Historic Resources Survey Released

The preliminary draft South Glendale Historic Resources Survey was released to the public in September. The City of Glendale’s consultant, Historic Resources Group (HRG), identified 365 historic resources and 220 properties that “may warrant special consideration in planning” in South Glendale. The latter category may constrain certain alterations that would imperil the character of a building but does not prevent demolition.

The Survey also identified six potential historic districts, including two multi-family residential districts and an extension of the Cottage Grove district in Adams Hill. It identified four Planning Districts. Planning Districts do not possess sufficient integrity for a historic district but may benefit from considerations of neighborhood character in planning. Unfortunately, Glendale does not yet recognize Planning Districts, so an ordinance change would be required for the designation to be impactful.

The draft Survey brings to light many outstanding buildings in some of Glendale’s earliest neighborhoods. TGHS is very pleased to see so many intact duplexes, bungalow courts and early apartment buildings recognized as well as Craftsman houses, a handful of early commercial and industrial buildings and outstanding ecclesiastical architecture.

TGHS was dismayed, however, to find many likely historic resources were overlooked and excluded from the draft Survey, which thanks to City staff, TGHS began reviewing in July. These include: excellent examples of 1960s apartment buildings; industrial buildings designed by San Fernando Road developer L. H. Wilson; rare Streamline Moderne buildings; and many high-integrity Craftsman houses. Other properties were surprisingly downgraded from previous surveys; for example, the Great White Hut (1941) was found eligible for the National Register in 2007 but is now only considered Glendale Register-worthy.

see “South Glendale Historic Resources Survey Released” (page 6)

PRESIDENT'S MESSAGE



Photo: Andy Kitchen

As I announced at the Annual Meeting & Summer Social in July, and as was briefly mentioned in our last newsletter, The Glendale Historical Society has formed a partnership with the San Gabriel Valley Habitat for Humanity to launch a Home Preservation program to assist low-income property owners in Glendale with the restoration and maintenance of their older and historic homes.

Under this new program, TGHS and SGV Habitat will identify owner-occupied homes that need refurbishment and will offer exterior home repair services so that our neighbors can continue to live in safe and well-maintained homes for years to come. While the scope of work will vary with each project, some of the services may include roof and window repair, weatherization, painting, yard clean up and landscaping.

"[I]t is my hope that this Home Preservation program will help revitalize neighborhoods, bring communities together and preserve Glendale's inventory of affordable and historic housing."

How will this Home Preservation program work? Families will be selected by SGV Habitat based on income, need and willingness to help. TGHS will solicit volunteer labor and donated materials to keep down costs. Participating homeowners will pay for the repair services through an affordable 0% interest home improvement loan. Administered by SGV Habitat, loan payments will be placed in a revolving fund to support the program and serve other eligible homeowners.

We are in the process of finalizing the application and outreach materials and will begin approaching potential property owners in early 2018. In addition to providing assistance to local families in need, it is my hope that this Home Preservation program will help revitalize neighborhoods, bring communities together and preserve Glendale's inventory of affordable and historic housing.

If you are interested in being involved in this effort, please contact me at greg.grammer@glendalehistorical.org or 818-242-7447. Let's roll up our sleeves and get to work!

Best wishes to you all for a happy, peaceful and prosperous New Year.

Regards,

Greg Grammer

Donations to Endowment Fund Ensure TGHS Sustainability

Tax season is just around the corner and that means it's time to think about making your Qualified Charitable Distribution. If you need to make your required minimum distribution by year end, you have the opportunity to make a charitable, tax-free contribution directly from your IRA to The Glendale Historical Society. Any contribution will go into our endowment account at the Community Foundation of the Verdugos. Contributions can be made through the CFV web site at www.cfverdugos.org.

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Welcome New Board Members: Zara Rostomian and Derek Catao



TGHS is pleased to announce that Zara Rostomian and Derek Catao have been appointed to the Board of Directors following the recent adoption of new bylaws that provide for an expansion of the Board from nine to up to 13 Directors.

Zara is a Certified Public Accountant (CPA) and graduated with a bachelor of science in Business Administration from Chapman University. She is currently a manager of Financial Reporting at Paramount Pictures.

A resident of Glendale since 2013, Zara and her husband live in a 1950 Mid-century Modern home designed by noted architect A. Quincy Jones, which was part of TGHS's 2015 "Mad for Modern" Home Tour. She has been an annual Home Tour volunteer and currently serves on the Preservation Advocacy Committee.

Derek, originally from Honolulu, Hawaii, has called Glendale home for the last 20 years. He has a bachelor's degree in Telecommunications Management and professionally manages the IT Sourcing, Procurement and Vendor Management of Telecom Services for a corporation headquartered in Glendale. Derek became interested in preservation more than 15 years ago when a group of neighbors petitioned the city to establish a Historic District Overlay Zone Ordinance to allow for the creation of historic districts. At the time, Glendale had no historic districts and no procedures or guidelines to create them.

Currently, Derek is leading the effort to establish a new South Cumberland Heights Historic District in Northwest Glendale. He and his partner, Mark Taraborelli, live in a 1933 Spanish Colonial Revival home in the Cumberland Heights neighborhood.



Photo: Matthew Letcher

"Three Other Houses Added to Glendale Register" Continued from page 1

Other houses recently designated as part of the Glendale Register are:

Beggs House (No. 117): A remarkably intact two-story Airplane Bungalow/Craftsman, Beggs House was constructed in 1915 at the corner of North Louise and East Dryden Streets. In 1925, it was moved four blocks to its current location in Casa Verdugo, and the Louise-Dryden Apartments (GR No. 48) were constructed at its former location. Beggs House, which was included in TGHS's recent "California Craftsman: Glendale's Vanishing Heritage" Home Tour, was designated because of its notable architecture.

Freeman House (No. 118): Freeman House is an eclectic variation of the Monterey Revival style. Built in 1937 in the Royal Canyon neighborhood, the two-story, nine-room residence has a large second-story balcony on the front façade, which is characteristic of Monterey Revival. The house's original porch railings and columns and decorative accent windows that embellish the house are not characteristic of Monterey Revival but add to its architectural interest. The house was designated because of its notable architecture.



Whitney House (No. 120): This unusual 1939 French Eclectic residence was the home of Lorin Whitney, an acclaimed organist who operated a recording studio in Glendale used in a number of notable recordings. Whitney House has an exaggerated roof pitch, which was designed to accommodate Whitney's home organ pipes. The property was found to be eligible for its association with a significant person in Glendale history and its notable architecture.

PRESERVATION UPDATES

Casa Verdugo and South Cumberland Heights Historic Districts Advance

The proposed Casa Verdugo and South Cumberland Heights Historic Districts recently passed two milestones in the historic district approval process.

In August, the City of Glendale's Historic Preservation Commission found

each of the proposed historic districts to be preliminarily eligible for designation. In October, petitions requesting a historic resources survey and with signatures from more than 25% of the homeowners in each proposed district were submitted. (A survey is a required step in the process.)

The next step is the formal authorization of the historic resources surveys. Following completion of the surveys, and assuming they find the proposed historic districts eligible for designation, the proponents will need to obtain the signatures of more than 50% of the homeowners in each of the proposed districts on petitions requesting that the district be created.



Photo: Victoria Lasken



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 East Loraine and Ross Streets.

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.

Support the Vrej Mardian Preservation Fund in Your Year-End Giving

Please consider making a year-end donation to TGHS's Preservation Fund, which honors Treasurer and Board Member Vrej Mardian. Vrej, who was a long-time advocate for preservation in Glendale, passed away on October 18, 2016.

An anonymous donor will again match contributions to a total of \$5,000 through December 31, 2017.

Many of Glendale's historic gems continue to be threatened throughout the community. The Vrej Mardian Preservation Fund supports TGHS's efforts to create and preserve historic districts and to protect historic resources across the City.

You can donate online at www.glendalehistorical.org/preservation-fund/. Donations to the fund are tax-deductible.



The Preservation Fund made a contribution toward the application fee for the Niodrara Drive Historic District.

EVENTS



Craftsman Home Tour Calls Attention to Glendale's Vanishing Heritage

Approximately 500 guests explored Glendale neighborhoods on September 24 during this year's "California Craftsman: Glendale's Vanishing Heritage" Home Tour. In support of TGHS's "The Year of the Craftsman," five wonderful homes dating from 1902 to 1915 were open for guided tours. They exemplified various stages of restoration and rehabilitation, demonstrating that older buildings can be habitable and updated while retaining their historic character and architectural integrity.

TGHS is grateful for the support of sponsors **The Walt Disney Company, G&C Properties, and Community Foundation of the Verdugos** for helping to make this educational and fund raising event such a huge success.

In preparation for tour day, past TGHS President and former Historic Preservation Commissioner Arlene Vidor gave a slide presentation to nearly 100 people on September 13 at the newly renovated Downtown Central Library. Co-sponsored by the City of Glendale Library, Arts & Culture Department, "Glendale's Extraordinary Craftsman Architecture: Our Contribution to the

International Arts & Crafts Movement" was informative and illustrative. Arlene showed dozens of slides of Craftsman-style homes that remain in spite of decades of demolition through swaths of Glendale neighborhoods.

Many thanks to the homeowners, sponsors and advertisers, volunteers and committee members who made these September events possible.



DOCTORS HOUSE MUSEUM

TGHS Receives Generous Grant for Doctors House Restoration



Recent visitors to the Doctors House Museum may have noticed the severely faded wallpaper in the dining room and parlor or the gouges in the stairwell wallpaper, caused when heavy display cases were moved upstairs. Thanks to a generous leadership grant of \$12,300 from the Community Foundation of the Verdugos (CFV), these problems will soon be fixed.

When TGHS was formed in 1979 to save the Doctors House and move it to Brand Park, the structure was so compromised that it had to be taken down to the studs. This was a blessing in disguise; non-period wainscoting was removed, and enough wallpaper scraps were uncovered to recreate the pattern of the lovely original design. The papers were then reproduced and hung during the restoration of the house.

Thirty-three years after the Museum opened, however, it was obvious from the faded wallpaper that the original window shades needed to be replaced with period-appropriate but UV-protective shades, along with newly replicated wallpaper. The new shades will also serve to shield the Museum's valuable furniture and other artifacts from further sun damage.

The committee of Board Members Steve Hunt, Joemy Wilson and newly appointed Doctors House Museum Director Laura Crook and Curator Peter Rusch are presently hard at work collecting bids and organizing professional teams for shades, paper reproduction, installation and restoration. The work is planned for July 2018, during the month that the Doctors House is closed annually for cleaning and repairs.

Many thanks to CFV for their generous leadership gift, which spearheads a ten-year plan of fundraising for the restoration and maintenance of our community's beloved Doctors House. The shades will be hung, the gouges repaired and the wallpaper replaced – in plenty of time for the Doctors House to shine again for TGHS's 40th anniversary in 2019!

Candlelight Tours Kick Off Holiday Season



Join us once again as the Doctors House is illuminated with the cheer of a Victorian Christmas. You will be transported back in time as you wander through each meticulously decorated room, sip hot cider, and listen to music of the season. The Candlelight Tours will be held on December 9 and 16 from 6:30 pm to 8:30 pm. No reservation is necessary; a cash donation of \$10 per person is suggested.

"South Glendale Historic Resources Survey Released" Continued from page 1

TGHS volunteers covered virtually every square foot of South Glendale, mostly on foot, looking for potential properties to add to the Survey. After careful deliberation, TGHS proposed some 165 properties to HRG for consideration. TGHS is constrained by an overly restrictive survey methodology that, for example, excluded all but a handful of Craftsman houses from the 1920s, regardless of their integrity. Unfortunately, the methodology was not made available to the Historic Preservation Commission (HPC) and the public for review in advance; it was only presented after the fact, when it was too late to do much more than make suggestions within its framework.

To date, HRG has included 35 of TGHS's suggested properties on the list of historic resources. They also added many others to the "special consideration in planning" category. However, TGHS believes that more from the list should be found historic, including the Streamline Moderne commercial and industrial buildings at 501 W. Broadway (now housing Dunn Edwards, previously surveyed and found eligible for the Glendale Register) and 701 E. Broadway (American Metaseal); the excellent Mid-century Modern California National Guard complex at 220 E. Colorado; distinctive courtyard and garden apartments from the 1930s and 1940s; and lovely, high-integrity Clipped Colonial Craftsmans from the early 1920s.

Members of the HPC have been very supportive of TGHS's comments and suggestions, and they have urged HRG to consider our proposed additions carefully. There will be at least one more public meeting to discuss the Survey, and TGHS will be there to urge the Commissioners to press HRG to include other properties the Commissioners believe are eligible for the Glendale Register.

WELCOME

NEW & RENEWING MEMBERS: AUGUST 2017 - OCTOBER 2017

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Thomas Jacobsmeyer
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Mychael Danna - N
Elissa Glickman
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Dana Robert Amann
Carol Attarian
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Bruce Hale
Pam Heiberg - N
John Kazlauskas - N
Los Angeles Public Library
Lauren Lustig
Erik Lynxwiler
Cody Melcher - N
Mari Ptitto - N
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Carolyn Schiers - N
Lowayne Shieh
Laura Stotler
Miriam Strysik - N
Wayne Thomas - N
Richard Threlkeld
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Bittersweet "Bea" Wojtyla

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Linda Cubbison - N
Susan Dasso
John Drayman
Peggy Durham - N
David F. Eisenberg
Eva Eriksen - N
Mary Ferrera
Constance Fosso
Sharon Garrison
Blair Gordon
Franklin Greenwalt
John C. Hammell, Jr.

Kay Heitzman
Karen Kline
Marsha Leibovici - N
Anne McNeill - N
Wendy Myers
Eileen Rose
Robert Rush
Christina Sansone - N
Pamela Sellers
Alice Sheehy - N
Diane Spurlock
Peggy Steppe
Dennis Tesdell - N
Diane Thomas
Denise Walker
Stephan John Zupkas

NON-PROFIT

Days of the Verdugos
Heritage Association

PAST PRESIDENTS LIFE MEMBERSHIP

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Marie Luft
Steve Preston
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N - New Member
U - Upgrading Member

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Francesca & Lee Smith
Arlene Vidor
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Elaine & Bill Wilkerson



EVENTS CALENDAR

SATURDAY, DECEMBER 2 **4:00 - 6:30 PM**

HOLIDAY PARTY
Museum of Neon Art
RSVP Required:
events@glendalehistorical.org or 818-242-7447
Members: Free; Nonmembers: \$20

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

CANDLELIGHT TOURS
Doctors House Museum
1601 West Mountain Street
No RSVP required
Members: Free; Nonmembers: \$10 donation requested

MARK YOUR 2018 CALENDARS

VICTORIAN EASTER AT
THE DOCTORS HOUSE - MARCH 25
ANNUAL MEETING - JULY 21
HOME TOUR - SEPTEMBER 30
CANDLELIGHT TOURS - DECEMBER 8 AND 15



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