
The Glendale Historical Society

Preserving and Celebrating Glendale's History and Architectural Heritage Summer/Fall 2004



Three of the many 1950s apartments dotting the City. An owner's request to nominate his building to the Historic Register several years ago helped initiate research into the significance of Glendale's mid-century buildings.

Growing interest in Glendale's Modernist multifamily residences motivates the City to study their historic context.

See the related article on page 6

GLENDALÉ HAS MORE than a few attention-grabbing apartment houses of the post WWII building boom. There is new-found appreciation for these complexes because they are characteristically compatible in scale and design with the surrounding environment and are designed to blend into the often lush landscape created within them.

Marcelle Boudreaux, a graduate student in urban planning at UCLA, has been retained as an intern by the City of Glendale

Planning Division to write a historic context statement for these mid-century apartment complexes. **Tim Foy** of the Planning Division explains: "We received a nomination to the Historic Register for a mid-century apartment building on Louise Street several months ago. It was difficult to make a judgment, and the nomination had to be continued to allow staff to research the topic. So, this effort is in response to an application we received. We're eager to work with the historic community to make

sure that the context statement is thorough and we have captured the variety of buildings within this style."



Marcelle Boudreaux, a graduate student in urban planning at UCLA, is an intern in the City Planning Division completing a document on 1950s apartments

President's Message

I think it's fair to say that a Preservation Movement is in full swing in Glendale. This edition of our newsletter features articles on many activities at the epicenter of this movement.

Having involved myself for a few years in many of these activities, I've found that learning comes in many forms: talking, reading, observing, watching Channel 6, you name it. But attendance at the "College of Hard Knocks" is always best, and stating our views on the Fire Station 21 issue at City Council on April 20 was certainly a flashpoint for controversy. Those who are ardent supporters of Rick Caruso's "Americana at Brand" felt that TGHS was inappropriately raising this issue and branded us "Preservation Nuts," some felt TGHS was serving as a mouthpiece for General Growth Properties because we echoed their complaint about the handling of the Environmental Impact Report in our own statements. Some felt that TGHS was too "wimpy" regarding the environmental impact issues and criticized us for not coming out more strongly against the Caruso project. We took it from all sides.

Rather than write a long dissertation of excuses, I'll state the facts as I see them with regard to environmental issues:

The 1996 Greater Downtown Strategic Plan (the City's "blueprint" for the Town Center project) calls for the retention of historic structures to "anchor the Town Center District and provide a connection between the new and the old." It specifically cites "the unique quality and character" of Fire Station 21, stating that the building

should be "maintained and reused." The final EIR identified the fire station as "a locally significant resource" and "a good candidate for the California Register of Historic Resources." The EIR mandated that the fire station be listed on the local register and adaptively reused following the Secretary of the Interior's Standards and Guidelines. In certifying this EIR, the City accepted the obligation to preserve Fire Station 21 and incorporate it into the design of the Town Center development. These things were not done and, in fact, at least 18 buildings considered worthy of preservation were demolished.

This year, a new EIR replaced the old and ignored the original findings, which had been certified by the City.

These discrepancies were raised by several concerned parties, including TGHS** and the Los Angeles Conservancy. Anxious to proceed with the project at all costs, the new EIR was pushed through the Historic Preservation Commission, the Planning Commission and, finally, City Council. It was these discrepancies, and the failure to address them, that TGHS objected to publically and never at any time did TGHS get a satisfactory explanation regarding the discrepancies in the environmental review process—a process which serves as the very foundation of historic preservation activities under the laws of the State of California.



Arlene Vidor
August 2004

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**Public position statements on this topic by The Glendale Historical Society includes Historic Preservation Commission Meetings of November 24, 2003, February 3, 2003 and City Council, April 20, 2004.

What I have learned in nine months of fighting for Glendale Federal

by Mike Resnick
(the Glendale Federal guy)

WHEN I WAS STILL IN school, I was fortunate enough to visit two places most people I know haven't: Cali, Colombia, and the then-communist Soviet Union. When people ask me what they were like, I tell them that people are people, and regardless of where they live, it seems to me they all want the same things we do, mostly a better life for their children.

I've made similar observations in the course of working for the past year with many TGHS members, Glendale City Council and staff, in trying to prevent destruction of the Glendale Federal Complex. While our viewpoints may be different, the overwhelming majority of us want the same thing; a better place to live and improved quality of life for ourselves and our families.

We need to communicate, not write others off. Sometimes it is easy to lose sight of what we are fighting for in such a battle. As camps form and views harden, we lose sight of our com-



A view of GlenFed Annex from the building across the street before the removal of its louvers. A photo on page 4 shows the Annex without louvers.

mon ground and lose our ability to communicate with "the other side," easily writing off anyone with a different view of things. As preservationists, we should be sensitive to this tendency, as we ourselves are often the folks who are written off as being anti-progress, anti-property rights, and anti-growth. Stereotyping preservationists in this way is easy to do, and makes for a great excuse to dismiss the preservation community entirely.

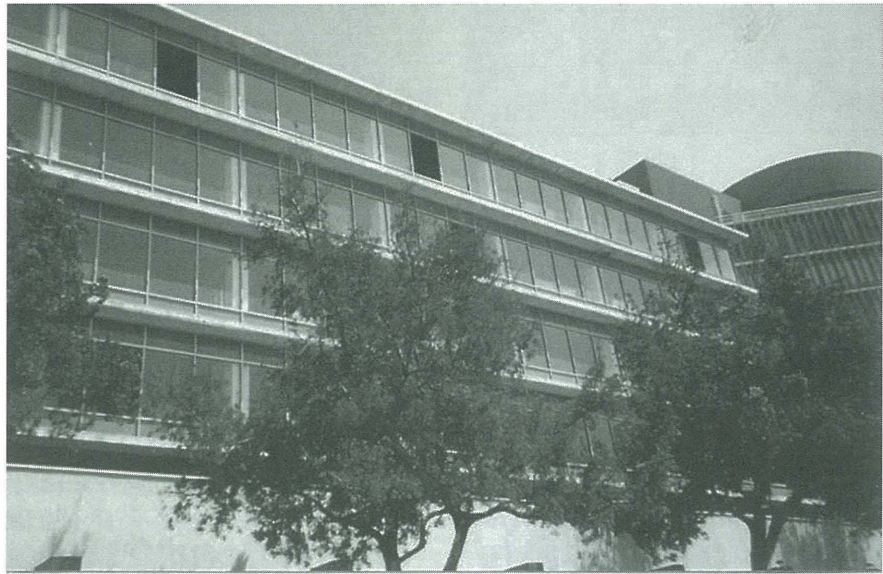
We must help others see the value of preservation. What is much harder, but what I passionately believe will yield a better result, is to do whatever it takes—no matter how difficult, complicated, or, um, expensive—to keep the focus on the end game, the positive result that is inspiring many of us to commit time and energy and even to put our personal credibility on the line. If we can be so inspired, there must be a way to help others see the world or—heck—the one building the way we do. In point of fact, preservationists are really "for" things, not against them, especially in the case of the Glendale Federal Complex. We are *for* responsible development. We are *for* capitalizing on unique and rare architectural resources rather than squandering them. We are *for* using these

resources for long term community good, not just for the next buyer or a selling price.

My personal commitment to the Glendale Federal Complex grew over time as I was inspired by the commitment of other dedicated TGHS preservation advocates. I was inspired as I saw the members of City Council and City staff begin to see another point of view also. I saw people realizing that this was not just a fight against the developers' plan (which, by all accounts, was an ill-conceived plan) but a fight *for* a better plan; one that preserves a truly great architectural resource while offering unique "first choice" housing opportunities on upper Brand Boulevard, rather than housing of last resort.

We are *for* responsible development.
We are *for* capitalizing on unique and rare architectural resources . . .
We are *for* using these resources for the long term community good

Current Status of Glendale Federal



Annex after removal of louvers by the buildings owners



Annex before removal of louvers

ON APRIL 30, 2004, Nicholson-Vertex, the owners of the Glendale Federal Complex, officially withdrew their previously submitted plans for drastically remodeling the Annex.

These plans included demolition of the historic skybridge linking the Annex and the Tower, walling off the Annex's open plaza from the sidewalk, and covering the Annex's international modern glass façade with a bland stucco skin punctuated by window cutouts.

While these features remain intact—for now—another key architectural feature of Glendale Federal has been lost forever. The owners removed the distinctive blue louvers from the Annex and had them baled for scrap for no apparent

reason—other than to argue in a subsequent consultant's report that without the louvers, the Annex was not historically significant. A similar fate befell the custom-built teller counters in the banking lobby, which ended up in the landfill before anyone noticed they were missing. In addition, portions of the red firetower at the corner of Brand and Lexington have been painted black and white, and inappropriate signage has been added to the front of the building. While these last alterations are reversible, we still need your help in monitoring the Complex to make sure it is not further eroded. PLEASE be vigilant; if you see something happening at the Glendale Federal Complex, please call TGHS.

The owners have stated that they plan to return the Annex to its original use as offices, and have no interest in developing housing in the Tower. In the meantime, several developers and architects have approached TGHS and have indicated willingness to redeveloping the Glendale Federal Complex as a whole in a sensitive way that would bring superior housing to upper Brand Boulevard. Clearly, restoration and adaptive reuse of

the entire Complex is not just a possible project, but a highly desirable one. Unfortunately, the owners remain uninterested in either a restoration and adaptive reuse project, or in selling the Complex to a developer who could successfully restore it.

Along with the Alex Theater, the Glendale Federal complex is a key to the successful redevelopment of upper Brand Boulevard. For the time being, we are at least fortunate that it remains substantially intact, awaiting the right hands to some day restore it to its rightful place in

... developers have approached TGHS and have indicated willingness to redeveloping the Glendale Federal Complex ... in a sensitive way that would bring superior housing ... to upper Brand

State of California turns down Glendale's request for funding for Craftsman Architecture Survey

Craftsman bungalows increasingly vulnerable to predatory developers

by Arlene Vidor

THE CITY OF Glendale's grant application for funding to conduct a reconnaissance survey of Glendale's craftsman era architecture was rejected by the State of California.

The State Historic Preservation Office received requests from local California governments for \$290,000 and gave out only \$104,800. Glendale had asked for \$25,000.

This is a huge disappointment, because the survey would have focused on the remaining craftsman era architecture (1900 to 1925) within areas zoned multifamily. These are the areas of Glendale experiencing the greatest development pressures. The information gleaned from the survey would have helped stem the rising tide of demolition of these often tiny, but beautiful craftsman homes sprinkled among apartment houses.



Unique craftsman bungalows, like these, pepper much of southern Glendale.

Surprisingly, Glendale is rife with craftsman era building. To narrow the scope of the survey to something do-able with \$25,000, the survey was to focus only on the estimated 1,800 craftsman homes within multifamily zones (excluding the R-3050 zone in which there is less development pressure). These zones, mostly within central Glendale, are being overrun by developers looking to turn a fast profit on the building of incompatible apartment stacks. These individuals have no interest in ensuring smart growth for the City of Glendale's future health and well being.

These small, architectural gems are made of irreplaceable materials, a part of Glendale's heritage and quite valuable. Let's give individuals living in our city's mid-southern areas a chance to own and be proud of them

and stop the demolition. The City of Glendale Community Housing and Development Department administers a rehabilitation program to help families in need with dwellings. Although they do not deal directly with preservation issues, they can assist with repairs and habitability. For example, if a roof on a craftsman bungalow needs replacement and the home owner's financial situation qualifies for this assistance, the Community Housing and Development Department could help replace the roof with historically compatible roofing material.

For more information call the
Community Housing and
Development Department
(818) 548-2060

News from the Preservation Advocacy Front: Saving Glendale Garden Homes

by Terry Bailey

Built in 1957, in exemplary 1950s Modern, Garden City Movement apartment style, Glendale Garden Homes was first advertised as “a revelation in the graciousness of a modern home combined with the convenience of an apartment.” A partnership of several well known Glendale developers, including Edgar Gregg, Gill B. & Joseph G. Causey, Frank A. Rhodes Jr., Thomas J. Wenker and Millard Archuleta, was responsible for what we now realize was a truly visionary multifamily apartment home complex.

Glendale Garden Homes represent unique and stunning 1950s Modern architectural and landscaping designs, but, more, they serve as an example for future multifamily housing developments. As our population explodes in Glendale and California, city planners and developers have a greater need to create multifamily housing in small amounts of space for middle class families. The residents of Glendale Garden Homes (GGH)—middle class teachers, artists, city employees, secretaries, and small business owners—represent this population, with a need for enough space, a tree-filled quality environment for themselves and their children, and a sense of community. Glendale Garden Homes encompasses all of the features deemed by Smart Growth advocates as qualities important to housing—and living—as we move into the future.

According to **Joan Causey Anderson**, daughter of GGH partner Joseph G. Causey, Glendale Garden Homes was designed by the Pasadena/San Marino architecture firm of Norwood and (John D.) DeLong. That firm was retained



View of Glendale Garden Homes from inside the entry gate

because the city of Glendale, while brainstorming with the Glendale developers, determined that they wanted to develop a garden apartment complex on a par with the garden apartments and condos being built on Orange Grove in Pasadena. The goal of Glendale at the time was “to come up to the level of Pasadena.”

Research reveals more research needed

Some discrepancies about the origins of GGH have been uncovered during our preliminary historic research: The architectural renderings held by Joan Causey Anderson are signed by John D. DeLong, however an older tenant remembers Mr. Causey referring to Archuleta as the architect and mentioning that the original architect still lived here in 1994. In addition, a conversation with Glendale’s **John Gregg** (nephew of Edgar N. Gregg) reveals that many

of the Causey and Rhodes housing projects (including many of the houses on Parkwood behind Glendale Garden Homes) were actually designed by draftsman Gene Russell prior to the time that developments required licensed architects. A visit to the 607 Central office building, also built by Causey and Rhodes, and where their office was housed, reveals many interior architectural details similar to GGH, including the same linoleum floors, wood paneling of walls and cupboards, hollow body light wood doors, and aluminum door handles.

City required the trees stay Joan Causey Anderson also recalls how a large Victorian house surrounded by trees and an aviary stood on the two acres that is now Glendale Garden Homes. Out of respect for the environment, aviary and old growth trees, the City

Garden Homes continued on page 7



A street and an interior view of the Glendale Garden Homes complex. The original developer worked with the City to save 91 trees on the property.

required the GGH developers to leave the trees standing. The successful result of that design challenge is in evidence today: Glendale Garden Homes is actually three meandering buildings in a maze-like configuration on two acres with 91 trees, countless tropical plants, pathways, trellises and old used brick benches.

Developer plans to demolish complex

Today a group of tenants and neighbors in this quiet residential woodland setting are leading the effort to save Glendale Garden Homes as an historic landmark in Glendale. Recently the complex was purchased by developer Greg Brody, who wants to tear down all the buildings and trees, and build in its place a three story, 89 unit apartment complex in pseudo-Italian stucco design, with subterranean parking for 199 cars.

Many

original elements remain

For many years the original owner and architect of this complex lived here. Many current residents remember how meticulous Mr. Causey, who passed away eight years ago, was about maintaining the original designs and the high quality of all the elements in this complex. When a faucet broke, it was replaced with a design and quality equivalent. When the natural wood kitchen cabinets showed wear, Mr. Causey hired

craftspeople to refinish them to their original finish. Within each complex apartment many of the original 1950s style wall ovens, stove tops, room intercoms, green and pink and yellow tiled showers, built-in lingerie drawers and cupboards, and lighting fixtures still exist, thanks to Mr. Causey's pride in what he and his partners created here.

Garden Homes is a visionary model from the 1950s

At a time when so much of the important aesthetic history of Glendale is being lost, Glendale Garden Homes should serve as the finest of examples of this city's architectural, landscape design and cultural history—and of city planner and developer collaboration. In a 1957 article from the *Glendale News Press*, Joseph Causey presaged: "Glendale Garden Homes marks a milestone in Glendale's growth and indicates a trend which will become more and more apparent as the pressure from mounting population increases." And now, as Glendale, like most of California, certainly does look to a future of continued population explosion, Glendale Garden Homes serves as a visionary and practical model for future multifamily home development.

Terry Bailey is a resident of Glendale Garden Homes
web: www.mediabench.com/saveGGH.html
email: saveGGH@mediabench.com

COMING UP

Glendale's 100th Anniversary in 2006

THE BOARD OF THE Glendale Historical Society is considering a variety of ways in which to celebrate the upcoming 100th anniversary of Glendale's founding.

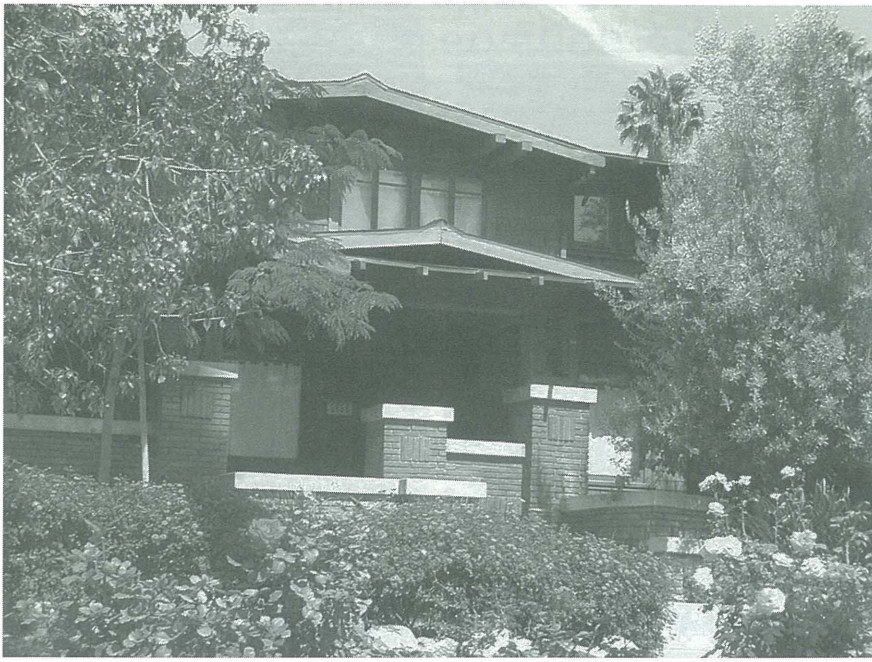
One approach is publishing a special updated issue of the *Glendale Pictorial History*.

The history was first published in the mid-1980s and revised in 1990. We are negotiating with the original publishers and hope to gain enough community support to finance a reprinting. The new version could include present-day facts about Glendale.

Please share your ideas at the general meeting on September 13 at the Doctors' House Gazebo. Or contact one of the Board members.

Look for an invitation to this special meeting in the mail.

by Isabelle Myer



Casa Verdugo Residents in Rossmoyne Take a Leading Role in the Historic Districting Movement

by Jeff Kurtti

THE CASA VERDUGO AREA OF ROSSMOYNE is a sort of “pilot program” for the overall historic Rossmoyne. It is characterized by Craftsman and Classical Revival styles, rather than Spanish. The neighbors are enthusiastically researching the historic context of the area and their homes. Locally I am joined by **Sean Bersell**, **Heather Norris**, and **Mary Bush** as the primary task team working on Casa Verdugo. The district is bounded on the west by the west side of Maryland, on the east by the west side of Jackson, on the north by the north side of Mountain and Stocker on the south.

The 357 acre “Casa Verdugo” district was annexed to Glendale in 1926, but was a settlement long before then, as can be seen from the cluster of architectural resources from the turn of the century and teens—unusual in Glendale. The existing street pattern is another clue: The street grid system around Central, Mountain, Campbell and Mountain is very traditional, compared to the winding “storybook” streets of Rossmoyne.

Most of the home development in Casa Verdugo occurred during the first two decades of the twentieth century, heavily favoring popular styles such as Craftsman and Classical Revival. As such, Casa Verdugo represents a distinct subsection of architectural history within the overall Rossmoyne District. Our neighborhood is part of the original Anglo-American settlement (or east Casa Verdugo) and comprises various tracts, including:

Fairview	Glendale Boulevard	Casita Rosa
Sobey	Wyvell’s Casa Verdugo	Peardon
Thompson	Broadmore	Verdugo

Casa Verdugo has the highest concentration of modern Glendale’s older homes outside of the original Glendale town site.

For more information on the Casa Verdugo historic districting initiative contact either Jeff Kurtti at jkurtti@earthlink.net or Sean Bersell at sbersell@mindspring.com



THE ADAMS HILL HISTORIC District (HD) proceeding toward the application process. Within the Adams Hill District, and groundwork has begun. A committee has started gathering oral histories, architecture, and defining the design guidelines and culturally significant homes in the area.

United and organized community support is vital to present an autumn “kick off” meeting with the event with a Historic Home Tour sometime in the fall. The value and real benefits of preserving this historic neighborhood stability, increased property value setting and its distinguished architectural character. Proper ways to preserve, maintain, and rehabilitate a guidebook that will give simple restoration ideas. If neighbors are included, we will present all information and Armenian and welcome help with all languages.

The HD Committee has organized itself around the process forward. The following subcommittees are in place. If you are interested, please call the committee.

Coordinate Translation	Arlene Vidor
into Spanish, Armenian, others	
Oral Histories	Pamela O’Brien
History of Adams Hill	Jane Brown Gary Hart
Historical Home Tour	Ute Baum
Restoration Tips	Dominic Rayner
Photo Documentation	Suzanne Marong

Adams Hill Historic Districting Moves Forward

by Jane Brown

Adams Hill has a variety of historic styles: the characteristic no-setback elevations gives the hill a European feeling

The Committee has taken some key steps in work has started on setting the boundaries for the area on the Historic Context statement. The committee is creating an overview of the area history and its character for the unique range of historic, architectural,

and educational to this process, so the Committee will involve the entire Adams Hills community, and follow up on this later in the fall. Educating the community on the importance of historic neighborhood—economic development, historic preservation, and preserving the neighborhood's attractive characteristics—is key. To help area homeowners find information on historic area homes, the committee is designing a website, tips, and suggested resources. This will also be a feature on the AHHA website. And to insure all information to area residents in English, Spanish, and Chinese language translations.

The specific tasks that are needed to move the project forward have been formed and we need more volunteers. The committee chair listed below:

- (818) 500-7675 avidor@earthlink.net
- (323) 855-8698 pobrien@swatfame.com
- (818) 243-4035 JBrown@dapinc.com
- (818) 956-0527 hart@press.uchicago.edu
- (818) 247-5447 Gartenart@aol.com
- (818) 244-8904 ARCH2000@netzero.net
- (818) 240-3638 szmaron@netzero.net

Cumberland Heights Historic Survey Well Underway

by Rosemarie Ibanez

ON A SATURDAY MORNING at the end of March, a group of about 30 community volunteers gathered at the Municipal Services building to be trained on how to participate in a Historic Resources survey. Christy MacAvoy of Historic Resources Group, a consultant, conducted the training. Volunteers learned how to categorize houses into various architectural styles and to assess their special features. At the end of the workshop, forms were handed out, and volunteers and city staff were ready to hit the streets of Cumberland Heights to begin the first historic survey in Glendale in many years.

Over the next few weeks these volunteers and City Planning staff fanned out across Cumberland Heights with clipboards and forms, and the architectural style descriptions, diagrams and glossary provided to us. Along with the field survey forms, photos were also taken of each house. Many of us who participated had wonderful bonding experiences with our Cumberland Heights neighbors, as owners curiously asked us what we were doing and volunteered information to us about the architecture of their homes and the appearance of their neighborhood in years past.

Then, at the end of June, several of the same crew of volunteers convened for Phase II of the training: writing architectural descriptions of each property. We were instructed to compare the field survey and photo of each house and from there provide a one-paragraph description of each house we had surveyed on foot. After turning in our completed survey information, we turned it over to Historic Resources Group for final review and "quality control" to make sure the descriptions of each property are accurate, consistent, and as objective as possible.

As a volunteer, I thoroughly enjoyed my time learning the architectural terminology and styles through the living examples in the neighborhood. Some of the surveyors worked on their own and others worked in pairs. I worked as a team with a friend and it was helpful to be able to compare observations with someone else as we went down the street. It was also especially helpful when the owner and neighbors provided insights into the homes' architecture. The architectural knowledge demonstrated by homeowners really showed us a pride in ownership that was heartening to experience.

The Cumberland Heights survey, funded by a grant from the State Office of Historic Preservation must be completed by autumn in order to obtain the allocated funds. As of this writing, we understand that the survey is very close to complete. Not only does this survey provide a wealth of knowledge for both owners and the City, but it also protects the built environment of the neighborhood by defining its architectural context.

TGHS continues to advocate for a full city-wide survey, which is long overdue, and is very pleased that a couple of months ago, the City applied for a grant to survey the remaining craftsman-style homes left in the City. Although the grant was rejected by the State, we understand the City will reapply and continue to seek creative avenues for funding of the much needed survey. If you are interested in volunteering for future surveys, contact Juliet Arroyo at the City of Glendale Planning Department at 818-548-2140 or the Glendale Historical Society. It's a great way to make friends with your neighbors and neighborhood.

The futuristic Municipal Services Building in the Glendale Civic Center, soaring on its stilts, must have generated many passing glances from Glendale motorists when it opened almost forty years ago, and it remains a head-turner today. Its innovative design incorporates a public plaza almost hidden from the street featuring iron balconies and a unique central fountain. The building resonates with aficionados of modern architecture who are charmed by the powerful vision and dramatic execution of this floating government building.

The 55,000 square foot, three-story white concrete building soars 21 feet in the air above the four concrete pylons resting on granite covered steel supports. The sunken plaza replaces a conventional ground floor. Board marks visible on the pylons rusticate the base of the building and pay homage to early modern concrete building techniques.

The steel framing was constructed by architect A. C. Martin's structural department.

The building was co-designed by Glendale architect Merrill W. Baird who arrived at the pylon support structure by removing surrounding decorative columns featured in the original design.

The tour stop at the Municipal Services Building on September 19 will include an exhibit of some incredible photographs of the building under construction and tour booklets leading to other fantastic modernist architecture in Glendale, as well as other goodies.



PHOTO: Herald-Examiner Collection/Los Angeles Public Library

Municipal Services Building on LA Conservancy Tour

THE LOS ANGELES Conservancy Modern Committee (ModCom) is throwing a two-day birthday party to celebrate two decades of helping to preserve Los Angeles' extraordinary Modern architecture. The event, called 20/20/20—20 years, 20 sites, 20 dollars (member price)—will take place the weekend of September 18-19, 2004, with ten different sites available for viewing each day. The self-driven tour features the “greatest hits” of previous ModCom tours and preservation issues, a true cross-section of mid-twentieth-century architecture.

Spanning from Pacific Palisades to Downey, the 20/20/20 tour includes such highlights as:

- **A.C. Martin's** futuristic Municipal Services Building in Glendale (co-presented with the Glendale Historical Society. See related article to the left.)
- **The Charles and Ray Eames** home and studio (Case Study House #8)
- **Richard Neutra's** former residence, VDL Research House II
- A 1930 Los Feliz home designed by **R.M. Schindler**

- Prime examples of postwar residential tracts, including **Gregory Ain's** Mar Vista tract, the city's newest historic district and the first composed solely of Modern homes

- The world's oldest **McDonalds** restaurant

- A book signing with legendary architectural photographer **Julius Shulman**

Some sites will have docent-led tours, while others will feature special promotions and involvement by neighborhood organizations. Participants will create their own custom tours by choosing which sites to see and in which order. Ticket hot line: (213) 430-4219 www.modcom.org

Along with the fun comes a reminder to Angelenos of the vulnerability of L.A.'s authentic Modern architectural heritage. The Modern Committee was formed in 1984 in response to the rapid destruction of post-World War II buildings in Los Angeles—particularly two iconic Google coffee shops, Ships Westwood and Tiny Naylor's. This volunteer subcommittee of the Los Angeles Conservancy has since grown into a powerful voice for Modern preservation.



A sketch of the Verdugo Adobe by **Doris McKently** the daughter of Drs. Ernest and Jane Bashor who owned the Verdugo Adobe from 1946 to 1989.

Glendale's Oldest Building Now a Museum

THE OLDEST HISTORIC building in Glendale—besides being on the National Register of Historic Places—is now “A Living Museum,” and is open to groups and classes for guided tours. The Verdugo Adobe, nestled in the foothills of the Verdugo Mountains, is believed to have been built in 1828 by Julio Verdugo, the son of Don Jose Marie Verdugo. In 1784 Don Jose received a land grant of 36,500 acres from the King of Spain and formally named the property Rancho San Rafael. The acreage included what we know today as Glendale, Eagle Rock, LaCresenta, the Arroyo of Pasadena, and Burbank.

At the time of the grant, Don Jose was a corporal serving as a Spanish mission soldier. He retired early because of poor health and began working his land with the aid of the American Indians and Mexicans living here at the time. The land was farmed and vineyards planted. He also raised cattle, horses, and mules. When he died in 1831 his property was divided between his son, Julio, and daughter, Catalina.

In the 1860s Julio Verdugo's son, Theodore, moved into the Verdugo Adobe turning it into a home for his family and inviting his elderly aunt Catalina to live with them. Theodore died in 1904, and the property went to a land developer, by the name of Newport. The Bashor family bought the property in 1946 and preserved the original adobe rooms, selling the property to the city of Glendale in 1989.

Glendale's Days of the Verdugos Heritage Association began revitalizing the city's most historic homestead in 2001. It is now a museum of early rancho furnishings and valuable pieces representing those brought by ships docking in San Pedro with goods from the far East in the late 1850s. This extraordinary museum, showing the life style of the City of Glendale's first family may be toured by calling 818-542-2752. Picnic tables are available for you to enjoy lunch on the lovely park grounds, beautifully groomed by Glendale's City of Parks, Recreation, and Community Services Division.

by Isabelle Meyer

Stay tuned for Glendale's State of California Freeway Markers

Have you noticed the new road signs marking the Casa Verdugo de San Rafael and Verdugo Adobe? These signs are called trailblazers and the Glendale Historical Society can take credit for working with the State of California and the City of Glendale to have State Historic Landmark signs posted on our freeways for these two state landmarks.

The State requires that the City post trailblazer signs along certain routes, something the City has already completed in our area. The State has informed TGHS that the State marker for the Casa Adobe de San Rafael will be planted at the 134 Freeway's Pacific exit around the New Year.

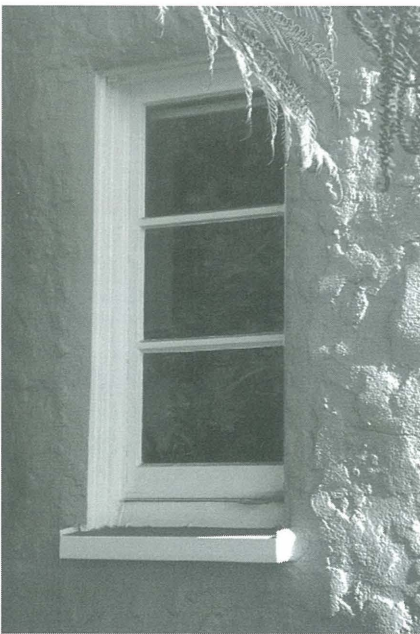
We are still working toward filing an application for a Verdugo Adobe State marker to be posted at the Mountain Street exit of the 2 Freeway.



City trailblazers are preparing the way for State freeway markers

Window Replacement in Older Homes

by John LoCascio



TOP TO BOTTOM:

A unique triple arched window has been replaced with standard vinyl units on this 1920s Spanish home.

Glaring reflections on a vinyl window detract from this 1920s English cottage.

The projecting sill, recessed frame, substantial sash and wide muntins of this wood window contribute to the character of a 1920s Spanish colonial home.

IMAGINE GOUGING out the eyes of an 80-year-old and replacing them with metal or plastic.

Horrifying thought, isn't it? Sadly, this is the fate befalling a large number of Glendale's older residents—our city's vast collection of historic homes. One by one, they are being blinded and disfigured in an epidemic of unnecessary and unsightly window replacements

If the eyes on a face are "windows to the soul," as poets and writers have claimed for centuries, then the windows on a façade are the "eyes" of a building (and it is certainly no coincidence that the words "face" and "façade" have the same root). Windows are among the most significant character-defining features of a house; they express the house's "soul," give it scale and provide visual interest in the composition of the façade. And specific window designs—the type, shape, and materials—actually help to visually identify historic architectural styles.

Each historic home style has unique window types that help to identify it. For example, casement windows, deeply recessed into thick stucco walls, are typical of the Mediterranean and Spanish Colonial styles; double-hung windows are usually associated with American Colonial homes; and bay windows are frequently found on English Tudor or Cape Cod homes. The shape of windows is another key stylistic feature. Many Spanish Colonial and Mediterranean homes feature arched windows, with half-round, half-oval or even Moorish-style pointed tops, not typically found on a Craftsman or American Colonial home, whose window shapes tend toward simple rectangles.

Proportion—the relationship of width to height—and composition of windows also play critical roles in the appearance of historic homes. Some, such as American Colonial, Mediter-

nean and Spanish Colonial, emphasize vertical proportions; they feature tall, relatively narrow windows widely spaced on large expanses of wall. Others, such as the Craftsman style, have a horizontal emphasis, with wide bands of windows and less wall space in between. These unique characteristics help to give period homes their visual identity and harmonious appearance.

The frames, casings and sash (the moving part) of these windows are constructed of old-growth wood, far superior to that available today and literally irreplaceable. These wood components have a substantial dimension, casting delicate shadows and giving the façade scale and depth. Even the original glass is a unique feature; glass panes, never completely solid, slowly sag and ripple over time, gently distorting and diffusing reflections. These subtle qualities are major contributors to the charm and character of our older houses.

Metal and vinyl windows bear no resemblance to these refined and beautiful originals; mass-produced in standard shapes and sizes, they lack the unique qualities and characteristics to complement historic homes. No thought is given to the suitability of these new windows to specific historic architectural styles. Their standardized shapes and dimensions rarely match those of the custom windows they are replacing; openings are enlarged or shrunk to suit the sizes of these off-the-shelf products, ruining the original composition and character of the façades.

The materials and factory-applied finish of these units have a hard, sterile quality that starkly contrasts with the softly painted wood of the original windows. Instead of the three-dimensional quality of wood windows, vinyl and metal windows are flat and featureless; all of their components are

in the same plane, casting no shadows and providing no depth or dimension to the facade. And there are no true divided lights to help give them scale and depth; false muntin grids are sandwiched between dual glazing, not mimicking but mocking the appearance of the lost originals. Because the large expanses of shiny new glass are unbroken, these windows cast the sharp, distracting and chaotic reflections of a tract home.

When these “one-size-fits-all” windows are installed in houses in a range of historic styles—Spanish, French, Tudor, Craftsman—they dilute the architectural distinction of these homes and, over time, we lose not only the character of the individual houses, but that of the neighborhood and the entire city as well. Our once-unique and charming residential neighborhoods will soon have no more personality than a Santa Clarita housing tract.

How, then, did these replacement windows become so popular? Various interests have aligned to take advantage of uninformed or inexperienced homeowners, who are frequently under the mistaken impression that “new” is better than “old.” The manufacturers and retailers of vinyl and metal windows advertise them as inexpensive, energy-efficient and maintenance-free alternatives to traditional wood windows. They are abetted by unscrupulous contractors who push unnecessary window replacement on unsuspecting homeowners. These contractors love replacing windows; it is a quick and easy job that does not require highly skilled labor or craftsmanship, and is very, very profitable. (How many “replace your windows” fliers have you found on your front porch recently?) Even the Gas Company has jumped into the fray, offering rebates for upgrading windows to more energy-efficient models.

What none of these obviously biased parties will tell the homeowner is the simple truth: **wholesale replacement of wood windows in older homes is rarely necessary, and metal or vinyl**

units are an inferior substitute. And there are far more effective, and less destructive, means of improving energy efficiency.

Properly maintained wood windows will last indefinitely; maintenance consists mainly of keeping the wood protected from water and sun damage with a good coat of paint. In most cases, the wood windows in Glendale’s 1920s homes have been at least moderately maintained, and require only the most basic of restoration techniques to render them as good as new: stripping old layers of paint, replacing deteriorated glazing compound, tightening loosened joints, sanding, planing, priming and repainting. Labor intensive, yes, but not necessarily expensive. **In most cases, it is more economical to restore old windows than to replace them—a fact that window manufacturers and retailers, and some contractors, don’t want you to know. There is little profit for them in restoration.**

The “maintenance-free” label applied to metal and vinyl windows is misleading. **While it is true that these windows require no maintenance, they also cannot be maintained.** When the aluminum begins to deteriorate, or the vinyl warps and cracks these windows cannot be painted or refinished. (If you’ve ever left plastic out in the sun, you know what I’m talking about.) Their life span, particularly when exposed to direct sunlight or harsh weather, averages about ten years. This is why some companies’ so-called “lifetime” guarantees terminate *with the sale of the house*, and *do not cover* “natural weathering of exterior finishes” and “corrosion in highly corrosive environments.”

The energy efficiency of new vinyl and metal windows is largely exaggerated. They feature dual glazing—two layers of glass separated by air space—which undeniably has better insulating properties than the single layer of glass found in old windows. However, the vinyl or metal frames and sash of these windows have very poor insulating value; they are in fact excellent heat

conductors, negating any advantage from dual glazing. Wood, on the other hand, has excellent insulating properties and is a poor conductor of heat, making it an ideal material for window sash and frames. **In fact an old, single glazed wood window, refinished, weather-stripped and properly maintained, will have an overall energy efficiency only slightly less than a new, dual-glazed metal or vinyl window.**

Of course, you won’t get that Gas Company rebate for restoring, rather than replacing, your original wood windows. **But the Gas Company also offers rebates for installing insulation in attics, floors and wall cavities and for upgrading appliances, water heaters and furnaces with new energy-efficient models—options that are considerably cheaper and, collectively, more efficient at energy conservation than window replacement.** Once again, contractors don’t push these upgrades because there is little profit involved in such work.

Ownership of an old house is a joy and a privilege. With that privilege comes the responsibility, and sometimes the challenge, of respecting and maintaining the home’s original character and architectural integrity, and that of its surrounding neighborhood, while adapting it to modern life. Windows are one of the most important elements of a home’s character and integrity. When they are replaced, your home loses not only its beauty and charm, but part of its soul and a good deal of its value as well. And in consequence, the whole neighborhood suffers. The truth is that, with a little effort and minimal expense, those old wood windows can be restored to a condition that’s *better* than new, preserving your home’s charm and value for decades to come.

For step-by-step, user-friendly information on restoring your wood windows, see “Working Windows: A Guide to the Repair & Restoration of Wood Windows” by Terence Meany, The Lyons Press, 1998, available at www.amazon.com

ANNOUNCEMENT:
**Membership
 Chair Position**

Open



WOULD YOU LIKE TO BE more involved with TGHS? A critical component of all organizations is in keeping contact with members, and TGHS needs a new membership chair.

Qualifications: enthusiasm, a gift for organizing, computer database knowledge.

Perks: You'll develop your skills, and get to have state-of-the-art nonprofit organizational software on your computer.

Job Description: Annual reminders to members for membership renewals, updating of database,

mailing labels, membership renewal information for quarterly newsletter and other mailings and communications!

If this sounds like something you'd like to do, we'd love to talk to you! Please call Rosemarie Ibanez (818) 517-0321 or email us at: historioglendale@earthlink.net. All our members (and future members) will be eternally grateful!

TGHS says a big "THANK YOU" to Dorie Biggs who has maintained our membership lists over the last many years.

**Summer
 2004**

**Welcome
 New*
 and
 Renewing
 Members**

Please note that these are new* and renewing memberships since the last newsletter

VERDUGO PATRON (\$250)

Timothy McGrew & Tony Liggmarri

TROPICO PATRON (\$100)

Carole & Michael Dougherty
 Steve Hales
 Serina Rockwell
 William Shepherd
 Al Sophianopoulos

SUSTAINING (\$50)

Mr & Mrs John S Clauss Jr
 *Brian & Diane Davies
 Gene Dudley
 *Ross & Lynn LaManna
 Eileen & John Manus
 Larry & Isabelle Meyer
 Beatrice Penniall
 Steven A Preston &
 Janet Whaley
 *Odette Peters
 William & Leann Warner
 * Ted Zehfuss

BASIC MEMBERSHIP (\$35)

Mr & Mrs John Albu
 Ute Baum
 Virginia Bengston
 Ben & Jill Betts
 Margaret Bickmore
 Dan & Judy Cabrera
 Robert & Edwina Carnahan
 Barbara Conry
 Sally Dumax
 EP Associates
 Historical Society of the
 Crescenta Valley
 Carol Jean Felkel

Judy Farris-Phares
 Sid Gordon
 Dennis & Carin Greco
 Viora Grunewald
 Bruce Hale
 Margaret Hammond
 Mrs Barbara Hanft
 *Karen Lynn Hansen
 William Housos
 Andrea Humberger
 Connie Humberger
 Ronald Engledue
 Charla B Janecek
 Phyllis M Kenney
 Doyle Kutch
 *Kevin Kuzma
 *Marquerite & Robert Marsh
 Don McDonald
 Mary McVay
 Tom Miller
 Daniel T Muñoz
 *Escott O Norton
 Bob & Ann Oliphant
 Marilyn (Mimi) Plutae
 Carol Ann Randall
 Terry Richman
 Royal Canyon
 Property Owners Assn
 Ella Mae Schmitt
 Doris J Swann
 Vincent Takas
 Gladys E Titman
 *Rafael A Vindiola
 *Betty Woodhull
 Helen & Bob Wrede
 Lucy Yarick
 Chris Zastrow

Dorie Biggs Retires as Membership Chair



The Historical Society would like to thank Dorie Biggs and give her a big hug for her dedicated efforts as our membership chair for more than 20 years. She was born on Adams Hill 80 years ago, so it comes as no surprise to learn that her favorite landmark is the cross on top of the Hall of Resurrection in Forest Lawn. "When we were returning from a trip," Dorie says, "we always knew we were close to home when we could see the cross." If she had to name another favorite landmark, Dorie says it would be the Alex Theatre. Dorie's son, Don, is the assistant chief of the Glendale Fire Department.



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Join The Glendale Historical Society and Support Historic Preservation in Our Community

THE SOCIETY IS A NON-PROFIT, tax exempt organization and we encourage you to join and volunteer. Please complete this form and mail it with a check payable to The Glendale Historical Society, PO Box 4173, Glendale CA 91202

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

Organizational Membership
(No voting rights)

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

Name _____ Phone _____

Street Address _____

City/Zip _____ Email Address _____

CHECK AREAS OF INTEREST:

Preservation	Historic Districts	Event Planning
Fundraising	Outreach	Newsletter
Doctors House docent		Research Glendale history

East Meets West Tea Event

IN A FIRST COLLABORATIVE effort between the Doctors' House docent guild and the Friends of Sosheian (caretakers of the Japanese Tea House), we held an "East Meets West" Tea event on Sunday May 23rd this year.

Those with prepaid reservations were treated to a traditional one-hour Japanese Tea Ceremony performed by ladies dressed in lovely kimonos. Guests strolled to the Doctors' House Gazebo to enjoy an English-style tea served on bone china, which included finger sandwiches, scones with condiments and chocolate dipped strawberries. Many of our guests opted to take a museum tour and view an exhibit on the history of tea and various tea-serving implements.

Feeding and entertaining 65 guests and 12 volunteers made for a very busy day. The Doctors' House raised \$470 with this event, which will be used for maintenance and future exhibits. Our thanks go to everyone who helped make the event a success, especially **Joan Morris** and **Sue Nelson** who spent additional time helping with setup and cleanup.

During the months of August and September, we will once again exhibit the extensive *Fell-White Collection*, comprising over a hundred items of vintage clothing and fashion accessories as well as family memorabilia. We invite you to come and enjoy this visual treat which celebrates Glendale's past.

by Isabelle Myer

Mark your Calendar!

September 13
TGHS General Meeting
Doctors House Gazebo
Brand Park
1601 West Mountain
Share your ideas on how to
celebrate Glendale's
100th anniversary.
Presentation of Annual
Awards and Recognition

September 18-19:
Modern Committee Tour
Los Angeles Conservancy
Order tickets via
www.modcom.org

October 2 10 am
Interpretive program:
The History of Winemaking
in Los Angeles
Presented by
Glendale Park Rangers
Deukmejian Wilderness Park
3429 Markridge Road
La Crescenta

October 28 7-9 pm
Smart Growth Public Forum
Location to be announced
Sponsors:

League of Women Voters
Glendale/Burbank

Moderator:
Elaine Wilkerson
Glendale Planning Director

Participants:
Marsha Ramos
Mayor of Burbank
Frank Quintero
Glendale City Councilman
Hassan Haghani
Glendale Long-Range Planner
Art Bashmakian
*Burbank, Asst Community
Development Director*
Smart Growth Expert
To be announced

Partial list of topics:
New construction and
neighborhood compatibility
Historic preservation
Adaptive reuse

The Glendale Historical Society
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Glendale CA 91202
www.glendalehistorical.org

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Save October 16 for TGHS Home Tour

Featuring the **Gone With the Wind house** (Mattison Boyd Jones House) on Kenneth Road. Other vintage homes and restoration exhibitors included



AS WE MOVE TOWARD our City Centennial in 2006 with so many exciting preservation and historic discovery activities in progress, we think its time to update our Society image with a new logo.

The Doctors' House, one of the last examples of a Queen Anne Eastlake Victorian, has served the Society well as a symbol of historic preservation—and the House and its dedicated volunteer staff are as popular as ever.

Nevertheless, we are moving in new directions—city-wide preservation advocacy, adaptive reuse of older buildings to new creative uses, a rediscovery of our historic neighborhoods and an increasing appreciation of our

mid-century architecture—these are all at the forefront.

The Board of Directors has received the message loud and clear: let's update our image. We need a more contemporary look that depicts Glendale today—the spirit of carrying our past into the future as a living, breathing entity. Glendale's cultural and architectural heritage are rich and diverse—a cause for celebration.

Application forms for the logo contest will be mailed to each member soon and we will be posting advertisements in the newspaper and to various organizations around town. We're also thinking up a nice reward for the effort so stay tuned.