



110-Year-Old Craftsman Demolished Without Permit



Photo: Ron Cressy

On or around February 2, 2018, the 1908 Craftsman located at 1420 Valley View Road was demolished without a permit. TGHS reported the demolition to the City as soon as it was brought to our attention.

In October 2016, the Glendale City Council found that this rare and relatively intact 110-year-old Craftsman was likely a historic resource after the owners appealed a decision by the Community Development Director to deny a demolition permit. TGHS joined City staff in arguing that the property was likely a historic resource and thus an Environmental Impact Report, which would explore project alternatives, was required before it could be demolished. City Council agreed and denied the appeal.

The owners bought the property in 2015 and demolished the interior of the house, including many original built-ins, without

a permit. Later they received a permit to replace the roof, but they only removed it without replacement, thereby exposing the house to further damage.

Apart from mourning the loss of this historic Craftsman, the former residence of Levi Chubbuck, an important early advocate for Native American rights, we are dismayed and outraged that the owners flouted not only the Glendale Municipal Code and the California Environmental Quality Act but also a specific action by City Council prohibiting precisely this act.

TGHS Executive Director Sean Bersell and Board Member Bruce Merritt spoke at the City Council meeting on February 13 to argue that the owners should receive the maximum penalty as provided for under the code for their willful and egregious actions.

A few days later, the City Attorney's office filed a five-count misdemeanor complaint against the property owners, which includes failure to obtain the required permits for the interior alterations and demolition, failure to provide proper weather proofing following the roof removal, and for the unpermitted demolition of the house. The municipal code provides for fines of up to \$1000 for each misdemeanor and/or six months in prison.

TGHS has asked that code be strengthened so that the penalties are true deterrents for such illegal activity.

Civic Auditorium Added to California Register

The State Historical Resources Commission unanimously approved an application to list the Glendale Civic Auditorium on the California Register of Historical Resources at its quarterly meeting on February 2 in Sacramento.

The nomination was prepared and submitted by The Glendale Historical Society.

The Glendale Civic Auditorium, located at 1401 North Verdugo Road, was originally known as the "Verdugo Municipal Recreation Center." The building was completed in 1938 with assistance from the Depression-era Works Progress Administration program. It was a component of a

city-wide program of WPA-funded civic improvements that included a related municipal plunge pool (demolished in 1988), City Hall (1942), a city garage (1939) and the main buildings, fountain and campus of Glendale Community College.



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PRESIDENT'S MESSAGE



Photo: Andy Kitchen

Doesn't it feel like Spring has been with us for months already? I kept thinking we were late getting this newsletter issue into production even though the calendar said it was still Winter.

This time of year is typically quite busy for TGHS as we work on firming up plans and activities for the year ahead (see the packed Calendar of Events listing on page 8!), but I was able to take some time to indulge in a few of my other passions, which include the theatre.

In February, I was fortunate to be invited to attend a reception and dinner for playwright Nambi E. Kelley, where she discussed her adaptation of Richard Wright's classic novel *Native Son*, which will be Antaeus Theatre Company's next production (right here in Glendale!). The event took place at a fabulous 1935 Colonial Revival home in Hancock Park designed by renowned architect Paul Revere Williams, my favorite architect of period revival-style homes. Paul Williams, the first African American member of the American Institute of Architects (AIA), designed homes for many affluent and celebrity clients and such notable landmarks as the Los Angeles County Courthouse, Saks Fifth Avenue, the First A.M.E. Church and the Golden State Mutual Life Insurance Building.

While Paul Williams designed a number of beautiful homes in the area, there is only one in Glendale. Or so I thought.

I was familiar with Baird House, an impeccable Spanish Colonial Revival built in 1926 that was featured on our 2011 "Glendale Gems" Home Tour. I had heard there may be another Paul Williams home in the hills of Northwest Glendale, but the building permit file for the property is incomplete, and I was never able to find any documentation.

"While Paul Williams designed a number of beautiful homes in the area, there is only one in Glendale. Or so I thought."

As TGHS was conducting research as part of its review of the preliminary draft of the South Glendale Historic Resources Survey, we confirmed there is another Paul Williams house in Glendale. The stunning Spanish-style house is located in the Adams Hill neighborhood and was designed in 1925 for Laura and Julian Schlosser. The house has been included in the Survey and, unsurprisingly, found to be eligible for designation on the National Register of Historic Places. Very exciting!

The Survey identified 400 individually eligible historic resources and six potential historic districts in South Glendale, which is terrific, although TGHS believes there are more properties and districts that should be included. As new information on buildings becomes available, we will be sure to notify the City so that the Survey can be updated as needed. TGHS has been calling for such a historic resources survey for years and will continue to advocate for surveys in other areas of Glendale. Who knows what other hidden gems are out there?

Regards,

Greg Grammer

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“Civic Auditorium Added to California Register”

Continued from front page

The distinctive Spanish Colonial Revival and Moorish-influenced building was designed by local architect, John A. Grundfor, who was also responsible for other Glendale buildings including Canterbury Apartments (1928), the El Rey Apartments (1928) and the Colonial Buick dealership (1930). The building was renamed the Civic Auditorium in 1965 when a major modernization project was completed.

The Civic Auditorium is an excellent example of a WPA-funded civic improvement, significant for its direct association with the 20th-century development of Glendale.

Many thanks to TGHS Board Member and architectural historian Francesca Smith for her expertise and assistance with the nomination.

Welcome New Board Member Andrew Allison



TGHS is pleased to announce that Andrew Allison has 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 15 Directors.

Andrew is an architect specializing in the design and architecture of mass transit facilities, with a particular interest in how these facilities can positively impact their urban and suburban locations.

He has been a Glendale resident since 2008, and lives in the 1963 Peterka House (No. 112 on the Glendale Register of Historic Resources) in the Adams Hill area of South Glendale. His Mid-century Modern house was featured in TGHS’s 2015 “Mad for Modern” Home Tour. He is especially interested in the preservation of buildings from this era, along with the challenges associated with these efforts.

Andrew is excited to live in his eclectic Adams Hill community; he hopes to encourage the establishment of more historic districts in the area and is working on a walking tour of notable Mid-century Modern homes in his neighborhood. He currently serves on the Preservation Advocacy Committee.

Mills Act Property Tax Benefits for Historic District Contributors

With the recent limits imposed on federal deductions for state and property taxes, there is no time like the present to consider applying for a Mills Act contract.

In 2016 TGHS succeeded in persuading City Council to allow historic district contributors as well as Glendale Register properties to apply for this tax benefit program, which typically results in a property tax reduction of between 40 and 60 percent.

Contributors with an assessed value of \$1.5 million or less are eligible for the contract. Owners need to submit a detailed plan for restoration and repair of their property, which could include areas outside the public view, even though these are not taken into consideration when determining whether a house is a contributor. The work could also include upgrades to stabilize a building, such as addressing deteriorated plumbing, hazardous wiring and seismic issues.

The Mills Act is the State of California’s – and the City of Glendale’s – most important tool for encouraging private owners to restore and preserve historic buildings. We encourage you to apply. And if you don’t live in a historic district, this might be the right time to form one!

MAKE A FOREVER GIFT
Support the TGHS Endowment

Donate at:
www.glendalehistorical.org/endowment-fund/

TGHS Saves 1910 Craftsman from Demolition

The long-running saga regarding the development of the property at 510-512 West Doran came to a, mostly, satisfactory conclusion in December when the Glendale City Council granted final approval of the project.



The project at 510-512 West Doran comprises the addition of three two-story townhouses on a lot currently occupied by a historic 1910 Transitional Craftsman house, which will be relocated onsite. The developer's consultant initially concluded the house was not historic and could be demolished with no further environmental review. However, the City's Historic Preservation Planner rejected that conclusion, finding that the house was eligible for listing on the Glendale Register of Historic Resources and thus is a "historic resource" under the California Environmental Quality Act (CEQA).

In response, the developer proposed to demolish the rear third of the house and relocate the remaining structure to a corner of the lot. The City declared the project exempt

from CEQA review; however, TGHS challenged the CEQA exemption, arguing that a thorough environmental review was required to analyze the impacts of the proposed demolition and townhouse development on the Craftsman house and to identify appropriate mitigation measures for any adverse impacts. The City ultimately agreed, and a Mitigated Negative Declaration (MND) was prepared. TGHS's criticisms of the MND eventually resulted in the abandonment of the developer's plans to demolish the rear third of the house.

The townhouse project was approved by the City's Design Review Board (DRB) in the summer of 2017. Although the project was improved over what was originally proposed, TGHS remained concerned that the developer did not have any plan in place for moving or rehabilitating the house. It therefore appealed the DRB's decision to the City Council. Council denied TGHS's appeal after the developer's representative told Council that there was a moving plan (which he did not share with Council or the public) and City staff stated they felt that the existing conditions for approval of the project provided them with sufficient authority to ensure appropriate rehabilitation of the 1910 Craftsman. Council also did not object to the out-of-scale new construction.

TGHS is pleased that, through its efforts, the 1910 Transitional Craftsman will be preserved intact. However, the tortured process for review and approval of this project demonstrates that the CEQA review process in Glendale is broken and creates delays, unnecessary costs and potential liability, to the detriment of developers, the public, Council, staff and the City. TGHS will continue to work toward more timely, thorough and transparent CEQA reviews of potentially historic structures in Glendale.

City Adopts ADU Ordinance

In January 30 the City Council adopted an ordinance governing the construction of Accessory Dwelling Units. The ordinance was necessary to mitigate the effects of an ill-conceived State statute that could have required Glendale to allow new ADUs in residential neighborhoods – including historic districts – with virtually no neighborhood input, design review or requirement of compatibility. Under the law, ADUs of up to 1,200 square feet in size could have been constructed anywhere on a residential lot – including the front yard – and with no special consideration for historic districts.

The statute, however, did allow cities to impose certain restrictions on size, location and design, which would substantially reduce the negative impact of the law. To that end a proposed ordinance was placed before City Council by City staff. Because of the potential threat to historic districts and neighborhoods with historic resources, TGHS was active in urging Council to pass the ordinance.

"City Adopts ADU Ordinance" Continued from page 6

EVENTS

Holiday Party Offers Good Cheer and Vintage Neon

On December 2, more than 200 TGHS members and guests stepped inside the Museum of Neon Art for our annual holiday party. The museum provided a beautiful backdrop as party goers had the opportunity to walk around, mingle and enjoy refreshments while viewing the collection of neon, electric and kinetic art on display.

The evening was capped by the re-lighting of the iconic Zinke's Shoe Repairs neon sign, which took place in the adjacent paseo. The sign was saved and preserved with the help of TGHS and its fundraising efforts. TGHS matched member donations, raising \$5,000 toward the vintage sign's restoration and installation. If you have not yet had chance to see the Zinke's sign, it is on display outside in the museum's courtyard.



Photo: Scott Fraser

TGHS Wraps Up “Year of the Craftsman” with Walking Tour

On November 11, a group of TGHS members were treated to a walking tour of a charming, little-known South Glendale neighborhood called the Diamond District. So named because of its shape, it lies just below the historic Seeley's Building at 1800 South Brand Boulevard.



Originally part of W.C.B. Richardson's Santa Eulalia Ranch and the agricultural community that became known as Tropic, the Diamond was subdivided for residential development by Richardson's three sons in 1912, just six years before Glendale annexed Tropic. Rows of strawberries rapidly gave way to rows of charming bungalows, with distinctive Craftsman porches and low-pitched gabled roofs.

With this history in mind, TGHS Board member Joemy Wilson began the tour on Gardena Avenue, with its alleé of towering palms planted over a century ago, pointing out numerous pre-war homes and the classic Craftsman features that many of them still retained. A special treat was a visit inside a splendid 1912 Airplane Bungalow home with some ambitious restoration work in progress.

Despite some infill development and alterations to many individual residences, the Diamond holds the potential to shine again. TGHS has begun another survey of the area, hoping to identify eligible properties to help restore through its new Home Preservation Program in partnership with San Gabriel Valley Habitat for Humanity.

Candlelight Tours Capture Spirit of Victorian Christmas



Photo: Jon Crook

Candlelight Tours at the Doctors House have become a tradition for many families in and around Glendale, and two December evenings in 2017 were no exception.

More than 500 visitors went through the doors, delighted by the sounds, sights and smells of a truly Victorian Christmas, and later enjoyed homemade cookies, hot cocoa, spiced cider and hot coffee in the gazebo. Entertainment featured young violinists from the Pasadena Conservatory of music and old fashioned Christmas carols led by Doctors House Director Laura Crook. Inside, Galen Wilkes demonstrated vintage music engraved on wax discs

on his beautiful 1908 Edison Player. And the kitchen was full of the aromas of gingerbread and spice (this year's theme), while Docent Valerie Campbell showed children how to pipe icing onto her homemade gingerbread figures. The holidays would not be complete without the reading of "The Night Before Christmas" by Katherine Loeser in Dotty's room at the top of the stairs.

Special thanks go to Robin Hansen for her magnificent floral decorations, and to Forest Lawn Memorial Park for their continued support of The Glendale Historical Society and Doctors House events.

Doctors House Welcomes Easter Bunny



Photo: Ralph Ziegler

Spring is in the air, and colored eggs will soon be scattered all over the Doctors House lawn by a certain little bunny!

Join us on Sunday, March 25 for our annual Victorian Easter at the Doctors House Museum in Brand Park. The festivities will be held from 1:30 to 3:30 pm with an egg hunt, hand-churned ice cream and traditional Victorian games for children. Guests are encouraged to attend in their Sunday best and provide their own baskets.

The house museum will be open during the regular hours of 2:00 to 4:00 p.m. Donations of \$10 cash or check are requested for this special event. Please plan on arriving between 1:00 and 1:15 pm for registration.

We look forward to seeing you and your family there!

"City Adopts ADU Ordinance" Continued from page 4

The proposed ordinance had several important features: a 500-square foot limit on size, no increase in the floor area ratio, no ADUs in front yards, no changes in the facades of existing houses, architectural compatibility and, most importantly for TGHS, ADUs out of public view in designated and nominated historic districts as well as on designated and eligible Glendale Register properties. Comments by some Council members at earlier meetings had given rise to a concern that some of these proposed provisions might not be included or might be watered down in any ordinance. Because of the potential consequences, TGHS urged its membership to turn out for the Council meeting. The response was gratifying. For the final consideration of the ordinance, the Council Chamber was packed with concerned citizens, with about 30 speakers, whose comments were consistent with TGHS's position. When the Council voted, it approved the proposed ordinance with all of the desired provisions, only increasing the allowed size slightly to 600 square feet.

This episode provided a good example of the importance of community involvement and citizen participation when needed to counter a threat to the quality of Glendale's neighborhoods and historic districts. A lot of people took the time to come to a City Council meeting, and they were heard.

WELCOME

NEW & RENEWING MEMBERS: NOVEMBER 2017 - JANUARY 2018

GOODE PATRON (\$2500)

Janna & Craig Gosselin - U
Catherine Jurca & Scott Fraser - U

SAN RAFAEL PATRON (\$1000)

May Kwan & Jack Chicca - U
Heather Norris & Sean Bersell - U

JEWEL CITY PATRON (\$500)

Guy DeConte & Ammar Kharouf
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Eric Van Der Werff - N
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Laurie Hasencamp & Mike Lurey - N
Stephen Hunt
Jennifer & Ian Marks - U

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The Bunt Family - U
Christine & Dominic Lazzaretto
Pam & Jim Elyea (History for Hire)
Art Fisher & William Shepherd - U
Thomas McIntyre
Francesca & Lee Smith

TROPICO SUPPORTER (\$100)

Alan Adams
The Beyer Family - U
Carolyn & John Clauss
Elizabeth & Jordan Cohen
Mary Jo & Lee Ferrell
Meredith Fox - U
Marcia Hanford
Nancy Michael & Michael Bain - U

Sonia Montejano
Catherine & Martin Montoro
Jim Newman & Michael Williams
Susan & Doug Rogers
Linda & Hugh Saurenman
Patty Silversher
Jeanette & Marc Stirdivant

HOUSEHOLD(\$50)

Dora & Bob Beadles
Neil Bonner & George Geary - N
Susan & Kent Chesney
Barbara Don & Thomas Metzler
Karla Equihua & Gabe Swarr
Gary Garnick & Stephen Parker
Kyle & Eric Grimes
Caroline McDougal Helmuth
Patricia McNamara - U
Roberta Medford & John Queen
Bonnie & Burt Noveck
Donna & Gary Petersen - N
Heather Sabin & Josef Lindner - N
Elaine & Kurt Sawitskas
Stephanie Schus & Joe Russin
Joyce & Richard Tanzer - N
Elizabeth Vitanza & John Ballon
Lucy Wang-Halpern & Thomas Halpern
Susan Wolfson
Pat & John Wright - U

DUAL (\$40)

Kathy & Robin Brigstocke

INDIVIDUAL (\$25)

Haik Alexanians - N
Rosemarie Barraza
Daniel Brotman
Charles Cooley
Patricia Black Decima - U
Morgan Doran
Susan Gilmore
Wendy Gish
Greg Sylvis General Contractor
Shaye Harber
June Hasencamp - N
John Kociemba - N
Trevor Marca
Michael Masterson - N
Donald McPoland
Joan Morris
Josephine Moukhtar
Virginia Paca
Elizabeth Reed
Gloria Rios - N
Adryan Russ - N
Lee Straus & Gregory Thieme
Chuck Weiss
Carol Widmer - N
Ralph Ziegler - U

SENIOR/STUDENT (\$15)

Mary Baldwin - N
Dolores LaCalle Bersell
Sharyn Bess
Jay Butler
Ava Corrado
Robin Lee Hansen
Gwen & Jim Hinton

Rhodora Marina L. Maligalig
Gail & Carl Nelson
Mary Ann Prelock
Judy Rao
Terry Richman
Alicia Thompson
Bonnie Tortorelli
Pam Vasquez
William Vasquez
Carolyn West

NON-PROFIT

Museum of Neon Art
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

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Mary Kay Prather & Thomas Jacobsmeyer
Devonna & Aaron Reichert
Ana Lisa & Alicia Reinoso
Bonny LaPenotiere Sirk (Rossmoyne Properties, Inc.)
Francesca & Lee Smith
Arlene Vidor
Mana & John Vulchev
Elaine & Bill Wilkerson



EVENTS CALENDAR

SUNDAY, MARCH 25 **1:30 - 3:30 PM**

VICTORIAN EASTER
Doctors House Museum & Gazebo, Brand Park
1601 West Mountain Street
\$10 donation requested

SATURDAY, APRIL 28 **4:00 - 6:00 PM**

TASTE OF SPAIN MEMBERSHIP DRIVE
New Members/Qualifying Upgrade/Jewel City Patrons and Above: FREE
Members: \$30 (space is limited)
RSVP Required: events@glendalehistorical.org or 818-242-7447

SUNDAY, MAY 6 **10:00 AM - 4:00 PM**

RESTORATION EXPO
Vendor booths and presentations
Glendale Civic Auditorium
1401 North Verdugo Road
FREE

SATURDAY, JUNE 30 **7:00 - 10:00 PM**

GALA & BENEFIT
\$125 Members; \$150 General Public
Tickets on sale in mid-May

SATURDAY, JULY 21

ANNUAL MEETING & SUMMER SOCIAL
Details: TBD
FREE to members; \$10 Guests

SUNDAY, SEPTEMBER 30 **10:00 AM - 4:00 PM**

"ROYAL REVIVALS" HOME TOUR
Tickets on sale in mid-August

