



## The Glendale Historical Society

### TGHS QUARTERLY

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Fall 2001

## Historic Districts – Glendale Can Have Them, Too!

*By Arlene Vidor*

When a neighborhood or street is designated a “Historic District” it ensures that its heritage and unique architectural character are safeguarded. Glendale has a lot of neighborhoods and streets that tell the story of Glendale’s earlier development and could potentially be designated as Historic Districts. Some of these include Cedar Street, Pioneer Homes, Rossmoyne, Adams Hill, East Harvard Neighborhood, to name only a few.

It doesn’t matter if you were born in Glendale or came from somewhere else – all Glendalians collectively inherit our beautiful old buildings to pass on to future generations. With the formation of a Historic District, the people in a defined area develop local guidelines to help preserve the unique physical characteristics of an area. Historic Districts have been created in many Southern California towns, including Los Angeles, Pasadena, Monrovia, Sierra Madre, and in over half the states in America.

There are different categories of Historic Districts and they come in many shapes, sizes, and styles. *(See shaded box entitled “Types of Historic Districts” on Page 6).* The City of Los Angeles has already established fifteen Historic Preservation Overlay Zones (HPOZ), with twelve more being started. The City of Riverside has eight Historic Districts and 4 Historic Conservation areas. Others you may know include Hollywood’s Whitley Heights, Historic West Adams and Pasadena’s Old Town, Garfield Heights, and Santa Monica’s Main Street. Districts can be “thematic” such as Pasadena’s Bungalow Heaven or architecturally diverse, like the Western Heights HPOZ now being formed in LA.

It is a well-documented fact that Historic Districts promote civic pride, economic vitality, real estate appreciation, and cultural activities. Glendale’s neighbor, Highland Park, has created the largest HPOZ in Los Angeles with 2500 contributing structures. In a recent meeting with members of the Highland Park HPOZ Board of Directors, we learned that property values and cultural events centered around their Historic District have increased dramatically, bringing people from all walks of life together.

*(continued on Page 6)*

## Why Local History?

By David Smith, President, The Glendale Historical Society

Nothing important ever happens in Glendale. Therefore, we do not need to preserve any of our local history. That seems pretty logical, doesn't it? Can anyone think of an important event that occurred in Glendale?

I have been researching my family history. I am currently working on a fourth great grandfather who was born in New York. In 1781, at the age of sixteen, he became a private in a company of New Jersey Militia and served in the American Revolutionary War. This individual, a mere private, in a long ago war seems so unimportant.

Yet, six generations later his life seems almost like a fantasy. During his lifetime, he kept moving, from New York to Virginia, North Carolina, Tennessee and Kentucky before finally settling into Indiana in 1810. I can hardly wait to uncover some new detail about his life. Yes, his story seems so trivial in relation to American history, but at the same time so caught up in that history. Amazingly, over 200 years later, a group of volunteers reenacts what it must have been like to be part of his militia unit.

We could easily miss out on the story of how Glendale, a little farming community of 300 in 1880 grew into today's city of 200,000. This story is fascinating, filled with tales about the people that made it happen. The events happened right here, in our community. You see, that old house across the street is part of the story, so is the Alex Theater and the Glendale Federal Building.

That's one of the reasons why we work so hard to preserve the architectural heritage of Glendale. These little details are part of the fabric that tells the story of our country's history. ✍

## Editor's Note

By Rosemarie Ibañez

Starting with this issue of the *TGHS Quarterly*, I will be putting together our newsletter. William Shepard, our longtime editor, is now stepping down from this position. We'd all like to thank Bill for his years of editorship and for helping to make this transition go so smoothly. Bill, we'll welcome you as a contributor to the newsletter in future editions!

To introduce myself, I've been a Glendale resident since 1996 (I'm a native Angelino), and a member of TGHS since then. In my "day-job" I am a housing planner for the Housing Department of the City of Los Angeles. In my TGHS capacity, I have been "Preservation Liaison" for the past year. Suzanne McKay and I shared these activities last year. We provided comment to the Environmental Impact Report on the Disney Campus (as it affected the Grand Central Air Terminal) and Suzanne monitored the plans for demolition of three the Cedar Street bungalows for a mini park. Disney has promised to rehabilitate the Air Terminal and provide a historical display on the importance of the site to aviation history, and the mini-park plans have been delayed. Much of last year was also spent trying to keep our Glendale Federal (Glen Fed) signature landmark building from being so "renovated" that it no longer resembles itself. Through the efforts of a coalition of TGHS members, local preservationists and the LA Conservancy, the building is now eligible for listing on the California Register of Historical Resources (owner's consent is required for actual listing).

I am very excited to be the new editor of our newsletter and encourage comments on how to improve our publication. In future editions we will be adding other features. Plans are in the works for articles on the development of the various Glendale neighborhoods. If you have stories about growing up or living in Glendale from an earlier time, we'd like to print it in a future edition. Anyone that would like to contribute to *TGHS Quarterly* is encouraged to submit your proposal to me at our P.O. Box or to my email: [ribanez@lahd.ci.la.ca.us](mailto:ribanez@lahd.ci.la.ca.us). We will be very happy to consider including related articles and announcements in our *Quarterly* from members, and to take any suggestions of what you would like to see in these pages! ✍

Find TGHS at: [www.glendalehistorical.org](http://www.glendalehistorical.org)

## Doctors' House Happenings



### "Mornings at Seven" at the Doctor's House

By Isabelle Meyer

On two lovely August nights, the Doctors' House Museum served as a backdrop to "Mornings at Seven", performed by the Action/Reaction Theater Company of North Hollywood. Kathy Pearson produced and starred with a cast of eight in this charming, low-key family drama.

Early evening proved a perfect time to enjoy a box supper and settle in for an entertaining evening under the stars and well over 100 spectators attended on each of the two evenings.

This event proved once again what a valuable asset the Museum and Gazebo are to our community and how it can be used for events of all kinds. The Glendale Historical society hopes this success will attract the interest of other performing arts groups for future performances. Our group received a \$200 donation for providing docent supervision to the event. Thank you to all of our members who showed their support ☺



### Nell Shipman: Exhibit and film screening

from the Press Release

The Glendale Historical Society will hold an exhibit on the life and career of international silent filmmaker Nell Shipman at her former Glendale residence, which is today's Doctors' House Victorian Museum. From 1912 to 1924 Shipman starred in, wrote, directed and/or independently produced early movies, the most popular being outdoor adventures noted for strong, self-willed heroines, breathtaking scenery and the inspired use of trained wild animals.

Interest in Shipman has resulted in the publication of the third edition of her autobiography, The Silent Screen & My Talking Heart, a Canadian television documentary, and the showing of her films on the Turner Classic Movie channel and in festivals from Santa Cruz to Paris.

Four guides will highlight some of the professional and personal events in this multitalented artist's life, focusing on 1979 to 1920, the years she lived in the Queen-Anne/Eastlake house with her parents, husband and son. Much of the tour information was obtained from interviews with her son, Barry Shipman, who became a prolific screenwriter of serials and "B" Western movies. Her publicity and family photographs, movie stills, posters, magazine articles and video of one of her movies will be featured, along with period clothing, a replica of an early movie camera and memorabilia from Barry Shipman's career.

The exhibit is free and will be held Sundays, October 2-23, with 20-minute continuous tours. For the opening day, ice cream and popcorn will be sold and extended hours will be from 1:00-4:00p.m. The usual tour hours of 2:00-4:00 will be in effect for the remaining Sundays. The Doctors' House Museum is located in Brand Park. 1601 W. Mountain St. For further information call (818) 242-7447 or (818) 241-5621. ☺

### **TGHS QUARTERLY**

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# Preservation News

## Glen Fed Update

In an interesting development, the owners of the former Glen Fed building have hired the firm PKF Consulting to market the building as a 50's style building to a single tenant, corporate client or hotel developer.

*We do not believe the developers have changed their plans to "remodel" the building, however. S*

## TGHS Letter to Historic Preservation Commission

At the Historic Preservation Commission meeting on August 27, 2001, we presented a letter to the City requesting clarification of the process to identify historic/potentially historic structures to property developers. The Planning Division has access to a list of these buildings which have been identified in various surveys done over the years. However, other city departments do not have access to this information. TGHS would like to minimize the loss of historic structures by documenting all buildings up to and including identifies mid-century modern buildings, and by increasing the communication between city departments. We are awaiting a response from the City and will keep you apprised of future developments. S

## State Legislation Update

*By Trudi Sandmeier, Preservation Advocate, LA Conservancy*

AB 166, would create a 20% State Historic Rehabilitation Tax Credit for California. The bill is sponsored by Assemblyman Gil Cedillo in cooperation with the Los Angeles Conservancy, but has been bottled up for this year in the Assembly Appropriations Committee. Most tax credit and spending bills this year met a similar fate due to the energy crisis and its severe budgetary impacts. It will therefore become a "two-year bill" and the Conservancy will redouble its efforts to build a statewide coalition around this measure and ensure consideration next year.

*TGHS submitted a letter to the State legislature in support of AB 166. S*

## Commissioner Needed

*By Deborah Dentler*

There is a vacancy with the City of Glendale's Historic Preservation Commission. So if any of you are interested, or know someone who can fill this spot, it would be a wonderful way to help Glendale's preservation efforts through public policy decisions. Meetings generally occur once a month, on Monday afternoons and only run an average of a few hours. The Commission is currently lacking a member trained or experienced in architecture or design. For more information, the City Clerk can be reached at (818)548-2094. Resumes can be mailed or faxed (818-241-5386) to the City Clerk. Appointments to the Commission are made by the City Council. S

## Community Outreach

*If you feel there should be a TGHS Booth at an upcoming community event, let us know and we'll help you make it happen!*

## Upcoming Events

- ❖ Nell Shipman tours and film screening September & October, (at the Doctors' House).
- ❖ Tour: "The Modern Arroyo", Highland Park Heritage Trust, Sept 30, 10am-4pm, 323-223-4895
- ❖ 10th Annual Craftsman Weekend. October 5-7. Tours of 6 Craftsman era homes, exhibits by antique dealers specializing in Arts & Crafts Movement, works of modern craftsmen specializing in the period style, restoration demonstrations and talks, 5 lectures by Craftsman Movement experts. Contact Pasadena Heritage at 626-441-6333
- ❖ 3D slide show of Modern Architecture in S. California by Jack Laxer; Thursday November 29; 7PM; IMAX Theatre at the California Science Center in Exposition Park. Contact Jane McNamara, LA Conservancy, for details: 213-623-2489.

## Historic Districts (continued from Page 1)

The structures comprising a Historic District can also help education children because they unlock the doors to the lives and dreams of the people of past eras. Glendale has several neighborhoods, including those mentioned at the top of this article, harboring clusters of "period" buildings. There are a variety of styles including rustic California bungalows, stately Spanish Colonials, charming English Revivals, and alluring Moderns. As these structures are demolished or altered beyond recognition—colloquially referred to as "Re-mud-eling"—Glendale's heritage is destroyed. TGHS would like to see Glendale's exceptional architectural beauty *and* heritage preserved. We believe that Historic Districting will help us realize this goal! *✍* *Data/info credit: City of Glendale/Planning Division, Historic Districts Report, August 1, 2001*

### Types of Historic Districts

There are many ways to establish historic districts and the level of regulation can vary. The City of Glendale's Municipal Code (GMC section 15.20.020) currently provides for the formation and regulation of Historic Districts. The four most common types are stated below.

- **Traditional/Geographic:** Neighborhoods developed during same time period of historical significance.
- **Overlay Zones:** Districts established in a zone to "overlay" through an ordinance that which builds on existing zoning.
- **Conservation Zones:** Less regulatory, directed more toward neighborhood preservation. Resources may not be as historically significant but the idea is to keep the neighborhood character.
- **Thematic:** Grouping of similar historic resources scattered throughout an area, typically non-continuous. Usually typically for a type of construction style.

### TGHS forms a Historic Districting Committee!

*By Helen Sipsas*

The Historic Districting Committee has taken shape in TGHS, and will be chaired by TGHS member Helen Sipsas. The primary focus of the committee will be to rally community support

for the creation of Historic Districts in Glendale. The City Council, Historic Preservation Commission and City Staff need to be made aware of the significant interest in the community, and the need for them to facilitate the creation of Historic Districts.

The Committee will be sponsoring neighborhood gatherings throughout Glendale, to educate residents about the cultural and economic value of forming Historic Districts and will actively circulate the Society's Historic District Petition.

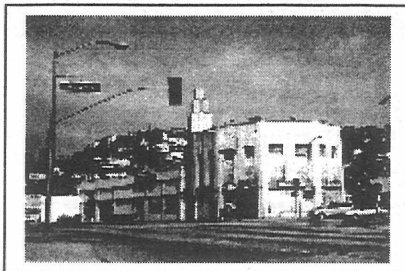
If you would like to join the Historic Districting Committee, or are interested in hosting a neighborhood gathering, please contact Helen Sipsas at (818) 956-0596 or email at [hsipsas@yahoo.com](mailto:hsipsas@yahoo.com). The next committee meeting will be on Thursday, September 6th, from 7 PM to 9 PM, at the Boy Scout Hall, at 1325 Grandview Avenue (cross street, Glenwood Road). *✍*

### First Historic Districting Committee Neighborhood Tea in Cumberland area a huge success! *By Patricia Messina and Helen Sipsas*



On August 19<sup>th</sup>, the Historic Districting Committee held its first neighborhood tea at the residence of Patricia Messina

and Terrance Hines in the Cumberland neighborhood of Glendale. Over 30 neighbors chatted it up, while enjoying an elaborate assortment of teas, finger sandwiches and scrumptious desserts. The focal point of the afternoon was a presentation made by Arlene Vidor, Patricia Messina and Helen Sipsas on the benefits of creating Historic Districts in Glendale. The attendees were extremely receptive to the concept with all but one agreeing to sign the Society's District Petition. Several attendees became new members of TGHS and also joined the Districting Committee. Future teas are being planned in the Montrose, Rossmoyne, Verdugo Woodlands, Montecito, Kenneth Village, Chevy Chase and Adams Hill neighborhoods. If you are interested in hosting, please contact Helen Sipsas at (818) 956-0596. *✍*



## Adams Square A'Faire

By Arlene Vidor

The Society co-sponsored a booth with The Friends of Historic Adams Square (FOHAS) on June 16<sup>th</sup> at the Adams Square A'Faire Street Festival. The evening included the classic streetfest activities --- music listening, beer drinking, food-stall grazing, booth-hopping, and schmoozing with the neighbors.

A steady stream of curious and engaging Adams Hill neighbors came by our booth -- many of them new to Glendale. Everyone we talked with voiced support for local historic preservation and the Adams Square revitalization project which is slated to begin by year end after many delays. Adams Square and surrounding Adams Hill are prime candidates for a historic district because of the rich history, period homes, and signature commercial buildings. (*see Historic District Committee article*) Many residents of the community dream of seeing the Art Deco Adams Square Building restored to its divine 1928 splendor. Just as many residents also expressed outrage about the neglected condition of the Square's legendary 1936 Streamline Moderne Gas Station. TGHS and FOHAS lodged complaints with both the City and the owner requesting removal of weeds and the unaesthetic chain link fence.

The Society's Historic District Petition made its debut at the Adams Square Afaire. The petition advocates for relaxation of the level of consensus needed to form a Historic District; a simple majority of property owners is preferred to the currently mandated 100% property owner agreement. We collected over 100 signatures in Adams Square that night and the petition is continuing to circulate. If you are interested in Historic Districting, please contact Helen Sipsas to join the committee (*see related articles above*). *S*

## Civic Pride!!! "Your Government in Glendale" Tour Draws a Big Crowd

The Los Angeles Conservancy Modern Committee presented "Your Government in Glendale", a modern architecture walking tour of the Glendale Civic Center, last June. A large, boisterous crowd comprised of mostly visitors to our fair City marveled at Glendale's impressive Civic Modernism. The Civic Center area boasts many significant works by renowned Modern masters such as A.C. Martin, W.A. Sarmiento, Flewelling and Moody, Welton Becket and others. TGHS and the Conservancy's Modern Committee plan to cooperate to reprise this popular tour in the future. Watch this space for information.

### Email Tree

*To receive TGHS announcements through e-mail, please give your e-mail address to Deborah Dentler at [ddentler@earthlink.net](mailto:ddentler@earthlink.net).*

### Welcome New TGHS Members

Mr & Mrs John Albu  
Cynthia Apodaca & Maureen Follingstad  
Sue & Bob Brown  
Ray & Hope Donahue  
Marie Fish  
Maite Garcia  
Adeline Green  
Thomas Heller & Michele Ashamalla  
Maria Janossy  
Anne Leichtfield  
Alan Lieb  
Sally MacAller  
Patricia Messina  
Joan Morris  
Sue Nelson  
Marilyn Oliver  
Mary Lou Pozzo  
William Prieto  
Royal Canyon Property Owners Assn  
Melody & Ron Scott  
Helen Sipsas & Don Ramirez  
Gregory & Amy Stumpf  
Vincent Takas  
Bonnie Tortorelli  
William & Leann Warner  
Connie White



## How to apply for listing of your property on the Glendale Register of Historic Resources

If you are living in an exceptional example of a period/character home or your property has a distinguished history or past resident, you should consider having it placed on the Glendale Register of Historic Resources. TGHS believes there are hundreds of properties in Glendale that qualify for listing, but only 38 are listed. There are financial incentives available for the owner of a listed residential or commercial property – not to mention the reward of having made an extraordinary contribution to Glendale's heritage!

Some good places to start the research on your property's history are the Central Library Special Collections, the City of Glendale Building Department/Permits, or the City of Glendale Planning Division (Juliet Arroyo, 818-548-2140). The City will also provide you with a free copy of "A Handbook for Researching Historic Buildings in Glendale". Make sure, when you apply for listing to attach good photographs of your property highlighting its character-defining features. There is no standardized application form for this process, but we have provided some guidelines and a sample letter for you to utilize.

### A Historic District or a Historic Landmark. What are the qualifying requirements in Glendale?

These are the legal criteria for getting a property listed on the Glendale Register of Historic Resources. These criteria also apply to the designation of a specific area as a Historic District. The individual property or the district in question must meet *one or more* of these criteria:

- ...identify interest or value as part of the heritage of the city
- ...be in a location of significant historic event
- ...identify with a person(s) or groups who significantly contributed to the history and development of the city; or whose work has influenced the heritage of the city, the state or the United States.
- ...exemplifies one of the best remaining architectural type in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period
- ...is in a unique location or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood
- ...is a source, site or repository of archaeological interest
- ...contains a natural setting that strongly contributes to the well being of the people of the City.

### SAMPLE LETTER REQUESTING LISTING ON THE GLENDALE REGISTER OF HISTORIC RESOURCES

[Date]

City Of Glendale Planning Division  
633 E. Broadway  
Room 103  
Glendale, CA 91206  
Attn: Director of Planning

SUBJECT: [address of property]

Dear Director of Planning:

Please accept this letter as my formal request that the City of Glendale Historic Preservation Commission recommend to the Glendale City Council that the above-referenced property be formally and officially designated a Historic Resource pursuant to Glendale Municipal Code Section 15.20. I understand that once my property is on the local registry, I am eligible to apply for property tax relief for continued preservation of my property under the Mills Act. I understand that other incentives may be available to me as a result of listing. I also understand that future modifications of my property may require approval by the Glendale Historic Preservation Commission.

This letter also constitutes my written permission as the property's current owner of record for such designation.

I have attached photographs and information about the property and would be pleased to answer any questions. I can be reached at [818-555-5555] and also by e-mail at [owner@aol.com.]

Sincerely,

[NAME/ADDRESS OF APPLICANT]

CC: Juliet Arroyo/City of Glendale Planning Division/Historic Preservation

Attachment: supplemental info and photos

### SUPPLEMENTAL INFORMATION FOR LISTING OF A PROPERTY ON THE GLENDALE REGISTER OF HISTORIC RESOURCES

[Complete as much as possible; information provided will facilitate processing of the application for Listing on Glendale Register of Historic Resources]

1. Briefly describe the criteria for listing of this property on the Glendale Register of Historic Resources
2. PROPERTY DESCRIPTION – photos attached
  - a. Describe the type of structure (e.g., Single family home, multi-family apartment building, commercial use building, gas station, etc.)
  - b. Address
  - c. Is it owner or tenant occupied?
  - d. What is the architectural style of the building ?
  - e. Name of architect and year built
  - f. Zoning
  - g. Describe as much as possible about the history of the structure (attach any articles, information or other supplementary documentation to support this application)

## AN INVITATION TO JOIN THE GLENDALE HISTORICAL SOCIETY

The Glendale Historical Society invites you to become a member. The Society is a non-profit, tax-exempt organization. Membership is open to all.

- Jewel City Patron (\$500)
- Verdugo Patron (\$250)
- Tropico Patron (\$100)
- Sustaining (\$50)
- Family/Dual (\$30)
- Individual (\$20)
- Individual Senior or Student (\$10)

*The following are welcome to support TGHS as "associated members" without voting rights:*

- Non-Profit (\$25)
- Small Business (\$35)
- Corporate (\$100)

Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Email \_\_\_\_\_

Please return this form to: The Glendale Historical Society  
P.O. Box 4173  
Glendale, CA 91202

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