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# The Glendale Historical Society

Preserving and Celebrating Glendale's History and Architectural Heritage

Spring 2010

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Photos Simon Wright



Cedar Knoll #72



955 Rosemount Road #73



1117 Rossmoyne Avenue #74

Go to pages 4 and 5 for photos and descriptions of all the houses newly placed on Glendale's Register of Historic Resources

## Year Ends With Record Number of New Historic Listings

By Greg Grammer

Last year proved to be an excellent one for the preservation of our historic homes and neighborhoods. In 2009, not only were two new historic districts created (Ard Eevin Highlands and Cottage Grove), but an impressive 10 properties were added to Glendale's Register of Historic Resources. That is the largest number of properties added to the Register in a single year since it was established in 1997.

In order to qualify for inclusion on the Glendale Register, a property needs to meet at least one of the seven eligibility criteria established in Glendale's Historic Preservation Ordinance. Most of the historic resources on the City's Register met Criterion D, which states that a property must "exemplify one of the best remaining architectural types in a neighborhood; or contain outstanding or exemplary elements of attention to architectural design, detail, material or craftsmanship of a particular period."

To be listed, the property requires the approval of both the property owner and the City Council, after review by the City's Planning Department and the Historic Preservation Commission. Once a property is listed on the Historic Register, any proposed exterior

alterations, improvements and repairs must be approved by the Planning Department and/or the Historic Preservation Commission. Owners of listed properties are eligible to participate in the Mills Act program, which can provide a significant property tax savings in exchange for a commitment to maintaining and preserving the structure and its architectural integrity.

To date, the Register includes 81 properties - and with an increased awareness by property owners of the benefits of historic designation, we fully expect this list will continue to grow. To keep the momentum going, and to encourage owners of historically significant commercial properties to get on board, TGHS will be hosting an educational forum later this year

with information about the application process. Stay tuned for details! In the meantime, if you have questions or would like more information, feel free to contact the City's Historic Preservation Planner, Jay Platt, at (818) 548-2140 or [jplatt@ci.glendale.ca.us](mailto:jplatt@ci.glendale.ca.us) or visit the City's Historic Preservation webpage at [www.ci.glendale.ca.us/planning](http://www.ci.glendale.ca.us/planning).

Continued on page 4

**TGHS will be hosting an educational forum in the summer with information about the application process. Stay tuned for details!**

# President's Message

On January 9, the Board of Directors met for its second annual retreat to map out the organization's course for the new year. Along with broadly planning events and goals for 2010, we made two significant changes in the operation of TGHS, which we think will make for a more efficient, more effective organization.

The first change was the creation of the new Board position of Volunteer Coordinator. Member participation is vital to the success of our organization; throughout the year, we rely on volunteers to staff our committees, work at our events and at the Doctors House and participate in preservation advocacy efforts. Board Member Peter Rusch has taken on the task of recruiting and organizing a standing pool of volunteers from our membership. Peter will be contacting our members to assess their interests and ability to participate. You can read Peter's personal message on page 7.

The second change was prompted by the recent resignation of Doctors House Curator Nick Macierz, who has received a well-deserved promotion in his "real" job at the Autry Museum and, due to the increased time commitment, could not continue his volunteer role at the Doctors House. The Board accepted Nick's resignation with regret but wishes him great success in his new position. In addressing Nick's replacement, the Board determined that a management reorganization would more effectively address the current and future needs

of the House. To that end, we are happy to announce that Board Member Sonia Montejano, who had been serving admirably as the Board liaison to the House, has been appointed Doctors House Director, and two new supporting positions have been created to assist her in her task: an Exhibits Curator, who will be responsible for researching, producing and installing permanent and changing exhibits; and a Docent Coordinator, who will oversee docent scheduling and regular weekly tours.

As with all our endeavors, the continued success of the Doctors House will depend upon finding the right volunteers to fill these two new positions and assist Sonia in maintaining the House and expanding the museum's scope. Remember, this is *your* organization, and only the active participation and support of the membership will ensure its continued success.

*John LoCascio*  
Spring 2010

## The Glendale Historical Society Officers & Board of Directors

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The Glendale Historical Society quarterly newsletter is the official publication of the Society

Photo: John LoCascio



## GUSD Demolishes Craftsman Bungalow

Early this year Glendale lost yet another piece of its dwindling stock of Craftsman-era architecture when the Glendale Unified School District demolished one of the two bungalows it had recently purchased adjacent to GUSD headquarters on N. Jackson Street.

The 1915 duplex was, like its neighbor, a modest but almost completely intact example of the typical Craftsman design of the era. Although not considered “high style” specimens, both properties were identified in the City’s 2007 Craftsman Survey as possibly warranting special consideration in local planning. But State law exempts school districts from any local zoning oversight, and GUSD announced when escrow closed last fall that it would demolish the structures and replace them with a parking lot. TGHS urged GUSD to consider alternatives to demolition and pointed out the obvious educational value of intact, *in situ* period buildings but Superintendent of Schools Dr. Michael Escalante declined to consider adaptive reuse. The duplex was quickly demolished over New Year’s weekend, and it appears that even the building’s salvageable original fittings—wood windows, trim, doors and cabinetry—went into the dumpster.

GUSD’s seemingly cavalier attitude toward Glendale’s architectural history is disturbing, particularly so in an institution charged with educating the City’s youth. This raises concern for other significant buildings under School District ownership, such as the Alfred F. Priest-designed Hoover High School auditorium. With a new Superintendent taking office at the end of this school year, TGHS hopes to engage GUSD in an ongoing dialogue on the values of conservation and adaptive reuse.

## Council Delays Action on Illegal Windows

The Glendale City Council delayed taking action on draft window replacement guidelines and proposed enforcement options for properties with illegal replacement windows, which were presented at a special meeting on January 12.

The guidelines are intended to help owners replace windows while ensuring their design is appropriate to their house and neighborhood and to provide predictability to the design review process for window replacement.

As a separate but related issue, staff presented Council with several enforcement options for properties with existing non-permitted replacement windows. These options ranged from a city-wide survey of every single-family residence and subsequent enforcement action, to a blanket amnesty for all existing violators.

TGHS commended the proposed guidelines but suggested they include information on repair and retrofitting of existing windows as an economical and sensible alternative to replacement, and endorsed the establishment of “point of sale” inspections by the City as the most reasonable of the enforcement options presented. A few homeowners who had purchased homes with illegal replacement windows encouraged blanket amnesty, as did the Glendale Realtors’ Association. “Historic preservationists want everything that’s mine to belong to them,” said local realtor Rick Barnes.

The Council members were reluctant to fully support any of the proposals without further review and community outreach. Community Planning Director Hassan Haghani will over the coming months arrange meetings with stakeholders, including THGS, for their input before returning to Council for further action. In the meantime, Glendale’s neighborhoods continue to deteriorate with the profusion of unsightly, unnecessary and frequently unpermitted vinyl windows. If you suspect an illegal window replacement in your neighborhood, please call Neighborhood Services at 818-548-3700.

Photo: Glendale Planning Dept



## High-Speed Rail Threatens Historic Depot

The construction of a proposed 800-mile, \$40 billion intrastate high-speed rail system that could carry passengers from Los Angeles to San Francisco in less than 3 hours would require the relocation of Glendale’s historic Southern Pacific Railroad Depot, according to the California High-Speed Rail Authority. The Authority has identified the existing Metrolink and freight rail corridor along San Fernando Road as the ideal route for the new system, but the 100-foot right-of-way would have to be widened by 15 feet to accommodate the additional tracks needed for the high-speed line. This would require moving the Glendale depot 15 feet from its current location as the only alternative to demolition.

The Spanish Colonial Revival-style Depot, with its elaborate Churrigueresque entrance portal, opened in 1924. It was an important stop between Hollywood, Burbank and the San Fernando Valley and accommodated as many as eight daily trains; it was also used for location filming in many Hollywood motion pictures of the era. Purchased by the City in 1989, the Depot underwent a ten-year restoration and was listed on the National Register of Historic Places in 1997. Today the Depot continues to provide Amtrak passenger service as well as Metrolink commuter rail service throughout Los Angeles County.

Although obviously preferable to demolition, relocating the Depot would be an extremely complex and costly procedure that could compromise the building’s historic integrity and jeopardize its continued eligibility for the National Register. TGHS will diligently monitor developments in the proposed rail system and will work closely with the City and the Rail Authority to ensure that the Depot’s landmark status is preserved.



# Ten Glendale Homes Receive Historic Design

## CEDAR KNOLL #72

Cedar Knoll, aptly named for the property's numerous large cedar trees, was built in 1922 by its original owner, Robert E. Boyd. Mr. Boyd was proprietor of the Glendale Lumber Company and built and sold several hundred homes during Glendale's rapid growth in the 1920s. Located at 418 W. Kenneth Road, the house is a two-story residence designed in the Colonial Revival style, as exemplified by the two-story symmetrical building façade and the outstanding craftsmanship of the entry pediment supported on decorative columns, multi-light wood windows with shutters, and the highly-decorated enclosed porch with multi-light wood French doors, dentils and rooftop balustrade.



## 955 ROSEMOUNT ROAD #73

The house is a fine example of the Spanish Colonial Revival style, exhibiting such key features as the multi-level red tile roof, broad stucco surfaces, corbelled arches, a sleeping porch, wood casement windows and original wood front door. It was built in the Rossmoyne neighborhood in 1934 for Dr. Chance W. Tetwill, a physician and surgeon, and his wife, Frances. The home was designed by Milton J. Black, an architect well known throughout the Los Angeles area for both the Spanish Colonial Revival and the Streamline Moderne style of the 1930s and 1940s.



## 1117 ROSSMOYNE AVENUE #74

Built in 1929, the Spanish Colonial Revival residence was developed by Olof Chytraus, a general contractor who owned the property and built the house as a speculative project. The L-shaped home possesses many classic features of the Spanish Colonial Revival style, including smooth stucco walls, a red clay tile roof, and recessed window openings. Other outstanding elements, such as the arched picture window, the massive stucco corbel, the wrought iron balcony and the pointed arches at the breezeway add to its architectural interest and significance.



## MCCALL'S HOUSE #75

The French Provincial style house, characterized by its restrained façade, simple square massing, steeply pitched hipped roof, and shallow dormer windows, is located at 1455 Royal Boulevard. Built in 1936, the house was featured as the "September Home of the Month" in *McCall's Magazine*, the series launched earlier that same year to promote homeownership as the country was coming out of the Great Depression. With Merrill W. Baird serving as the supervising architect, the house was developed by Rossmoyne Village, Inc. as a model home featuring the latest in interior decoration and modern home design. Approximately 50,000 people visited the house between September 1936 and January 1937. The home was featured in TGHS's 2007 Royal Boulevard Home Tour.



## 1535 N. PACIFIC AVENUE #76

Notable for its mixture of architectural styles, the house has an Eclectic style influenced by the Arts and Crafts, Mediterranean Revival, and Prairie styles. Built in 1923 and designed by an unknown architect, the two-story house has a rectangular plan and is capped by a low-pitched hipped roof. The roof eaves are deep and have flat, stucco-clad soffits that are supported by large curved brackets, which are also clad in stucco. The house retains its original multi-light wood windows and French doors, which exhibit the distinctive Craftsman-style muntin pattern.



# nation in 2009!



## 1675 ARD EEVIN AVENUE #77

One of the most important architects in Glendale's history, Alfred F. Priest, designed the imposing Tudor Revival home in 1924 for Henry Koepke, a retired farmer originally from Germany, and his wife Melinda. The home boasts many of the classic elements of the Tudor Revival style, which was popular in Glendale throughout the 1920s and 1930s. The house is asymmetrically massed with a strong vertical emphasis, and the dramatic, complex roof consists of steeply-pitched intersecting gables and hips. The house is clad in a combination of stucco, wood and brick facing, and it exhibits decorative half-timbering on the central front-facing gable. The house was featured in last year's TGHS "At Home in Glendale's Historic Districts" Home Tour.



## 1344 ROSSMOYNE AVENUE #78

Built in 1931 by an unidentified architect, the house is another excellent example of the Tudor Revival style. The front façade features vertical half-timbering, wood corbels, a centered oriel window, and a rustic red brick central section with a graceful archway opening onto a recessed porch. The house also retains its original multi-light wood casement and double-hung windows. In keeping with the Tudor Revival architectural style, the house includes two prominent chimneys, each with decorative brickwork, wrought-iron tie-backs and clay chimney pots.



## BLOCH HOUSE #79

Built in 1973 by architect Vahram Kevork "Jim" Jebejian, the block-shaped house exhibits many of the characteristics of Modern design. The exterior of the building is articulated only by the exposed structural frame of heavy timber posts and beams, and the spaces between the framing members are filled with vast walls of glass in the "public" areas of the house, and with solid stucco wall panels in the "private" areas, plainly delineating on the exterior the home's interior functions. The house is perched on a granite outcropping in the Verdugo foothills, with sweeping views of the city. The house was featured in TGHS's 2006 Centennial Home Tour and the 2008 Modestly Modern Home Tour.



## 1020 HILLCROFT ROAD #80

The house was built in 1931 and designed in the Tudor Revival style by architect Radcliffe Hollingsworth. The home was first occupied by William and Maude Converse, who lived in the house until 1941. William Converse was the brother of Lawrence Converse, who founded the Horton-Converse drugstore chain. While the house exhibits many of the classic features of the Tudor Revival style, such as the characteristic half-timbering, leaded glass windows, stonework, brick cladding and decorative brick chimney, some of its attributes are reminiscent of the Shingle Style architecture that was popular in Northeastern United States in the late 19th Century.



## 1220 CORTEZ DRIVE #81

The Spanish Colonial Revival home was built in 1928 by Ernest J. Ridenour, a local contractor who designed the house for his family but only lived there for a few years. An outstanding example of the Spanish Colonial Revival style that was popular in Glendale in the 1920s and 1930s, the home exhibits a very high quality of design and many distinctive details, including extraordinary tile and ironwork. The L-shaped house expands across a double lot. The home's front façade is highlighted by deeply recessed rectangular windows with wood casement sash and ornate wrought iron grilles. The second-floor roof extends over a balcony and is supported by square wood posts and a heavy exposed beam.

Photo: Arlene Vidor



# DOCTORS HOUSE NEWS



Kelly Tucker

## Meet the New Doctors House Museum Volunteers

by Sonia Montejano

### KELLY TUCKER

During the 2009 Candlelight Tours, 13-year-old Kelly Tucker played many Holiday classics on the vintage square Steinway piano with great talent and skill. She attends Wilson Middle School in Glendale, where she is a 7th grade Honor student.

Kelly began her piano studies at the age of seven under the instruction of a prominent Glendale teacher Patti Wiggins. After Miss Wiggins passed, Kelly continued her studies under Rosanna Marzaroli. Kelly Tucker has expanded her talents in the arts to include sculpture and photography. She also enjoys track sports and volleyball.

Kelly lives in the Royal Canyon area with her family and is the daughter of Leanne Reynolds, a longtime TGHS member.

### MADISON LEIGH PAINE

Madison Paine has been a TGHS member for three years. She is the youngest volunteer at the Doctors House, and is only a kindergartner at this time. She is the granddaughter of longtime Docent Robin Hansen, whom she refers to as "Nonna." Madison has an active imagination and for the past three years has enjoyed playing the role of "Dotty," the daughter of Dr. Hunt who lived in house from 1901 - 1907, during the Candlelight Tours. She reminds visitors to please not touch the artifacts.

Madison adores horses, sings and has been honored for Math Mastery by her teacher at Wild Rose Elementary School in Monrovia. We look forward to many years of service and fun with her at the Doctors House Museum.



TOP: Crescenta Valley High School Choir



LEFT: Docent Mireya Romo-Bowen with husband Richard and daughter, Lili

## 2009 Candlelight Tours

by Sonia Montejano

In the weeks prior to December 12 and 19, volunteers devoted countless hours preparing the House Museum for the traditional Candlelight Tours. The goal to decorate the house in authentic Victorian Holiday style was further enhanced because the Doctors House was selected to be featured in the December 2010 issue of Victorian Home Magazine. Volunteers carefully selected from among its fragile vintage ornament collection only the best suitable for display.

Over 200 visitors toured the house, sipped hot chocolate and enjoyed homemade cookies. Several longtime friends commented that the Doctors House had never looked better. It is evident that attending the Candlelight Tours has become a Glendale tradition.

The Candlelight Tours would not be possible without the help of countless volunteers. Although all contributions cannot be mentioned, there are several volunteers who warrant a special note of gratitude: kerosene lamp collector, Craig Lighthizer; the young ladies comprising the Crescenta Valley High School Choir, and Docent Gerard Marin, designer, for taking the lead in the decoration of the Doctors House.

# TGHS Needs Your Help!

The Glendale Historical Society is seeking the special talents of its members to assist us in our mission of preserving and celebrating Glendale's history and architectural heritage. It is only with your active participation that we can continue our preservation advocacy efforts, tours and events.

There are many opportunities for volunteers to help TGHS in very meaningful ways. The Doctors House, for example, is seeking docents to direct visitors through this special Victorian home, as well as assist the Director in the House's management and exhibits. Our Events committee is a perfect fit for those who would enjoy helping to plan and staff our tours, meetings and special events. The Communications committee is the place for those who can help produce our quarterly newsletter, publicize our activities and maintain our website. Working with the Membership committee is a great way to meet fellow residents

and expand the Society's outreach in the community. The Preservation Advocacy committee is always looking for bold souls who will write letters and speak at public meetings. And we have need for those who can occasionally spend a few hours of historic records research, or helping to organize and maintain our own archives. Those who have volunteered in the past know that we always have fun, whatever the project!

As the new Volunteer Coordinator, I will be contacting our members about any events or special areas of interest for which they might be willing to serve as a volunteer. You may also contact me at peter.rusch@glendalehistorical.org or leave a message at (818) 242-7447.

To previous volunteers, we say "Thank you," and to future volunteers we promise we can find an area that will be both fulfilling for you and beneficial to our organization.

Peter Rusch  
Volunteer Coordinator

# Welcome

NEW & RENEWING MEMBERS  
NOV 2009 – JAN 2010

**JEWEL CITY PATRON**  
Glendale Adventist  
Medical Center (R)

**VERDUGO PATRON**  
Steven Chapman &  
Ricardo Ordoñez (U)

**TROPICO PATRON**  
Leonard Schaustal &  
Christ Huntley (R)  
Ray Podesta  
(International House  
of Pancakes IHOP #708)  
Peter Rusch &  
Scott Halloran (U)  
Tison and Associates  
Landscape Architecture

**SUSTAINING**  
Jonathan Avila (U)  
Jordan &  
Elizabeth Cohen (R)  
Barbara Conry (R)  
Timothy Foy (U)  
Carol Merry (R)  
Mark &  
Sharla Bohman (R)  
Los Angeles Library (R)  
Maureen Palacios/  
Once Upon A Time  
Bookstore (R)  
Royal Canyon Property  
Owners Association  
(R)

**FAMILY/DUAL**  
Randall Von Bloomberg  
& Joanna Hess (R)  
Ben Betts (R)  
Zuzka Eggena (R)  
Curtis &  
Judee Kendall (U)  
Scott &  
Victoria Lasken (N)  
Richard Lieboff (R)  
Thomas Metzler (N)

**INDIVIDUAL**  
Russell Cinque, Jr. (R)  
Jane Edwards (R)  
Vivian Long (R)  
Joan Morris (R)  
Robin Oates (R)  
Anna Rundle (R)  
Annie Simonson (N)

**SENIOR/STUDENT**  
Paula Babakhanloo (N)  
Paula Devine (R)  
Dr. Ray Galloway (R)  
Richard Johnson (R)  
Beth Lee Knox (R)  
Don McDonald (R)  
Doris McKenty (R)  
Shannon McShane (R)  
Mary McVay (R)  
Carol Rossow (R)  
Danny Williamson (N)

**NON-PROFIT**  
Glendale Arts (R)  
Historical Society of the  
Crescenta Valley (R)

**PAST PRESIDENTS  
LIFE MEMBERSHIP**  
Deborah Dentler  
Carole Dougherty  
Andrea Humberger  
Marie Luft  
Steve Preston  
Bill Shepherd  
David Smith  
Arlene Vidor

N - New Member  
R - Renewing Member  
U - Upgrading Member

## 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 (\$40)  
Individual (\$25)  
Individual Senior or Student (\$15)

Nonprofit (\$35)  
*Nonprofit organizations are encouraged to join TGHS as Associate Members (No voting rights)*

Name \_\_\_\_\_ Phone \_\_\_\_\_

Street Address \_\_\_\_\_

City/Zip \_\_\_\_\_ Email Address \_\_\_\_\_

WANT TO GET INVOLVED? WHAT ARE YOUR INTERESTS?

Preservation advocacy  
 Historic Districting  
 Fundraising

Special events/Tours  
 Outreach/Education  
 Doctors House volunteers

Historic research/Surveys  
 Archiving/Organizing  
 Membership/Outreach

# 2010 CALENDAR

Details of these and other events will be posted on our website when they are confirmed.

<b>MAY 1</b>	SCENIC BIKE RIDES
<b>MAY 22</b>	SHOWCASING GLENDALE'S PAST Historic Neighborhood Historic Parks
<b>JUNE 27</b>	SUNDAY MOVIE
<b>JULY 25</b>	NIGHTS ON THE
<b>AUGUST 22</b>	DOCTORS HOUSE LAWN
<b>SEPTEMBER 19</b>	ANNUAL MEETING, celebrating the 30th anniversary of moving the Doctors House to Brand Park
<b>OCTOBER 3</b>	ANNUAL HOME TOUR

The Glendale Historical Society  
PO Box 4173  
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## 2009 Event Sponsors

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Window Restoration  
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The Wine Vault  
palate FOOD + WINE  
Frank de Pietro and Sons  
Picture This Land  
Larry G Tison  
and Associates  
Landscape Architecture

## Rossmoyne Historic District Update

By Lorna Vartanian

**F**ollowing in the footsteps of three successful Historic Districts established in Glendale over the past two years, residents in Rossmoyne are taking strides toward preserving the unique character of their neighborhood

by seeking the special protections offered by being a designated Historic District.

What is known today as the Rossmoyne/Mountain neighborhood could potentially become one of the largest historic districts in the United States. It is a remarkably cohesive example of the period revival architectural styles popular throughout the country, and especially in Southern California, during the 1920s.

To begin this ambitious undertaking, the Rossmoyne/Mountain Homeowners Association established a Historic District Committee last year to initiate the process. Due to the extensive boundaries of the Rossmoyne/Mountain neighborhood and the ambitious task at hand, the first proposed Historic District in the area follows the boundaries of

the original Rossmoyne tract which encompasses 500 homes between Hillcroft and Mountain Streets on the North, Ethel Street on the East, Glenoaks Boulevard on the South, and Cordova Avenue on the West.

**What is known today as the Rossmoyne/Mountain neighborhood could potentially become one of the largest historic districts in the United States. It is a remarkably cohesive example of the period revival architectural styles popular throughout the country, and especially in Southern California, during the 1920s.**

Since November, a team of twenty block captains, which includes residents from within and outside of the proposed Historic District, has been knocking on doors to hand out information and solicit feedback from homeowners regarding their level of support for a Historic District in the area. Come rain or come shine, the team has been relentless and the results have been encouraging. There appears to be a very high level of support and an eagerness from residents to see the project get underway. An application will be submitted to the City's Planning Division in March and the committee anticipates that the rest will be - well - history!