

## Historic Resource Assessment

Silver Spur Stables  
1900 Riverside Drive  
Glendale, CA 91201



August 2018

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## I. INTRODUCTION AND EXECUTIVE SUMMARY

This report provides an historic resource assessment of the property located at 1900 Riverside Drive in the City of Glendale, California (Assessor Parcel Number 5625-031-008, hereinafter referred to as “subject property”). Initially developed with an office and horse stables in 1939, the subject property was expanded in the 1940s and 1950s with additional stables, a barn, and a single-family home.

The subject property was evaluated for historic and architectural significance in a report prepared by Sapphos Environmental, Inc., dated May 8, 2018.<sup>1</sup> That report found the property ineligible for designation in the Glendale Register of Historic Resource (Glendale Register) or for listing in the California Register of Historical Resources (California Register), and therefore not an historical resource under the California Environmental Quality Act (CEQA).

This report provides an expanded analysis, and, based on additional information, comes to the opposite conclusion that the subject property appears individually eligible for listing in both the Glendale and California Registers. In addition, the subject property appears eligible as a contributing resource to a potential historic district eligible for listing in both the Glendale and California Registers for its significant association with local equestrian history. The subject property is located within an equestrian zone at the junction of the cities of Glendale, Burbank and Los Angeles that incorporates commercial and residential properties and provides linkages with bridle trails along the Los Angeles River and within Griffith Park on the opposite side of the river.

As the report concludes that the subject property is eligible for designation in the Glendale and California Registers both individually as well as a part of a potential historic district, this report provides recommendations for future actions to pursue designation.

As a note, the term “equestrian” is used frequently throughout this report. The term is used as a noun to describe “one who rides on horseback” or as an adjective to show something “relating to the act of riding horses.”<sup>2</sup> More specifically, the term equestrian may include, though it is not limited to, a person who owns, leases, or trains horses; exercise riders; competitors; groomers; riding instructors; mounted police, sheriffs, or park rangers; and guides or “wranglers” that accompany riders.

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<sup>1</sup> Sapphos Environmental Inc., “Historic Resource Evaluation of the Property at 1900 Riverside Drive, Final Memorandum For the Record, addressed to Art Simonian, Glendale/Riverside LLC, May 8, 2018.

<sup>2</sup> “Equestrian,” Merriam-Webster Dictionary, online database, [www.merriam-webster.com/dictionary/equestrian](http://www.merriam-webster.com/dictionary/equestrian).

## II. CONSULTANT QUALIFICATIONS

This report was prepared by Jenna Snow and Kathryn McGee. Ms. Snow and Ms. McGee visited and photographed the site on June 26, 2018. The site visit was conducted on foot, horseback, and for surrounding residential areas, in a car.

### *Jenna Snow*

In January 2015, Jenna Snow launched an independent historic preservation consulting practice offices in Los Angeles. With over fifteen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. Ms. Snow has prepared multiple National Register nominations, including the Twohy Building in San José, CA; the Beverly Hills Women's Club in Beverly Hills, CA; the Sam and Alfreda Maloof Compound in Rancho Cucamonga, CA; the Boyle Hotel/Cummings Block in Los Angeles, CA; the West Los Angeles Veterans Affairs Historic District in Los Angeles, CA, and Temple Ohave Israel in Brownsville, PA. She has completed historic resources surveys, including coauthoring historic context statements in Hollywood, Whittier, CA, and South Los Angeles. Prior to her consulting work, Ms. Snow worked for the New York City Department of Design and Construction in New York, NY, the Freedom Trail Foundation in Boston, MA, and the Neighborhood Preservation Center in New York, NY.

### *Kathryn McGee*

Ms. McGee is an architectural historian and historic preservation planner based in Los Angeles. She meets the Secretary of the Interior's Professional Qualification Standards in Architectural History and has ten years of experience in the field of historic preservation consulting. She previously worked at historic preservation consulting firm Chattel, Inc. for nearly seven years and launched an independent practice in 2015. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.



### III. REGULATORY SETTING

#### National Register

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”<sup>3</sup>

Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.<sup>4</sup>

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”<sup>5</sup> Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

#### Cultural Landscape

The National Park Service provides guidance for evaluating cultural landscapes in *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes* as per the following:

A *Cultural Landscape* is defined as, “A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.” There are four general types of cultural landscapes, not mutually exclusive: *historic sites*, *historic designed landscapes*, *historic vernacular landscapes*, and *ethnographic landscapes*.<sup>6</sup>

The definition most relevant for discussion of the subject property is *historic vernacular landscape*, defined as follows:

A landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such

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<sup>3</sup> National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

<sup>4</sup> National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

<sup>5</sup> National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

<sup>6</sup> Charles A. Birnbaum, ASLA, *Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*, National Park Service, September 1994: 1.

as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.<sup>7</sup>

*Relationship to this report:* The subject property is not listed in the National Register. For the reasons stated in this report, the subject property appears to meet National Register eligibility requirements, both individually and as part of an historic district with a significant cultural landscape. However, the subject property or the identified historic district may not retain sufficient integrity for listing in the National Register. It is important to note that neither the California Register nor the Glendale Register of Historic Resources specifically address cultural landscapes.

### **California Register**

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected.”<sup>8</sup> For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

*Relationship to this report:* The subject property is not listed in the California Register. For the reasons stated in this report, the subject property appears to meet California Register eligibility requirements, both individually and as part of an historic district. It is important to note that neither the California Register nor the Glendale Register of Historic Resources specifically address cultural landscapes.

### **California Environmental Quality Act (CEQA)**

The California Environmental Quality Act (CEQA) was enacted in 1970 and offers protection for identified historical resources. In general, for purposes of CEQA and environmental review, an “historical resource” is that which has been determined eligible for listing in the California Register, or one that is designated at the local level. The term “historical resource” includes the following:

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<sup>7</sup> Birnbaum, *Preservation Brief* 36, 2.

<sup>8</sup> California Public Resources Code §5024.1(a), <<http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>>.

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub Res Code SS5024.1, Title 14 CCR, Section 4850 et seq).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register (Pub Res Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to 5020.1 (k) of the Public Resources Code), or identified in an historical survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

*Relationship to this report:* For the reasons stated in this report, the subject property appears eligible for listing in the California Register and the City of Glendale Register of Historic Resources, both individually and as part of a historic district, and therefore qualifies as an historical resource under CEQA.

### **City of Glendale**

§15.20.020 of the Glendale Municipal Code provides the following definition of a designated historic resource:<sup>9</sup>

"Designated historic resource" means any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, archaeological, engineering, scientific, economic, agricultural, educational, social, political or military heritage of the City of Glendale, the State of California, or the United States and which has been designated as historically significant in the National Register of Historic Places, the California Register of Historical Resources, or the Glendale Register of Historic Resources.

§15.20.050 of the Glendale Municipal Code provides the following regarding designation of historic resources:<sup>10</sup>

Upon recommendation of the historic preservation commission, city council shall consider and

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<sup>9</sup> City of Glendale Municipal Code §15.20.020, [http://qcode.us/codes/glendale/view.php?topic=15-15\\_20-15\\_20\\_020&frames=on](http://qcode.us/codes/glendale/view.php?topic=15-15_20-15_20_020&frames=on), accessed July 28, 2018.

<sup>10</sup> City of Glendale Municipal Code §15.20.050.

make findings for additions to the Glendale Register of Historic Resources. The designation of any proposed resource in the city as a historic resource shall be granted only if city council first finds that the proposed historic resource meets one (1) or more of the following criteria:

1. The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;
2. The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;
3. The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;
4. The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city;
5. The proposed historic resource exemplifies the early heritage of the city. (Ord. 5784 § 7, 2012; Ord. 5347 § 7, 2003; Ord. 5110 § 12, 1996; prior code § 21-02)

*Relationship to this report:* The subject property is not individually listed in the Glendale Register. For reasons stated in this report, the subject property appears to meet local eligibility requirement, both individually and as part of a potential historic district.

## IV. PROPERTY DESCRIPTION

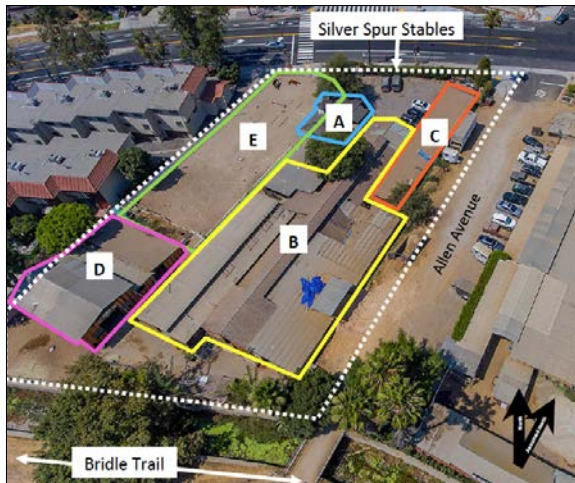
### Physical Description

Current maps and aerials are included in Attachment 1, current photographs are included in Attachment 3, and current photographs of the setting are included in Attachment 4.

### Setting

Located at 1900 Riverside Drive in the City of Glendale, the subject property is situated within an equestrian-oriented neighborhood spanning areas of Glendale as well as Burbank, positioned among other commercial-equestrian properties on Riverside Drive. Other nearby commercial-equestrian properties include additional horse stables and two feed stores, the TriKee Tack at 1840 Riverside Drive and DaMoors Feed and Tack at 1532 Riverside Drive. The subject property is also adjacent to the Los Angeles Equestrian Center, located to the southwest, which is a large complex of horse stables, arenas, and related buildings. Surrounding residential areas in both Glendale and Burbank are also zoned to accommodate horses and private stables in backyards.

The subject property is located at the intersection of Riverside Drive and Allen Avenue. The subject property faces Riverside Drive, which is the automotive spine of the commercial-equestrian area. For purposes of this report and ease of description, it is assumed Riverside Drive is north of the subject property. East of the subject property, Allen Avenue becomes a dirt road, leading directly to a bridge and then onto a bridle trail to the south. That bridle trail provides linkage to a bridle trail system accessing the equestrian neighborhood and serves as a critical access point from surrounding residential-equestrian properties and to bridges over the Los Angeles River and into Griffith Park, which has over fifty miles of equestrian trails. To access Griffith Park, the trail leads over the Los Angeles River via a bridge and under the 5-Freeway via a tunnel.



1: Current aerial of subject property identifying site features

### Site

The subject property is irregularly shaped and contains a single-family home, horse stables, barn with stables, and horse arena. Buildings and site features are labeled in the adjacent contemporary aerial photograph (1, see also Map 6). The property is partially obscured from the street by a fence covered in vegetation. A driveway covered by a metal sign at the west side of the property provides access to a paved parking area at the north side of the site. The Arena (Feature E, Figures 29-30) at the west side of the property, is also visible from the street. The arena is an open, oval-shaped dirt area encircled by a wood fence. Wood gates provide access along the southeast and southwest borders. Several mature trees are scattered throughout the site.

### Building A: House (Figures 1-5)

The house is a one-story, single-family home, generally rectangular in plan, with board and batten siding. The clay tile roof is hipped with exposed rafter tails. Fenestration generally consists of multi-light, double-hung wood sash sided by fixed shutters. A tower, square in plan, with pyramidal roof extends from the approximate center of the roof. The tower has narrow windows on the north and south elevations. The primary elevation faces east and contains a partial front porch. The porch is covered by a shed roof clad in contemporary composite shingles and is supported on simple wood

posts. The main entrance is slightly inset and is sided to the south by a single window. An additional window along this elevation is located south of the porch. Fenestration south of the main entrance includes a double-hung, eight-over-eight wood sash and a double-hung, four-over-four wood sash. The north elevation contains a single window centered on the elevation. The west elevation contains three, somewhat evenly spaced windows while the south elevation has no articulation.

#### Building B: Office and Main Stable (Figures 6-19)

The office and main stable is the primary building on the property and is oriented north. It is a long, linear building with multiple parts and multiple rooflines. The central portion is generally rectangular in plan and has a front gable roof with a vented monitor that runs the nearly the whole length. Exterior walls are clad in board and batten siding. Fenestration consists of wood, double hung sash as well as contemporary vinyl, vertically sliding sash. The main pedestrian entrance is centered on the north elevation, flanked by a pair of windows on either side. A vent under the gable peak is positioned over the main entrance with a metal, horse-themed weathervane placed above on the roof.

Only the front portion of the west elevation is readily visible, revealing a secondary pedestrian door flanked by tall, multi-light wood sash windows. South of the secondary entrance is an irregularly shaped addition. The central portion widens at the south half of the building with two, additional long rectangular sections that are topped by shed roofs. The section along the west elevation is clad in corrugated metal siding while the section along the east elevation is clad in vertical wood siding and concrete block. Similarly, the south elevation is clad in vertical wood siding and includes large barn door openings.

The interior is accessed through pedestrian doors along the north elevation, which lead into a central, double-loaded corridor accessing offices and restrooms at the north end, with horse stalls at the south. At the north end of the corridor, around the office, walls are finished in wood. Toward the south end of the corridor, wood roof trusses are visible. East and west sections are also organized around a central corridor with horse stalls on either side.

#### Building C: East Stable (Figures 20-22)

The East stable is a long, rectangular building, facing north. It has a flat roof that forms a canopy extending over the open-air northwest elevation. The canopy is supported by a row of wood posts. Deeply recessed behind the columns is a row of wood and metal horse stalls. North and south elevations consist of unarticulated concrete block.

#### Building D: Barn (Figures 23-28)

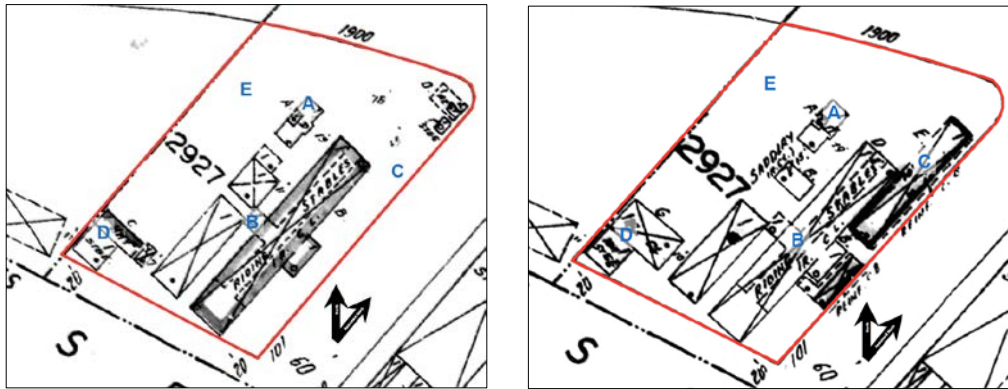
The barn is a tall one-story building, featuring a front gable, metal roof, supported on the interior by visible wood framing. The roof sits higher in the east half, while there is a slightly lower front gable roof in the west half. Exterior walls are generally clad in vertical wood siding. At the primary east elevation, the exterior wall does not extend all the way up to the roof, but leaves the uppermost part of the wall open-air. The main entrance is centered on the elevation and consists of a wide, tall opening and a single swinging wood door that reaches only partly up to the door opening. Rectangular window openings are placed on either side of the door, though openings have no sash. The south elevation contains a secondary entrance toward the west side that is also boarded on either side by window openings. The west elevation was not visible, as it closely abuts the neighboring property. The interior consists of are wood and metal stalls for horses and other animals, such as miniature horses, an alpaca, several goats, sheep, ducks, chickens, rabbits, a pig, and two cats.

Immediately adjacent to the north elevation is an additional stable of slightly lower height, with a metal shed roof. The stable is finished similarly to the barn, with exterior walls generally clad in vertical wood siding, leaving some open space between the top of the walls and the roof. The east

elevation contains a doorway, which leads into an aisle between horse stalls. The north elevation, which looks onto the arena, is open with metal bars running across the length of the elevation.

## History

Historic maps and aerial photographs are included in Attachment 2. A table of available building permits is included in Appendix A.



2 (left): Sanborn Map of subject property, 1951, with letters identifying current buildings and site features

3 (right): Sanborn Map of subject property 1965, with letters identifying current buildings and site features

## History of Construction and Alterations

Buildings at the subject property were generally constructed from 1939 through 1957. In 1939, three separate permits were issued to Charles Kemsley for construction of the stables that now constitute the Office and Main Stables (Building B).<sup>11</sup> Permits describe three separate structures, all 28-feet-wide, which were presumably joined to make the one long narrow building. Structures were described as one-story, with wood-on-metal siding, cement foundations, and metal roofs. In 1942, use of the property expanded to encompass a single-family home. A permit was issued to Charles Kemsley for construction of the existing house (Building A).<sup>12</sup> The house was planned as a three-room, one-story, 14'x34' house with cement plaster exterior walls and a concrete foundation. It is likely that Building B was expanded at the time to include the structure at the west, although permits are not available for this expansion. Nor are there available permits for construction of the Barn (Building D) or Arena (Building E), though all of these features appear on historic maps and aerials from 1946 (see Attachment 2, historic aerials 7 and 8).

In 1957, a permit was issued to Sandy Sanders for construction of the East Stables (Building C).<sup>13</sup> In 1969, the east part of the Office and Main Stables (Building B) was expanded with a small area for grooming of horses, encompassing a one-story, 215 square-foot, wood-frame shelter with metal roof.<sup>14</sup> In 1976, the southeast portion of the Office and Main Stables (Building B) was repaired, with

<sup>11</sup> "1900 Riverside Drive," Application for Building Permit, City of Glendale, Department of Public Works, Division of Building, Permit No. 13798, April 24, 1939.

<sup>12</sup> "1900 Riverside Drive," Application for Building Permit, City of Glendale, Department of Public Works, Division of Building, Permit No. 13799, April 24, 1939.

<sup>13</sup> "1900 Riverside Drive," Application for Building Permit, City of Glendale, Department of Public Works, Division of Building, Building Permit No. 19942, February 2, 1942.

<sup>14</sup> "1900 Riverside Drive," Application for Building Permit, City of Glendale, Permit No. 54301, April 14, 1957.

<sup>15</sup> "1902 Riverside Drive," Application for a Building Permit, Building Section, Public Works Division, City of Glendale, California, Permit No. 53225, October 20, 1969.



the sides raised to 6'-high and new gates added.<sup>15</sup> In 1987, the interior of the house (Building A) was rehabilitated, with new paint and other unspecified interior work.<sup>16</sup>

### *Alterations*

While there have been some alterations, the subject property is generally intact from its primary dates of construction, 1939-1957. The original (1942) building permit for the house (Building A) states that the exterior walls of the house were to be clad in cement plaster finish. However, exterior walls are currently clad in board and batten siding. It is unknown if the current siding is an early alteration, or if the cement plaster walls were simply not constructed as described on the building permit. In 1987, a permit was issued to "fix up" the interior with new paint and other unspecified interior work.<sup>17</sup> Building B has sustained some minor alterations as well. One of the north elevation windows, originally wood double hung, has been replaced with contemporary vinyl (no building permit available). Additionally, the original stables were expanded over time as use of the property increased. In 1969, a grooming area was added.<sup>18</sup> In 1976, the southeast portion of Building B was altered, with the sides raised to 6'-high and new gates added.<sup>19</sup> However, despite these alterations, the property as a whole appears to retain a high degree of integrity from the period 1939-1957.

### History of Ownership

The following history of ownership was compiled based on historic map books of the Los Angeles County Assessor and historic building permits on file with the City of Glendale. The subject property was originally part of a large area of land known as the Rancho Providencia. As early as 1925, members of the Lutge family, including John, Harry, and William Lutge, owned and subdivided land in the area, including the subject property. The subject property encompassed four separate lots at the time, which were sold to Charles Kemsley in 1939. Kemsley subsequently developed the lots with the main stable and office, and single-family home. Title to all four lots was subsequently transferred to Kemsley's wife, Laura Kemsley, by 1955. Title then transferred to Grover "Sandy" Sanders, who owned the subject property from 1955 through at least 1962, further improving the property by adding the East Stable (Building C). The property appears to have been subsequently owned by Wladyslaw Tomaszewski, as his name appears as the owner on building permits from the early 1960s through 1969. Roger E. Dyrness then owned and operated the Silver Spur Stables at the subject property from at least 1975 through at least 1977. Alex Haagen is listed on building permits as the owner of the subject property in 1987 and Paul A. Hay is listed on building permits as the owner in 1994. Biographies for key historical owners follow.

### *Charles Kemsley (1883-1959)*

Charles Kemsley owned the subject property from 1939 through at least 1949 and was responsible for developing the main stable and office in 1939, and single-family home in 1942. Born about 1883 in Idaho, he moved to Los Angeles by 1930 with his wife, Laura B. Kemsley (born c. 1874) and daughters, Florence and Edna. In 1930, the United States Census lists Charles Kemsley as the proprietor of a riding academy, though the location of that riding academy is unknown.<sup>20</sup> Although Charles moved often to different rental properties,<sup>21</sup> he was able to purchase the subject property in

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<sup>15</sup> "1902 Riverside Drive," Application for a Building Permit, Building Section, Public Works Division, City of Glendale, California, Permit No. 21268, March 24, 1976.

<sup>16</sup> "1902 Riverside Drive," Application for a Building Permit, Building Section, Public Works Division, City of Glendale, CA, Permit No. 3750B008, December 16, 1987.

<sup>17</sup> "1902 Riverside Drive," Application for a Building Permit, Building Section, Public Works Division, City of Glendale, CA, Permit No. 3750B008, December 16, 1987.

<sup>18</sup> "1902 Riverside Drive," Application for a Building Permit, Building Section, Public Works Division, City of Glendale, California, Permit No. 53225, October 20, 1969.

<sup>19</sup> "1902 Riverside Drive," Application for a Building Permit, Building Section, Public Works Division, City of Glendale, California, Permit No. 21268, March 24, 1976.

<sup>20</sup> "Charles Kemsley," 1930 United States Federal Census, Census Place: Los Angeles, Los Angeles, California; Page: 1A; Enumeration District: 0658; FHL microfilm: 2339896, *Ancestry.com*.

<sup>21</sup> *Los Angeles City Directory, 1938*: 1122, *Ancestry.com*.



1939. It doesn't appear that Charles ever lived at the subject property, and, after 1940, he transferred the riding academy business to his son-in-law, Earl Ludlow.<sup>22</sup> It is not known what Charles Kemsley's motivation was to own and run riding academies.

#### *Grover "Sandy" Sanders (1919-2005)*

Grover S. Sanders, known professionally as Sandy Sanders, owned and operated riding stables at the subject property in the mid-1950s. In addition to working at the stables as a riding teacher,<sup>23</sup> he was a prolific film actor and stuntman in Western films and television shows, with 81 acting credits and 34 stunt credits. He is best known for his work as Gene Autry's stunt double on *The Gene Autry Show*, and such films as *The Old West* (1952), *Cow Town* (1950), and *Sons of New Mexico* (1949).<sup>24</sup> He also did stunt work for prolific actor Clayton Moore on the *Lone Ranger* television series.<sup>25</sup> Active in films and television the late 1940s through the 1970s, Sandy Sanders mostly played small roles in western films and television shows, such as *Wagon Train* (1958-1964), the aforementioned *Lone Ranger* series (1949-1957), *The Cisco Kid* (1953-1956), *The Roy Rogers Show* (1952-1953), and the aforementioned *The Gene Autry Show* (1950-1953). He was frequently cast as the "henchman," "rider," "driver," or other such secondary character.

Grover S. Sanders was born in Hereford, Texas, where his father, also named Grover S. Sanders, worked on a stock farm.<sup>26</sup> By 1930, he lived in Kansas with his mother, Tempie Thomas, and stepfather, Earnest B. Thomas.<sup>27</sup> Sandy Sanders moved often and by 1940, he lived in Mississippi with his biological father and stepmother, Estella Sanders<sup>28</sup> and he served in the United States Army during World War II.<sup>29</sup> After the war, he got his start in the industry when he "put up a horse act," at which time he became acquainted with a film crew and decided to try work in Hollywood.<sup>30</sup> He married three times, first to actress Gloria Talbott in 1956,<sup>31</sup> then to Maureen May Endicott in 1976,<sup>32</sup> and to Maureen Lee Botello in 1988.<sup>33</sup>

#### *Wladyslaw K. Tomaszewski (1901-1977)*

Wladyslaw K. Tomaszewski is listed on building permits as the owner of the subject property from 1960 through 1969. There is little available biographical information about Wladyslaw Tomaszewski. His name appears in Glendale city directories along with his wife, Stefania Tomaszewski, indicating the couple lived in the residence at the subject property from about 1960 until at least 1972. Tomaszewski appears to have been a Polish immigrant who worked as a cabinet maker prior to immigrating to the United States. Born Wadyslaw Kazimierz Tomaszewski in Poland in 1901, he entered the United States on the Queen Mary in New York in 1951 and petitioned for naturalization in the United States in 1957.<sup>34</sup> As no additional information could be gleaned on Wladyslaw Tomaszewski, his motivation for to purchase the Silver Spur Stables could not be ascertained.

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<sup>22</sup> "Charles Kemsley," 1940 United States Federal Census, Census Place: Los Angeles, Los Angeles, California; Roll: m-t0627-00387; Page: 14A; Enumeration District: 60-1129, *Ancestry.com*.

<sup>23</sup> *Glendale City Directory, 1955*: 418, *Ancestry.com*.

<sup>24</sup> "Sandy Sanders," Internet Movie Database, [https://www.imdb.com/name/nm0761708/?ref\\_=nv\\_sr\\_1#archive\\_footage](https://www.imdb.com/name/nm0761708/?ref_=nv_sr_1#archive_footage), accessed July 27, 2018.

<sup>25</sup> Harris M. Lentz III, "Sandy Sanders," *Obituaries in the Performing Arts, 2005*, *Google Books*, accessed July 27, 2018.

<sup>26</sup> "Grover S. Sanders," 1920 United States Federal Census, Census Place: Justice Precinct 2, Deaf Smith, Texas; Roll: T625\_1790; Page: 6A; Enumeration District: 54, *Ancestry.com*.

<sup>27</sup> "Grover S. Sanders," 1930 United States Federal Census, Census Place: Shawnee, Johnson, Kansas; Page: 20B; Enumeration District: 0021; FHL microfilm: 2340441, *Ancestry.com*.

<sup>28</sup> "Grover Sanders Junior," Census Place: Warren, Mississippi; Roll: m-t0627-02074; Page: 12B; Enumeration District: 75-30, *Ancestry.com*.

<sup>29</sup> "Sandy Sanders: Biography," Metacritic, <http://www.metacritic.com/person/sandy-sanders>, accessed July 27, 2018.

<sup>30</sup> "Sandy Sanders: Biography," Metacritic, <http://www.metacritic.com/person/sandy-sanders>, accessed July 27, 2018.

<sup>31</sup> "Sandy Sanders: Biography," Internet Movie Database, [https://www.imdb.com/name/nm0761708/bio?ref\\_=nm\\_ov\\_bio\\_sm](https://www.imdb.com/name/nm0761708/bio?ref_=nm_ov_bio_sm), accessed July 27, 2018.

<sup>32</sup> "Talented Miss Talbott Learns the Hard Way," *Los Angeles Times*, April 21, 1957: E1.

<sup>33</sup> "Grover Sandy Sanders," *Nevada, Marriage Index, 1956-2005*, *Ancestry.com*.

<sup>34</sup> "Grover Sandy Sanders," *Nevada, Marriage Index, 1956-2005*, *Ancestry.com*.

<sup>34</sup> "Wladyslaw Kazimierz Tomaszewski," California, Federal Naturalization Records, 1843-1999, *Ancestry.com*.

#### *Roger E. Dyrness (1927-2014)*

Roger E. Dyrness owned and operated the Silver Spur Stables at the subject property from at least 1975 through at least 1977.<sup>35</sup> Born in North Dakota in 1927,<sup>36</sup> Roger relocated to the Los Angeles area by 1951, where he married Alma T. Wagner and had three daughters.<sup>37</sup> After serving in the United States Army during the Korean War, he moved to Los Encinos Avenue in Glendale, California with his wife.<sup>38</sup> From at least 1965 through at least 1972,<sup>39</sup> he lived at the same address in Glendale and owned and operated a Chevron gas station. By 1975, he owned and operated the Silver Spur Stables.<sup>40</sup> It does not appear he lived at the subject property, though it appears his daughter, Terry Porteous, and her husband, Zack Porteous, lived at the subject property in 1977. Given the limited biographical information on Roger Dyrness, it is not known why he purchased the subject property.

#### History of Occupants

The following table lists occupants of the subject property based on information provided in Glendale city directories.

*Table of Occupants*

<i>Date</i>	<i>Occupant</i>
1939	No listing for address
1940	No listing for address
1942	Charles Kemsley Riding Academy
1948	E.R. Ludlow (stable) Chris Carstensen (Restaurant) Laura Kemsley (owned house)
1951	Mrs. Laura Kemsley (owned house) E.R. Ludlow Mom's Hot Dog Stand Silver Glen Stables
1953	Mrs. Laura Kemsley (owned house) E.R. Ludlow Mom's Hot Dog Stand Silver Glen Stables
1955	Sandy Sanders Stables
1960	Silver Spur Stables (listed with address 1902 Riverside Drive) Wladyslaw Tomaszewski (lived in house)
1965	Wladyslaw Tomaszewski (1902 Riverside Drive)
1970	Wladyslaw Tomaszewski (1900 Riverside Drive) Silver Spur Stables horse boarding and training (1902 Riverside Drive)
1972	Wladyslaw Tomaszewski (1900 Riverside Drive) Silver Spur Stables horse boarding and training (1902 Riverside Drive)
1977	Zack Porteous (1900 Riverside Drive) Silver Spur Stables horse boarding and training

#### *Earl R. Ludlow (1903-1993)*

Earl R. Ludlow was born in 1903 in California. He completed high school, but did not attend college.

<sup>35</sup> "Roger E Dyrness," *Glendale City Directory, 1977*: 131, U.S. City Directories, 1822-1995, *Ancestry.com*.

<sup>36</sup> "Obituary: Roger E. Dyrness," *The Bulletin*, May 1, 2014, <https://www.bendbulletin.com/obituaries/2038468-151/roger-e-dyrness>.

<sup>37</sup> "Roger E Dyrness," California, Marriage Index, 1949-1959, *Ancestry.com*.

<sup>38</sup> "Roger Dyrness," *Glendale City Directory, 1955*: 205, U.S. City Directories, 1822-1995, *Ancestry.com*.

<sup>39</sup> "Roger E Dyrness," *Glendale City Directory, 1965*: 159, U.S. City Directories, 1822-1995, *Ancestry.com*.

Roger E Dyrness," *Glendale City Directory, 1972*: 130, U.S. City Directories, 1822-1995, *Ancestry.com*.

<sup>40</sup> "Roger E Dyrness," *Glendale City Directory, 1977*: 131, U.S. City Directories, 1822-1995, *Ancestry.com*.

In 1920, he lived in San Diego with his father, Harry P. Ludlow, who was a farmer born in Indiana.<sup>41</sup> Earl worked on the family farm at the time. In 1930, Earl lived as a boarder on Ventura Boulevard in Los Angeles and worked as a farm laborer.<sup>42</sup> On February 28, 1935, he married Edna Kemsley in Los Angeles and lived in Glendale.<sup>43</sup> In 1939, he is listed in the Glendale city directory, residing at 1110 North Verdugo Road in Glendale and his occupation is listed as “ponies,” presumably in relation to his work at the riding academy at the subject property.<sup>44</sup> As previously noted, he appears to have taken over his father-in-law, Charles Kemsley’s, riding academy business at the subject property.

*Zack O. Porteous (1955-present)*

Zack O. Porteous resided at the house at the subject property with his wife, Terry Porteous, in 1977.<sup>45</sup> Zack’s father-in-law, Roger E. Dyrness, owned the subject property at the time. Zack was born in 1955 and married Teresa A. Dyrness in 1976, a year prior to moving to the subject property.<sup>46</sup> Given that Zack lived at the subject property in our recent past, there is little available biographical information available about him.

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<sup>41</sup> “Earl R. Ludlow,” 1920 United States Federal Census, Census Place: Los Flores, San Diego, California; Roll: T625\_130; Page: 9B; Enumeration District: 220, *Ancestry.com*.

<sup>42</sup> “Earl R. Ludlow,” 1930 United States Federal Census, Census Place: Los Angeles, Los Angeles, California; Page: 2A; Enumeration District: 0621; FHL microfilm: 2339893, *Ancestry.com*.

<sup>43</sup> “Earl R. Ludlow,” California, County Birth, Marriage, and Death Records, 1849-1980, *Ancestry.com*.

<sup>44</sup> Glendale City Directory, 1939: 279, *Ancestry.com*.

<sup>45</sup> *Glendale City Directory, 1977*: 377, *Ancestry.com*.

<sup>46</sup> “Zack O. Porteous,” California, Marriage Index, 1960-1985, *Ancestry.com*.

## V. HISTORIC CONTEXT

### Equestrians in Glendale

#### *Glendale Commercial-Equestrian Zone*

Heralding the significance of California's horse culture, one 1940 *Los Angeles Times* article declared,

California has more horse-flesh and more horse people than any place in the country outside of Kentucky.... And the holy ground, the mystic Mecca, the sanctified gathering place for the initiate is out Griffith Park way, north of Los Feliz Blvd., along the banks of that torrential stream known as the Los Angeles River.<sup>47</sup>

The subject property is located in this “mystic Mecca,” an area historically known as both the “River Bottom” and the “Riverside Rancho.” The River Bottom spans areas of Glendale, as well as adjacent equestrian areas of Burbank and Los Angeles. Both Glendale and Burbank have since zoned the area specifically for equestrian uses (see zoning map 4 below). The commercial equestrian zone currently includes properties on the south side of Riverside Avenue, bounded by and including the subject property to the west and a tributary channel of the Los Angeles River to the east. The larger neighborhood that includes portions of Burbank and Los Angeles not only includes commercial-equestrian properties, but also residential-equestrian properties. Many of the homes were constructed in the late 1930s through the mid-1950s, reaching their height of popularity in the 1940s.



4: Cropped view of city of Glendale zoning map, with area zoned Commercial-Equestrian shown in red crosshatch and approximate location of subject property indicated by arrow.

The “River Bottom,” served as an important center for equestrians in the early 1900s (see Attachment 5, Figures A-E). Riding academies, schools for teaching horsemanship, were established in this location by the 1920s and became important centers for the equestrian community. The River Bottom has been home to horse stables and riding academies, as well as restaurants, feed stores, and related properties that service local equestrians. Located in close proximity to Griffith Park, this commercial-equestrian center has historically provided, and continues to provide, access via the local bridle trail system over the Los Angeles River and into Griffith Park, where there are over fifty miles of

bridle trails. Thus, the River Bottom served as a critical service area for equestrians as well as point of access to the extensive bridle trail system. Given the close proximity to nearby movie ranches, the River Bottom became an important hub for local Western actors and stuntmen to work, reside, and spend free time. Many important Western films were shot on the nearby movie ranches and in Griffith Park.

The subject property, which has historically housed riding academies, stables, and served as a location for horse training, has always been an essential, central component of the important equestrian neighborhood that spans portions of Glendale, Burbank, and Los Angeles. As the previously quoted 1940 *Los Angeles Times* article aptly stated,

The temples of the cult are the riding academies. Follow the river from Los Feliz north and west as it curves around Griffith Park to Warner Bros. studio. The stables are thick as ticks and within rifle range of the river. The geographical center of this horsy holiness is Bette

<sup>47</sup> “Hoss Auction,” *Los Angeles Times*, June 2, 1940: H12.

Davis' home, situated where the river bends to the west beyond the Grand Central airport. Here the horse is supreme. Even the homes of the district are known as Riverside ranchos. And every one of them has a stable for a horse or two just as surely as a ship has a rudder.<sup>48</sup>

Historic city directories show that by 1923 there were two riding academies in Glendale, the California Riding Academy at 1831 Riverside Drive and the Glendale Riding Academy at 100 Irving Avenue. These businesses were located across Riverside Drive from each other, just a few parcels east of the subject property. The local riding academy industry grew over ensuing decades, with the peak of number of riding academies in the 1940s. There were five riding academies in the 1940s, and three in the 1950s and 1960s. Mirroring this trend, the adjacent equestrian areas in Burbank had eight riding academies in the 1940s and five in the 1950s. The first known riding academy at the subject property was established in 1942, squarely during the height of riding academy popularity. According to historian and horseman Don Burt, the River Bottom was "the horse capital of the western United States at that time."<sup>49</sup> Tables of historic riding academies in Glendale and Burbank are included in Appendix B. Historic Sanborn maps of the Commercial-Equestrian zone in Glendale in 1950 show a concentration of commercial-equestrian properties, as well as residential properties that included stables (see Attachment 2, Sanborn Maps).

#### *Riverside Rancho*

The Riverside Rancho, also referred to as the Rancho Neighborhood, is the broad residential-equestrian neighborhood of Burbank and Glendale that is northeast and northwest of the subject property, across Riverside Drive. This area is notable for its historic "semi-rural" design with stables in the backyards of houses.<sup>50</sup> Situated on the rim of Griffith Park, property owners have close access to the equestrian trail system. It appears that while some properties were separately constructed in this area, other properties were part of a planned development referred to as the "Riverside Ranchos," originally developed beginning in the 1930s by the Fritz B. Burns Company and described at the time as an "urban ranch."<sup>51</sup> These properties were especially unique at the time for their accommodation of the horse and connectivity to the local bridle trail system. As noted by historian and horseman Don Burt, "At one time, this area of Burbank was the focal point and home to nearly all of the famous horses and horsemen from the 1930s on."<sup>52</sup> Burt goes on to describe the uniqueness of the housing in the area, stating, "My family bought their first stable there when I was about five or six years old... During that time, there was a real estate development called Riverside Ranchos. If you bought a house, they gave you a horse, and to this day, instead of garages or swimming pools, there is a stable in every backyard on a lot consisting of 50 x 100 feet."<sup>53</sup> Burt is perhaps most poignant in his summary of the charmed local culture: "One of the most significant products generated from this area was the people. Those who grew up there or used it as a layover or watering hole have maintained a lifelong camaraderie. Many to this day stay in touch, from trainers, movie stars, and jockeys to business tycoons and champion cowboys. Horses, movies, and industry have a shared lifestyle, a common thread woven between glamour and nostalgia..."<sup>54</sup> Actress Bette Davis moved to the area in 1938, with her home located at 1705 Rancho Drive, adjacent to a swath of open park space now known as the Bette Davis Picnic Area.<sup>55</sup>

Early advertisements for homes in the Riverside Rancho focused on the primacy of equestrian amenities, noting a certain home was "right in the heart of horse district with 3,200 acres of park to

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<sup>48</sup> "Hoss Auction," *Los Angeles Times*, June 2, 1940: H12.

<sup>49</sup> "Ingenuity and Service," *America's Horse*, July/August 2003: 10.

<sup>50</sup> "Small-Farms' Lure Told," *Los Angeles Times*, June 13, 1937: E1.

<sup>51</sup> Jean Burden, "The House Moved Out to the Horse," *Los Angeles Times*, November 6, 1949: H8.

<sup>52</sup> Don Burt, *Horses & Other Heroes: Recollections and Reflections of a Life with Horses*, Connecticut: The Lyons Press, 2002: 132.

<sup>53</sup> Burt, 132.

<sup>54</sup> Burt, 118.

<sup>55</sup> "Bette Davis Picnic Area," *Los Angeles Times*, July 9, 2000, <http://articles.latimes.com/2000/jul/09/local/me-50135>.

ride in.”<sup>56</sup> A 1949 advertisement even stated, “Corral? Of course. Why live in Riverside Ranchos if one is not an addict of spur and saddle!”<sup>57</sup> Articles about the development described the charms of “semi-rural” living in this “island of peace and quiet,”<sup>58</sup> noting, “the semi-rural home is part and parcel of our community planning,” and that Los Angeles County was “ideally situated for this half-city, half-country living.”<sup>59</sup> Playing on the romanticized notions of life in the American West, one 1937 advertisement for the Riverside Ranchos stated, “Have you seen Ranch O’Romance Number Two?”<sup>60</sup> The Riverside Ranchos featured several demonstration homes described as “modern adobes.”<sup>61</sup> One such house, described as a “100-Year Home” that was “built to last until 2037,”<sup>62</sup> was shown as part of an exhibit focused on its “latest example of groutlock brick masonry construction.”<sup>63</sup>

The residences in the Riverside Rancho continued to be used in combination with equestrian uses over the ensuing decades. In the late 1970s, approximately 3,500 horses resided in the Riverside Rancho area of Burbank and Glendale, and most houses often came with stables in the backyards.<sup>64</sup> Advertisements from the 1970s mentioned stables in backyards and proximity to horse trails as an important feature of the properties.<sup>65</sup> As late as 1978, a *Los Angeles Times* article described the significance of the local community and its adjacency to Griffith Park: “The rancho area, which straddles the southern borders of Glendale and Burbank, is situated at the head of the equestrian trails which lead under the Ventura Freeway into Griffith Park. In addition to the rental and boarding stables in the area, nearby homes are zoned for single-family residences with horses. Thus, rancho houses, which sell at premium prices, often come with a stable in the backyard.”<sup>66</sup>

### Equestrians in Adjacent Communities

*Bridges (Attachment 4, Figures 43-46)*

So significant was the local equestrian community that efforts had to be made to provide appropriate bridle trails and related amenities in the area. A series of three bridges at Allen Avenue (at the east property line of the subject property), Irving Avenue (at the eastern property line of the Triple R Stables), and Easter Field (adjacent to the Bette Davis Park) connect the City of Glendale to the perimeter of the Los Angeles Equestrian Center. The perimeter bridle trail provides access to the Swinging Bridge, an essential point of conveyance over the Los Angeles River into Griffith Park. By the late 1930s, the need for a bridge was clear, as evidenced by a discussion that occurred at a 1938 Burbank City Council meeting where construction of a bridge connecting equestrian areas to Griffith Park was discussed. Meeting minutes include reference to a letter from Western-genre star Gene Autry, which had been submitted “asking the City Council to lend every effort to see that the privileges of Griffith Park [were] not denied the citizens of Burbank and those who patronize the local stables, by assisting in procuring a permanent crossing over the river at or near Mariposa Street.”<sup>67</sup> The bridge was subsequently constructed; in 1939, it was dedicated. As noted in the *Los Angeles Times*, the finished bridge was presented “to ‘outdoor-minded’ citizens of Los Angeles,

<sup>56</sup> “Classified Ad 8 – No Title,” *Los Angeles Times*, June 29, 1947: C10.

<sup>57</sup> Jean Burden, “The House Moved Out to the Horse,” *Los Angeles Times*, November 6, 1949: H8.

<sup>58</sup> Jean Burden, “The House Moved Out to the Horse,” *Los Angeles Times*, November 6, 1949: H8.

<sup>59</sup> “Small-Farms’ Lure Told,” *Los Angeles Times*, June 13, 1937: E1.

<sup>60</sup> Advertisement was for the property located at 1712 Riverside Drive, Burbank.

<sup>61</sup> “Display Ad 23 – No Title,” *Los Angeles Times*, December 19, 1937: A7.

<sup>62</sup> “Display Ad 13 – No Title,” *Los Angeles Times*, May 8, 1938: 14.

<sup>63</sup> “The Homebuilder’s Department: House Design Has Strength,” *Los Angeles Times*, September 19, 1937: F4.

<sup>64</sup> The address of this home was not given, though its location was described as being in “Riverside Ranchos, adjoining Griffith Park, on Riverside Drive.”

<sup>65</sup> “Many Visitors View Model Residence,” *Los Angeles Times*, September 26, 1937: F3.

<sup>66</sup> “Riverside Rancho Residents Vow to Resist Changes in Horse-Oriented Community,” *Los Angeles Times*, August 13, 1978:

GB6.

<sup>67</sup> “Classified Ad 86 – No Title,” *Los Angeles Times*, April 28, 1974: K73.

<sup>68</sup> “Riverside Rancho Residents Vow to Resist Changes in Horse-Oriented Community,” *Los Angeles Times*, August 13, 1978:

GB6.

<sup>69</sup> Meeting Minutes of the Burbank City Council, August 23, 1938: 151.

Glendale and Burbank,” underscoring the fact that the bridge was to be used by not just citizens of one city, but by those representing all three communities sharing equestrian resources in the area.<sup>68</sup> Built at a cost of \$12,000, the suspension-type bridge “replace[d] a crossing destroyed when the river channel was widened for flood-control purposes.”<sup>69</sup> Additionally, there is a fifth bridge, the Atwater Bridge, currently under construction in the Atwater Village equestrian area (discussed below), which will include special access for equestrians into Griffith Park. This currently underway project underscores the ongoing interest in and importance of the sustainability of equestrian resources. All of the bridges in this area are an integral part of the equestrian trail system and the primary reason most equestrians are able to access Griffith Park. Without the bridges, the only way to access the park as an equestrian would be to trailer horses into the park via Zoo Drive, with parking at the Martinez Arena area of the park.

#### *Atwater Village*

In addition to the popular River Bottom area, another equestrian area was established in the 1920s in the Atwater Village neighborhood of Los Angeles, along the east border of Griffith Park. This area began with establishment of the Verdant Equestrian Center in the 1920s, which included stables for up to fifty horses and a single-family home.<sup>70</sup> Additional riding clubs, such as the Saddle and Sirloin Riding Club (established in 1927) Paddock Riding Club/Pitchfork Ranch (established in 1930s), and stables, such as the River Ridge Stables (constructed in 1930s), were located in this neighborhood. The Atwater Village equestrian area was identified in SurveyLA, the City of Los Angeles’ citywide survey of historical resources, as “an excellent example of equestrian-related development...and as one of the last remaining equestrian communities in Los Angeles.” As previously noted, construction of the Atwater Bridge that will provide equestrian access from the Atwater Village Equestrian Area over the Los Angeles River is currently underway.

#### *Griffith Park*

Donated to the City of Los Angeles in 1896, Griffith Park was an essential early location for bridle trails in Los Angeles. Construction of trails began in the early 1900s. In 1911, 18,930 feet (or 3.5 miles) of bridle trail were constructed in the park.<sup>71</sup> By the 1920s, Griffith Park had become “a favored spot for equestrians,”<sup>72</sup> and “spurred the development of equestrian land uses in surrounding areas.”<sup>73</sup> Mike Eberts’ *Griffith Park: A Centennial History* establishes the important relationship between the Griffith Park bridle trails and the resources of the nearby River Bottom area in the 1920s:

Busy businessmen particularly appreciated the park’s close-in wilderness because it gave them a place to ride on weekday mornings before work. By fall 1924, a group of men prominent in the business, professional and social life of the region fell into an informal ritual. After their Friday morning rides, they’d eat breakfast in the park, gathering around a chuckwagon operated as a sideline by local banker Marco Hellman. Afterward, most would ride back to the Griffith Park Riding Academy on Riverside Drive.<sup>74</sup>

Signaling the ongoing importance of horses in the local community, a massive bridle trail system with over fifty miles of trails was established in Griffith Park beginning in the 1930s. This work was

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<sup>68</sup> “Equestrian Bridge Ready,” *Los Angeles Times*, March 16, 1939: 12.

<sup>69</sup> “Equestrian Bridge Ready,” *Los Angeles Times*, March 16, 1939: 12.

<sup>70</sup> “Atwater Village Equestrian Historic District,” SurveyLA, Northeast Los Angeles, Historic Districts, Planning Districts, and Multiple-Property Resources, prepared for City of Los Angeles, February 6, 2017: 2.

<sup>71</sup> ICF Jones & Stokes, “Landscape Elements of Griffith Park,” as requested by the Cultural Heritage Commission and Office of Historic Resources of the City of Los Angeles, October 20, 2008: 21.

<sup>72</sup> Mike Eberts, *Griffith Park: A Centennial History*, Los Angeles: The Historical Society of Southern California, 1996: 146.

<sup>73</sup> “Atwater Village Equestrian Historic District,” SurveyLA, Northeast Los Angeles, Historic Districts, Planning Districts, and Multiple-Property Resources, prepared for City of Los Angeles, February 6, 2017: 2.

<sup>74</sup> Eberts, 146.

started in order to help put people back to work during the Great Depression. In 1931, the Los Angeles City Council passed a bond for public improvements that enabled construction of 13 miles of the park's bridle trail system.<sup>75</sup> In 1939, landscape architect Ralph D. Cornell was hired to design a master plan for the park. Eberts writes:

Cornell didn't forget the park's equestrians. He proposed a horse entrance paralleling Crystal Springs Drive. He suggested a half-mile-long path for carriages and sulkies along with more conventional equestrians. The path was designed to allow equestrians to enter the park from the stables near its south end without having to mingle with automobile traffic...<sup>76</sup>

A central trail leading from what is now Allen Avenue adjacent to the subject property served as a feeder from the local equestrian commercial and residential areas of Glendale and Burbank into Griffith Park. However, access for equestrians has required ongoing work. In 1938, the Los Angeles River adjacent to the subject property was channelized due to constant problems with flooding.<sup>77</sup> Historic aerial photographs show the subject property flooded in 1938, prior to development with the existing buildings (see Attachment 2, figures 5-6). A bridge known as the Swinging Bridge was subsequently constructed over the channelized river, southwest of the subject property (see Attachment 4, figures 45-46). Equestrians continued accessing Griffith Park, with local equestrian communities in Atwater Village, Glendale, and Burbank, continuing to grow. In 1954, patronage of the Griffith Park bridle paths was 625,520 for the year.<sup>78</sup> After years of controversy, in 1955-1957, the 5-Freeway was constructed in Griffith Park, alongside the channelized river.<sup>79</sup> A tunnel constructed under the freeway allows equestrians passage into the park from the surrounding bridle trails and equestrian neighborhood. Griffith Park continues to be of central importance to neighboring equestrian communities, providing invaluable space for horses to exercise. Current maps of Griffith Park showing proximity of the subject property to the trail system are included in Attachment 1, Maps 9-10.

#### *Los Angeles Equestrian Center*

Formal plans to design and construct the Los Angeles Equestrian Center in the north part of Griffith Park were discussed in the late 1940s. Planning continued for decades, documented by a conceptual drawing from 1960<sup>80</sup> and in the 1968 Griffith Park Master Plan.<sup>81</sup> In 1966, Mayor of Los Angeles Sam Yorty announced the development would be "one of the greatest equestrian show places in the world."<sup>82</sup> While many parts of the Griffith Park Master Plan were contested at the time, "The one major part of the plan that almost no one objected to—the proposed Equestrian Center—continued to move forward."<sup>83</sup> Despite delays, the center was constructed and the first horse show was held in June 1982.<sup>84</sup> While the center was a popular place for a variety of horse-related and other social activities, it had financial problems immediately. Due to massive financial debt, the property was leased in 1990 by Del Rey Properties, a Burbank-based company, which took over operations, though the property remained part of Griffith Park, owned by the City of Los Angeles.

#### **Planning for Horses and Equestrians**

Despite the importance of local equestrian history, horse-related properties and bridle trails are often under threat of redevelopment or encroachment, or opposition from local residents. For example,

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<sup>75</sup> Eberts, 152.

<sup>76</sup> Eberts, 165.

<sup>77</sup> Eberts, 203-204.

<sup>78</sup> Eberts, 230.

<sup>79</sup> Eberts, 253.

<sup>80</sup> Eberts, 366.

<sup>81</sup> *Griffith Park Master Plan*, Los Angeles Department of Recreation and Parks, December 19, 1968.

<sup>82</sup> Eberts, 368.

<sup>83</sup> Eberts, 237.

<sup>84</sup> Eberts, 369.



even in 1949, there were “anti-horse groups” in Burbank that “held that the horse was lovable in its place but not near them.”<sup>85</sup> As a result, horses were “restricted to the Rancho District” at the time. Construction of the 5-Freeway through Griffith Park in 1955-1957 encroached on the equestrian area and brought with it the demand for new large-scale housing projects, especially near Atwater Village. As a result, in the 1960s and 1970s, two Atwater Village stables were lost to large residential projects. This included demolition of the Las Flores Stables, formerly home to the private Los Angeles Breakfast Club (established in 1920, constructed on this site in 1937), which was “reserved for some of the city’s most powerful residents, including Leo Carillo, Edward Doheny, and Cecil B. De Mille.”<sup>86</sup> A 1986 article in the *Los Angeles Times* focused on this problem: “Twenty-five years ago, about 40 commercial horse stables clustered along the east bank of the Los Angeles River, just a short distance from the 60 miles of riding trails in Griffith Park. From Atwater to Glendale to Burbank, the stables formed a rural oasis amid the urban sprawl. Today, only 15 commercial stables remain in the area. Development has slowly nibbled away at the equestrian greenbelt.”<sup>87</sup>

Despite losses, there have been efforts at preservation of equestrian uses. In 1944, an organization known as Equestrian Trails, Inc. was established to focus on maintaining bridle trails and equestrian amenities.<sup>88</sup> The organization subsequently grew, forming local branches known as “corrals.”<sup>89</sup> By 1954, there were 31 corrals in Los Angeles and Orange Counties, with about 3,500 total members. The organization still exists today and “is a non-profit organization dedicated to equine legislation, good horsemanship, and the acquisition and preservation of trails, open space and public lands.”<sup>90</sup> More recently, in 1985, the Ahmanson Foundation purchased a two-acre equestrian property in Atwater Village, establishing the Ahmanson Equestrian Facility.<sup>91</sup> The Los Angeles Police Department subsequently “established a full-time mounted platoon” in 1987 and rented the Ahmanson Equestrian Facility for \$1 per year. The mounted unit currently includes 35 full-time personnel.<sup>92</sup>

In 1986, a plan to demolish the Silver Spur Stables at the subject property and erect condos was denied by the Glendale Board of Zoning Appeals.<sup>93</sup> Also in 1986, the Rancho Equestrian Protection Agency was formed and dedicated to “preserving horse properties near Griffith Park along the Los Angeles River in Burbank and Glendale.”<sup>94</sup> In 2003, the Children’s Ranch was established on Verdant Street in Atwater Village.<sup>95</sup> Founded by Jackie Sloan, the foundation provides “therapeutic equestrian programs to children and teens of all abilities.”<sup>96</sup>

Identification of equestrian trails in the City of Los Angeles Historic-Cultural Monument (HCM) nomination for Griffith Park, HCM No. 942, established important precedent for noting the historic significance of horses and equestrians. The HCM nomination prepared by ICF Jones and Stokes did not initially include detailed information on landscape features of Griffith Park. However, the City of Los Angeles Cultural Heritage Commission requested that additional information about the park’s landscape be prepared prior to designation of the park. ICF Jones and Stokes then prepared a

<sup>85</sup> Jackson Mayers, Ph.D., *Burbank History*, Burbank: James W. Anderson, 1975: 138.

<sup>86</sup> Atwater Village Equestrian Historic District,” SurveyLA, Northeast Los Angeles, Historic Districts, Planning Districts, and Multiple-Property Resources, prepared for City of Los Angeles, February 6, 2017: 2-3.

<sup>87</sup> “Dwindling of Stables Alarms Equestrians,” *Los Angeles Times*, October 9, 1986: GD1.

<sup>88</sup> “Riding Fans Take Bow for Trails,” *Los Angeles Times*, July 4, 1954.

<sup>89</sup> “Riding Fans Take Bow for Trails,” *Los Angeles Times*, July 4, 1954.

<sup>90</sup> Equestrian Trails, Inc., organization website, <https://etnational.com/eti-past-present/>.

<sup>91</sup> Atwater Village Equestrian Historic District,” SurveyLA, Northeast Los Angeles, Historic Districts, Planning Districts, and Multiple-Property Resources, prepared for City of Los Angeles, February 6, 2017: 2-3.

<sup>92</sup> Los Angeles Police Department, organization website, [http://www.lapdonline.org/inside\\_the\\_lapd/content\\_basic\\_view/6347](http://www.lapdonline.org/inside_the_lapd/content_basic_view/6347).

<sup>93</sup> “Glendale Board Rejects Plan to Demolish Stable, Erect Condos,” *Los Angeles Times*, November 23, 1986: V\_A16.

<sup>94</sup> Denise Hamilton, “Board Rejects Plan to Raze Stable, Build Condos,” *Los Angeles Times*, November 27, 1986: WS5.

<sup>95</sup> Atwater Village Equestrian Historic District,” SurveyLA, Northeast Los Angeles, Historic Districts, Planning Districts, and Multiple-Property Resources, prepared for City of Los Angeles, February 6, 2017: 2-3.

<sup>96</sup> “The Children’s Ranch,” organization website, <http://www.thechildrensranch.org/about-us/>.

supplemental document called “Landscape Elements of Griffith Park.”<sup>97</sup> The purpose of this report was to “further identify and illustrate the character-defining features of the natural features and designed landscape components of Griffith Park and provide a context for their establishment and development.”<sup>98</sup> The report identifies bridle trails as a “component feature” of Griffith Park.<sup>99</sup> The report also notes, “One of the primary character-defining features within the wilderness area is the presence of foot and bridle trails, in addition to the vistas that are associated to them... Throughout the wilderness, hiking and equestrian activity are the predominant activities.”<sup>100</sup> Additionally, the following character-defining features for pedestrian and bridle trails are provided:<sup>101</sup>

- Pedestrian trails narrower than bridle trails
- Earthen ground cover, hard packed upon bridle trails often cut directly in to the wilderness
- Trails designed to connect various natural and recreational components of the park
- Trails designed to take advantage of significant vistas and view sheds
- Curved, organic paths
- Trails designed around pre-existing natural features such as trees
- When cut into a natural feature, trail acknowledges its contours and shape
- Steps of rusticated rockwork embedded into the ground
- At lower elevations, trails bordered by eucalyptus and other non-indigenous trees
- Foot and equestrian trails often paralleling automobile roads

Recent city planning for equestrian uses in Glendale and Burbank further signals the ongoing importance of equestrian resources to the local community. The City of Glendale’s equestrian area is known as the Horse Overlay Zone (Chapter 30.21 of the Zoning Code) and encompasses an area zoned Commercial-Equestrian, with the subject property and adjacent properties on Riverside Drive, as well as the surrounding residential properties that include horse stables.<sup>102</sup> Additionally, the City of Glendale is implementing a multi-phase project to improve the half-mile area along the Los Angeles River in the area located east of the subject property and east of Bette Davis Park. Known as the Glendale Narrows Riverwalk,<sup>103</sup> this project is being implemented in phases and has included a small equestrian area along the river that opened in 2012.<sup>104</sup> Bridges providing connection over the river into Griffith Park may be part of future project plans, though it is unclear if bridges would provide equestrian trails.<sup>105</sup>

In the City of Burbank, new zoning and land use policies were adopted in 1993 “to protect the unique equestrian nature of the Rancho area located in the southeast corner of Burbank generally and centered along Alameda Avenue and Riverside Drive.”<sup>106</sup> While a draft Rancho Commercial Recreation Master Plan document was created in 1992 for a City Council Study Session, it was not adopted by the City Council. One year later, on May 11 and May 18, 1993, the Burbank City Council

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<sup>97</sup> ICF Jones & Stokes, “Landscape Elements of Griffith Park,” as requested by the Cultural Heritage Commission and Office of Historic Resources of the City of Los Angeles, October 20, 2008: 1.

<sup>98</sup> “Historic Cultural Monument Application for Griffith Park,” Los Angeles Department of City Planning Recommendation Report to the Cultural Heritage Commission, CHC-2008-2724-HCM, October 30, 2008: 9.

<sup>99</sup> ICF Jones & Stokes, “Landscape Elements of Griffith Park,” 1.

<sup>100</sup> ICF Jones & Stokes, “Landscape Elements of Griffith Park,” October 20, 2008: 21.

<sup>101</sup> ICF Jones & Stokes, “Landscape Elements of Griffith Park,” October 20, 2008: 26.

<sup>102</sup> City of Glendale Horse Overlay Zone, Zoning Code, Chapter 30.21, [http://qcode.us/codes/glendale/view.php?topic=30-30\\_21&frames=on](http://qcode.us/codes/glendale/view.php?topic=30-30_21&frames=on), accessed July 28, 2018.

<sup>103</sup> “Glendale Narrows Riverwalk Phases II & III Master Plan,” City of Glendale, 2011, available <https://www.glendaleca.gov/home/showdocument?id=22565>.

<sup>104</sup> Carren Jao, “Phase One of Glendale Narrows Riverwalk Opens, Bringing Recreational Opportunities to LA River,” KCET, December 12, 2012, <https://www.kcet.org/earth-focus/phase-one-of-glendale-narrows-riverwalk-opens-bringing-recreational-opportunities-to-the>.

<sup>105</sup> Glendale Narrows Riverwalk, Phase III, project website, <https://www.glendaleca.gov/government/departments/public-works/projects/glendale-narrows-riverwalk-phase-iii>.

<sup>106</sup> “Rancho Master Plan,” City of Burbank website, <http://www.burbankca.gov/departments/community-development/planning/document-library/specific-plans/rancho-master-plan>, accessed July 30, 2018.

adopted new zoning and land use policies for the Rancho (Ord. Nos. 3343, 3344; and Resolution No. 23,927 for equestrian-compatible uses). Although not officially adopted, the Study Session document “is often referenced by Rancho residents as reflecting the intent of the Rancho land use policies and zoning.”<sup>107</sup> The current Burbank General Plan (2035) identifies the “Rancho Master Plan” as one of its three specific plans.<sup>109</sup> Similar to the City of Glendale, Burbank single-family equestrian-keeping properties are denoted by an “H” on the Zone Maps and defined in the Burbank Municipal Code.

Finally, In September 2018, Governor Jerry Brown signed AB2955, a state bill that authorizes evaluation of equestrian safety when considering traffic speed limits anywhere within the boundaries of the Burbank and Glendale Ranchos, as well as the equestrian communities in the Tujunga-Sunland-Shadow Hills neighborhood of Los Angeles. This bill affords equestrian communities greater safety.

### Western Movies and Television Shows

The significance of Western-genre films and television shows in American culture cannot be understated. Author Stuart Miller summarizes this fact in his recent article on the continuing importance of the genre:<sup>110</sup>

The western has been a movie staple since the pioneering 1903 film, *The Great Train Robbery*. It became the dominant genre, especially after the second world war, creating an image – John Wayne – of rugged American self-reliance and manliness. From 1910 through 1960, approximately a quarter of all films featured hats and horses and the television landscape was similarly populated with cowboys.

Miller quotes Syracuse University television scholar Robert Thompson, who emphasizes the continuing primacy of the genre in our culture: “The western has always been the American epic... It’s exciting and violent and huge. We don’t have a single text like *The Iliad* or *The Odyssey* but the western is our story.”<sup>111</sup>

Frequently filmed in the San Fernando Valley, immortalizing “the former ranches of the 19<sup>th</sup> century” on film,<sup>112</sup> Western movies and television shows were often shot in close proximity to the subject property, utilizing the horse stables, riding academies, and other resources of the River Bottom commercial-equestrian neighborhood. The significance of this area for filming dates to 1911, when the first studio in Hollywood, the Nestor Film Company, was established. Nestor Film Company utilized the Providencia Ranch, which later became Lasky Studios and is now Forest Lawn Memorial Park, as its “principal location for filming westerns.” This location is just southwest of the subject property, accessible via the Griffith Park bridle trails. Other significant movie ranches were established nearby, with the filming of Westerns on these properties common. The Republic Studios and CBS Studio Center, active beginning in 1935 and continuing for decades, was located just east of the subject property along the Los Angeles River. This location featured a movie set known as the CBS Western Town, “used for famous television shows such as *Zane Grey Theatre*, *The Rifleman*, *Wanted Dead or Alive*, *Gunsmoke*, *Rawhide*, *The Big Valley*, and *Wild Wild West*.<sup>113</sup> Additionally, Universal Studios had a large ranch property nearby, in the foothills of Mt. Hollywood spanning to the Los

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<sup>107</sup> “Rancho Master Plan,” City of Burbank website, <http://www.burbankca.gov/departments/community-development/planning/document-library/specific-plans/rancho-master-plan>, accessed July 30, 2018.

<sup>109</sup> *Burbank 2035: General Plan*, prepared by: AECOM, prepared for: City of Burbank, adopted February 19, 2013, 3-19.

<sup>110</sup> Stuart Miller, “The American Epic: Hollywood’s Enduring Love for the Western,” *The Guardian*, October 21, 2016, <https://www.theguardian.com/film/2016/oct/21/western-films-hollywood-enduring-genre>.

<sup>111</sup> Stuart Miller, “The American Epic: Hollywood’s Enduring Love for the Western,” *The Guardian*, October 21, 2016, <https://www.theguardian.com/film/2016/oct/21/western-films-hollywood-enduring-genre>.

<sup>112</sup> Marc Wanamaker, *Images of America: San Fernando Valley*, Charleston: Arcadia Publishing, 2011: 113.

<sup>113</sup> Wanamaker, 104-105.

Angeles River near Barham Boulevard.<sup>114</sup> Early work of Universal Studios included Westerns starring prolific actor Harry Carey, known for his work in Western films. Warner Brothers Studios, founded in 1912, was also located nearby, with their property located near the Los Angeles River and Barham Boulevard.<sup>115</sup> The River Bottom was at the geographic center of these movie ranches, making it an important place for riding academies, horse stables, and related needs of studio horses and movie stuntmen. Historian and horseman Don Burt writes about life in the area in the 1930s:

In those days the River Bottom housed many famous horses and horsemen and became the learning area and watering hole for lots of the Hollywood stars of the era—especially those who made Westerns. I rode across that bridge for many years with Jocko Mahoney (The Range Rider), Wild Bill Elliott (Red Ryder...), Hoot Gibson (who had a club called The Painted Post Saloon), and Jerry Ambler (champion bronc rider who owned the Amble Inn)...<sup>116</sup>

As summarized by Hollywood historian Marc Wanamaker, “From then on, the Valley became Hollywood’s backlot.”<sup>117</sup> There were numerous Westerns filmed in Griffith Park. Famed Western actor John Wayne, who “grew up across the river from Griffith Park in Glendale,” filmed a fight scene from the movie *Sagebrush Trail* (1933), in Griffith Park.<sup>118</sup> Other Westerns filmed in Griffith Park include, but are not limited to: *The Great Adventures of Wild Bill Hickok* (1938), *Wolf Call* (1939), *The Leather Burners* (1943), *Split Second* (1952), *Pirates of Monterey* (1947), *Hellgate* (1952), *Thunder Pass* (1954), *Badlands of Montana* (1957), *Gun Glory* (1957), *Return to Warbow* (1958), *Ride the High Country* (1962), and *The Gun Hawk* (1963).<sup>119</sup> It should be noted there have been numerous non-Western films involving horses that were filmed in Griffith Park. Other such films include but are not limited to: the Three Stooges film, *Ants in the Pantry* (1934), which involved “an ill-advised foxhunt on a Griffith Park bridle path.” The film, *Manhattan Love Song* (1934), which also involved a ride on the bridle trails; and *Julius Caesar* (1953), which saw the “Roman legions storm through Bronson Canyon.”<sup>120</sup> According to a recent analysis, the park is still the most popular place to film in Los Angeles County, boasting 341 days of production in 2010.<sup>121</sup>

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<sup>114</sup> Wanamaker, 107.

<sup>115</sup> Wanamaker, 101.

<sup>116</sup> Don Burt, *Horses & Other Heroes: Recollections and Reflections of a Life with Horses*, Connecticut: The Lyons Press, 2002: 133.

<sup>117</sup> Wanamaker, 113.

<sup>118</sup> E.J. Stephens and Marc Wanamaker, *Images of America: Griffith Park*, Charleston: Arcadia Publishing, 2011: 78.

<sup>119</sup> Stephens and Wanamaker, 83-125.

<sup>120</sup> Stephens and Wanamaker, 83-125.

<sup>121</sup> Stephens and Wanamaker, 127.

## VI. HISTORIC RESOURCE ASSESSMENT

### Significance

#### National and California Registers

Because eligibility criteria for local City of Glendale Historic Resource designation align in large degree with eligibility criteria for National and California Registers, the following evaluation considers eligibility under each of the criteria at federal, state and local levels under a single heading. The City of Glendale includes an additional criterion for evaluation, which is noted below as *Criterion 5*.

*Criterion A/1/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.*

The subject property appears significant for association with equestrian history in Glendale and the broader equestrian community encompassing portions of Burbank and Los Angeles. Developed with horse stables beginning in 1939 and expanded through 1957, the subject property is located on Riverside Drive in a commercial-equestrian area historically known as the River Bottom. The property has been in continuous use providing horse stables and a riding academy since its inception, while also including a single-family home that has often housed a riding academy proprietor.

The River Bottom was historically, and continues to be, an essential center for the equestrian community, providing stables, riding academies, feed stores, and other related amenities, especially linkages to surrounding bridle trails for equestrians living in the adjacent “Riverside Rancho” neighborhood. Allen Avenue, which runs alongside the subject property, provides a key point of access to a major bridle trail system, including over fifty miles of bridle trails in Griffith Park. Thus, developed when the River Bottom was at its height of use for riding academies, the subject property has long been a central component of the local equestrian ecosystem.

The subject property is one of the few remaining commercial-equestrian properties in Glendale. Given that there are few commercial-equestrian properties in Glendale, those that remain are highly significant for representing the City’s important equestrian history. Therefore, the subject property appears eligible under Criterion A/1/1, with a period of significance beginning with construction of the first stable in 1939 and extending through expansion of the stables in 1957.

*Criterion B/2/2: Is associated with the lives of persons important in our past.*

The subject property was evaluated for potential significance for association with the lives of persons important in our past, specifically property owners and tenants. The subject property appears significant for association with owner-operator Grover “Sandy” Sanders (1919-2005) who owned the subject property in the 1950s and expanded the stables in 1957. In addition to working at the stables as a riding teacher, he was a prolific film actor and stuntman in Western films and television shows, with 81 acting credits and 34 stunt credits. He is best known for his work as Gene Autry’s stunt double. Sandy Sanders appears to have been a person important in our past for his work on Western-genre films. He did his important work as a stuntman in conjunction with his operation of stables and a riding academy at the subject property. Therefore, the subject property appears eligible under Criterion B/2/2.

*Criterion C/3/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.*

The subject property was evaluated for potential significance for association with its architecture. Given the relatively utilitarian nature of the stables and single-family home, none of the buildings or structures at the subject property are high-style or qualify as having high artistic values. Furthermore, they cannot be attributed to the work of an important creative individual. Therefore, the subject property does not appear eligible under Criterion C/3/3.

*Criterion D/4/4: Has yielded, or may be likely to yield, information important in prehistory or history.*

The subject property cannot be reasonably expected to yield information important in prehistory or history; therefore, it is not eligible under Criterion D/4/4.

*City of Glendale Criterion 5: The proposed historic resource exemplifies the early heritage of the city.*

As described above under Criterion A/1/1, the subject property appears to be significant for its association with the history of the local equestrian community in Glendale, and is one of the few remaining commercial-equestrian properties in the City. Therefore, it is eligible under City of Glendale Criterion 5.

#### Evaluation as Contributor to Historic District

In addition to being individually significant, the subject property appears to be significant as part of a potential California Register- and City of Glendale-eligible historic district of commercial-equestrian properties. The boundaries of the potential district align with the boundaries of the existing commercial-equestrian-zoned properties located on the south side of Riverside Drive, bounded by and including the subject property to the west and the tributary channel that feeds into the Los Angeles River to the east. The potential district includes all of the five properties in this area that are currently zoned commercial-equestrian, with a period of significance beginning in 1939 and ending in 1978, encompassing all dates of construction. Contributing properties would include the following:

- 1900 Riverside Drive (APN 5625-031-008), buildings constructed 1939-1957
- 1840 Riverside Drive (APN 5625-031-009), buildings constructed 1930-1943
- 1830 Riverside Drive (APN 5625-031-010), building constructed 1973
- 1820 Riverside Drive (APN 5626-006-002), building constructed 1949
- 110 Irving Avenue (APN 5626-006-001), buildings constructed 1940-1978

Individual properties appear to have been in constant use as equestrian properties since their dates of construction and to collectively retain sufficient integrity to convey a strong sense of time and place from the period of significance, 1939-1978. The potential district appears to be part of an important *Cultural Landscape* and specifically as a *historic vernacular landscape* relating to local equestrian history.

In addition, this historic district is also significant for its role in the making of Western-genre movies and television shows. Centrally located between major movie ranches and studios, the River Bottom played a key role serving the needs of such filmmaking by providing stables, horse rentals, riding academies, and skilled horsemen. Western-genre were commonly shot on nearby movie ranches, movie studios, and in Griffith Park, which is the most popular place to film in Los Angeles County. As established in this report, Westerns have had profound influence on American culture nationwide; their filming in the areas surrounding the River Bottom is an essential aspect of the history of the genre.

It is possible a historic district also includes adjacent and nearby residential properties that have historically had horse stables in their backyards, thereby contributing to the history of the equestrian neighborhood. Properties further east along the south side of Riverside Drive, bordered by Rancho Avenue and Victory Boulevard to the east, appear most likely to be potential district contributors. These properties have direct access to open parkland and bridle trails to the south and a strong physical connection to the commercial-equestrian properties to the west. There are also residential properties that historically had horse stables located north of Riverside Drive that may also be contributors. Inclusion of residential-equestrian properties in the potential district warrants further study in order to determine integrity of individual contributors and specifically whether or not properties retain horse stables and contribute to a sense of time and place reflecting the history of the equestrian neighborhood.

## Integrity

As previously noted, once a resource has been determined to satisfy at least one of the above criteria, then it must be assessed for “integrity.”<sup>122</sup> Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: *location, design, setting, materials, workmanship, feeling, and association*. To retain integrity, a property must possess several, and usually most, of these aspects.

- *Location*: None of the buildings at the subject property have been moved; therefore, the subject property retains integrity of *location*.
- *Design*: The buildings and structures at the subject property have sustained some alterations to design, especially as horse stables have been expanded over time to accommodate increasing use. However, such alterations appear to convey ongoing significance of the property and do not diminish the ability to read the essential plan, mass, and form of the original stables. Therefore, the subject property retains integrity of *design*.
- *Setting*: The subject property is situated amongst other historic commercial-equestrian properties along Riverside Drive and continues to have access to the adjacent bridle trail system via Allen Avenue, as well as access into the bridle trails of Griffith Park. There is a strong sense of time and place in this area. Therefore, the subject property retains integrity of *setting*.
- *Materials*: The buildings and structures at the subject property have sustained some loss of materials, such as to windows at Building B. However, in general, the majority of early materials are intact. Therefore, the subject property retains integrity of *materials*.
- *Feeling and Association*: The subject property closely recalls its historical association with Glendale’s equestrian history through its retention of elements of *design* and *materials*, and context adjacent to other equestrian uses, and therefore retains integrity of *feeling* and *association*.

The subject property is significant for its history as an equestrian property. Because its important associations aren’t necessarily related to architectural design, the property can sustain more alterations than a property significant for architecture, while still being eligible as an historical resource. The subject clearly retains sufficient integrity to convey its significance and eligibility for the California Register and as a City of Glendale Historic Resource. However, it may not retain sufficient integrity for listing in the National Register, due to alterations.

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<sup>122</sup> National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

## VII. CONCLUSION

The subject property was evaluated in this report for historic significance and was found individually eligible for listing in California Register and as a City of Glendale Historic Resource. The subject property was also found eligible as a contributing resource to a California and Glendale Register-eligible historic district of equestrian properties in Glendale. The subject property is in a unique location adjacent to the bridle trail system that feeds into Griffith Park from surrounding communities of Glendale, Burbank and Los Angeles. With horse-related buildings constructed beginning in 1939 through 1957, the property has been in continuous use providing horse stables and a riding academy since its inception, while also including a single-family home that has often housed a riding academy proprietor or other local equestrian. As the subject property has sustained some alterations, it therefore does not appear to retain sufficient integrity for listing in the National Register.

The subject property is situated amongst other commercial-equestrian properties that provide horse stables, riding academies, a feed store, and related uses. Individual properties appear to have been in constant use as equestrian properties since their dates of construction and to collectively retain sufficient integrity to convey a strong sense of time and place from the period of significance, 1939-1978. Given that equestrian properties in the region are increasingly rare and under near constant threat of redevelopment, preservation of remaining resources is essential to the preservation of equestrian history.

Listing the subject property in the Glendale Register, either individually or as part of historic district, requires owner consent. While listing the subject property, either individually or as part of a historic district in the California Register does not require owner consent, a property or properties will not be listed over owner's objections. In those situations, the State Historic Resources Commission will formally determine the property eligible for listing. Based on these requirements, it would be most straightforward to nominate the subject property for listing in the California Register for individual designation. Furthermore, designation as part of a historic district would require quite a bit of outreach to property owners of contributing properties.

As noted above, it is possible a historic district also includes adjacent and nearby residential properties that have historically had horse stables in their backyards. However, identification of boundaries as well as a contributing properties would require a more focused investigation that was outside the scope of this report.



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### Appendix A: Table of Building Permits

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
April 24, 1939	13798	Erect stable at 1900 Riverside Drive in rear of lot. Stable to be 28'x39.5', one-story, with wood on metal siding, shingle and metal roof, and cement foundation.	Charles Kemsley	Not given	Permit says "same"	\$1,000.00
April 24, 1939	13799	Erect stable at 107 Allen Avenue in center of lot. Stable to be 28'x57', one-story, with wood on metal siding, cement foundation, and shingles and metal roof.	Charles Kemsley	Not given	Owner	\$500.00
May 4, 1939	14554	Erect two-room stable at 1900 Riverside Drive in center of lot. Stable to be one-story, 28'x51.5', with metal siding, cement foundation, exterior walls of wood, metal roofing.	Charles Kemsley, 2423 Langdale Ave, Los Angeles	None	Owner	\$1,500.00
February 2, 1942	19942	Erect 3-room residence at 1900 Riverside Drive in front of lot. House to be one-story, 14'x34', with cement plaster exterior finish, and concrete foundation.	Charles Kemsley	Not given	Henry Hansen, Glendale	\$2,300.00
April 27, 1951	Not visible	Sewer and cesspool work at 1900 Riverside Drive.	Laura Kemsley	N/A	Leo C. Tapia	Not given
May 17, 1951	Not visible	Sewer and cesspool work at 1900 Riverside Drive.	Laura Kemsley	N/A	Leo C. Tapia	Not given
April 15, 1957	54301	Erect stable for horses at 1900 Riverside Drive.	Sandy Sanders	Johnson and Engen, 5159	Owner	\$11,000.00

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
		Stable to be one-story and hold 9 stalls, with concrete block exterior walls; felt, sheeting, and pea gravel roof; concrete block, wood and wire interior walls; and decomposed granite floors.		Cahuenga Boulevard		
November 4, 1960	32	Certificate of Use and Occupancy for existing boarding stable at 1902 Riverside Drive.	W.K. Tomaszewski	N/A	N/A	N/A
December 10, 1962	49425	Electrical permit for 6 fixtures at 1900 Riverside Drive.	Silver Spur Stables	N/A	Pacific Southwest Electric	N/A
April 2, 1963	54373	Plumbing permit for 1902 Riverside Drive, for water closets and/or anti-syphon ballcock and 2 lavatories.	Silver Spur Stables	N/A	Les Green Plumbing	N/A
May 11, 1965	90923	Plumbing permit for water systems, without fixtures, at 1900 Riverside Drive.	W.K. Tomaszewski	N/A	Dot Plumbing Co.	N/A
May 9, 1966	08544	Plumbing permit for water heaters and/or vents at 1900 Riverside Drive.	W.K. Tomaszewski	N/A	Dot Plumbing Co.	N/A
August 15, 1968	38657	Building permit for fire sprinkler.	Silver Spur Stables	N/A	Kilian Fire	\$5,800.00
October 20, 1969	53225	Construct shelter for grooming of horses, one-story, 215 sq. ft., wood roof framing, metal roof covering material, wood partitioning material.	W. Tomaszewski, 1902 Riverside Drive	N/A	Owner	\$700.00
December 8, 1975	467	Certificate of Use and Occupancy for existing stable at 1902 Riverside Drive.	Roger Dyrness DBA Silver Spur Stables	N/A	N/A	N/A

<i>Date</i>	<i>Permit No.</i>	<i>Work</i>	<i>Owner</i>	<i>Architect</i>	<i>Contractor</i>	<i>Valuation</i>
March 24, 1976	21268	Repair sides of stable at 1902 Riverside Drive, raise sides to 6'-high, add front and new gates.	Roger Dyrness	N/A	N/A	\$250.00
December 4, 1987	3750B008	Rehab existing facilities in house at 1902 Riverside Drive, paint and fix-up, interior work only as per city letter.	Alex Haagen III, 8556 Wilshire Blvd, Beverly Hills	Don Picken, Reseda	Richard C. C. Lee	\$10,000.00
December 16, 1987	3747B008	HVAC or Refrigeration permit for air handling units.	Alex Haagen	N/A	Richard C. C. Lee	N/A
December 16, 1987	3748B008	Electrical Permit for 1900-1902 Riverside Drive, for replacement of four outlets.	Alex Haagen	N/A	Richard C. C. Lee	N/A
December 16, 1987	3749B008	Plumbing permit for 1902 Riverside Drive, for showers and/or pan; water closets and/or anti-syphon ballcock; lavatories; sinks, kitchen, bar, floor, service, with 4 new fixtures.	Alex Haaagen	N/A	Richard C. C. Lee	N/A
May 26, 1994	P10044566	Plumbing permit for industrial waste interceptor at 1900-02 Riverside Drive.	Paul Hay, 1900 and 1902 Riverside Drive	N/A	California Sewer Co.	N/A
August 22, 1994	14420	Certificate of Use and Occupancy for existing legal structure or building at 1900 Riverside Drive, for "Stables for Horses (Boarding of Pleasure Horses)", 14,300 square feet.	Paul A. Hay Jr. DBA Double H. Stables	N/A	N/A	N/A



## Appendix B: Tables of Local Riding Academies

*Table of Riding Academies in Glendale by Year (based on city directories)*

Year	Business	Location
1923 <sup>123</sup>		
	California Riding Academy	1831 Riverside Drive
	Glendale Riding Academy	100 Irving Avenue
1930 <sup>124</sup>		
	California Riding Academy	1831 Riverside Drive
1940 <sup>125</sup>		
	F. O. Bailes	1850 Riverside Drive
	G. R. Johnson	155 Irving Avenue
1948: <sup>126</sup>		
	F. O. Bailes Jr.	1800 Riverside Drive
	W. W. Blesing	221 Irving Avenue
	Jack House	100 Irving Avenue
	E. R. Ludlow	1900 Riverside Drive
	Olmstead Bros	1850 Riverside Drive
1954: <sup>127</sup>		
	Fred O. Bailes Jr.	1830 Riverside Drive
	Myers & Wills	1850 Riverside Drive
	Silver Glenn Stables	1900 Riverside Drive
1960: <sup>128</sup>		
	Fred Bailes Stables	1830 Riverside Drive
	L. C. Goss Stables	1850 Riverside Drive
	Ride Awhile Stables	1850 Riverside Drive
1965: <sup>129</sup>		
	L. C. Goss Stables	1850 Riverside Drive
	Ride Awhile Stables	1850 Riverside Drive
	Rocking Horse Stables, Inc.	1830 Riverside Drive
1975:	No listings	
1977 <sup>130</sup>		
	Circle T Inter-Valley Ranch	5142 Dunsmore Avenue

*Table of Riding Academies in Burbank by Year (based on city directories)*

Year	Business	Location
1936 <sup>131</sup>		
	Continental Riding Academy	914 S Mariposa
	F.C. Doyle	902 Main
	R.L. Kirk	822 S Mariposa
1939 <sup>132</sup>		
	W.H. Fickett	1001 Main
	William Hagan	1031 Main

<sup>123</sup> Glendale City Directory, Western Directory Company, 1923: 761, *Ancestry.com*.

<sup>124</sup> Glendale City Directory, Glendale Directory Company, 1930: 765, *Ancestry.com*.

<sup>125</sup> Glendale City Directory, Glendale Directory Company, 1940: 474, *Ancestry.com*.

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<sup>128</sup> Polk's Glendale City Directory, 1960: 95, *Ancestry.com*.

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<sup>130</sup> Glendale City Directory, 1977: 98, *Ancestry.com*.

<sup>131</sup> Burbank City Directory: 1936: 340, *Ancestry.com*.

<sup>132</sup> Burbank City Directory: 1939: 437, *Ancestry.com*.

Year	Business	Location
1940 <sup>133</sup>		
	Walter Browne	910 S Mariposa
	John Dinneen	806 S Mariposa
	W.H. Fickett	1001 Main
	William Hagan	1031 Main
	Midwick Stables	430 Riverside Drive
	Pickwick Stables	1216 Riverside Drive
	Pico Stables	420 Riverside Drive
	Teel Lee Stables	470 Riverside Drive
1952 <sup>134</sup>		
	Dincara Stock Farm	806 S Mariposa
	Pickwick Stables	1006 Riverside Drive
	Pico Stables	420 Riverside Drive
	Ride-A-While Stables	1021 Main
	Rocking Horse Stable	470 Riverside Drive
1969 <sup>135</sup>		
	Silver Spur Stable	1902 W Riverside Drive
1970	No listings	

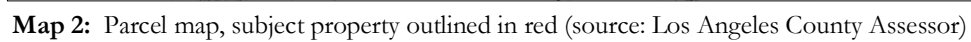
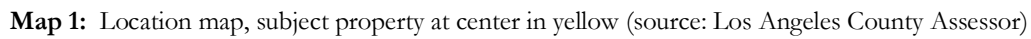
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<sup>133</sup> Burbank City Directory, 1940: 580-582, *Ancestry.com*.

<sup>134</sup> Burbank City Directory, 1952: 1019, *Ancestry.com*.

<sup>135</sup> Burbank City Directory, 1969: 203, *Ancestry.com*.

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA





Attachment 1: Current Maps and Aerials



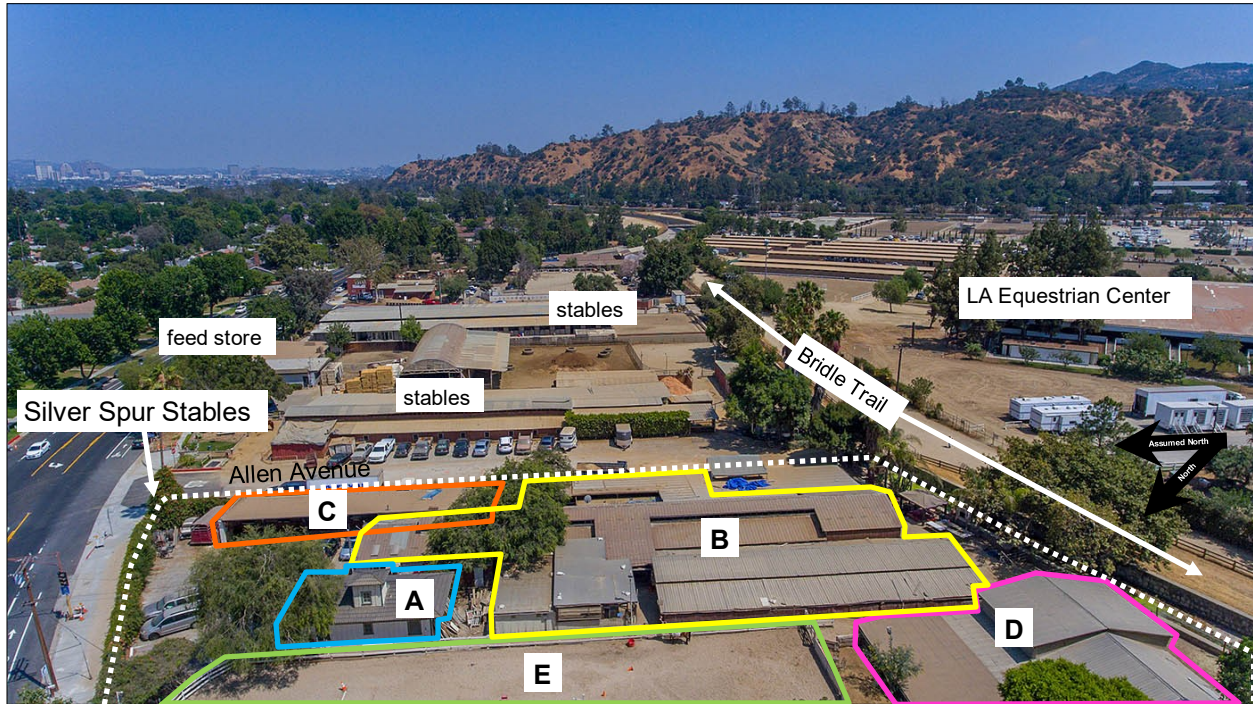
**Map 3:** Current aerial, subject property at center (source: Google, 2018)



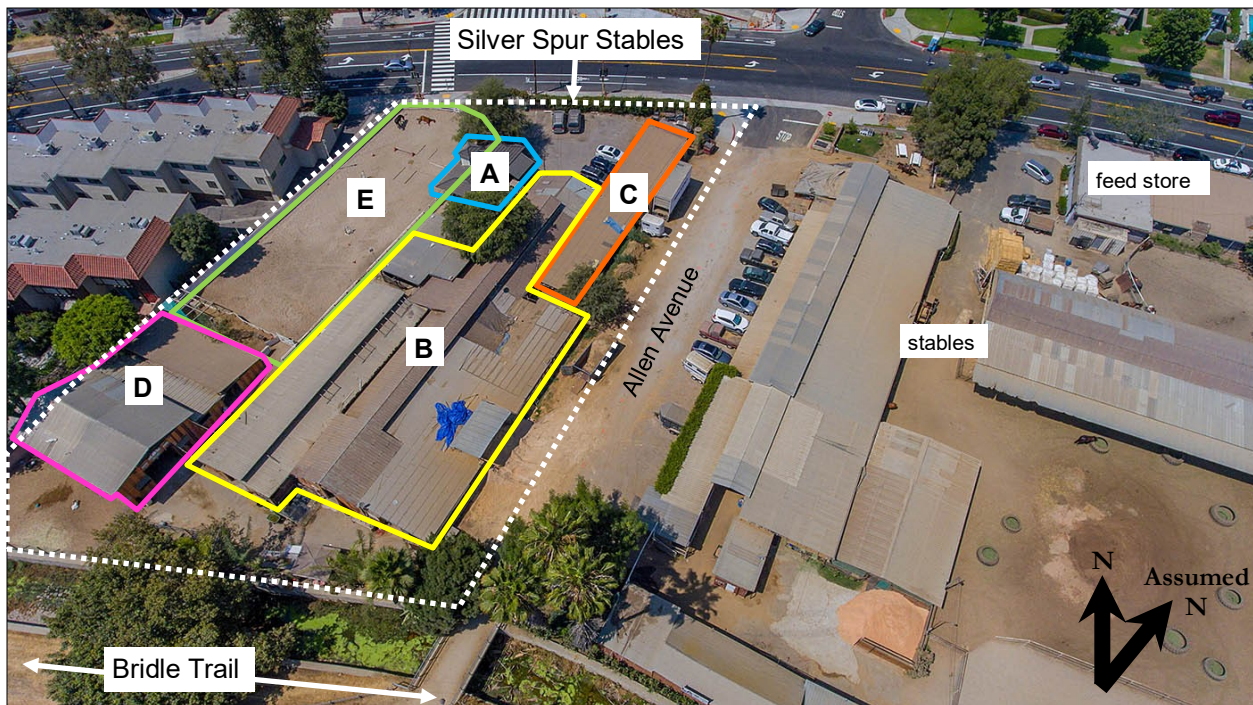
**Map 4:** Current aerial, subject property outlined in yellow (source: Google, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



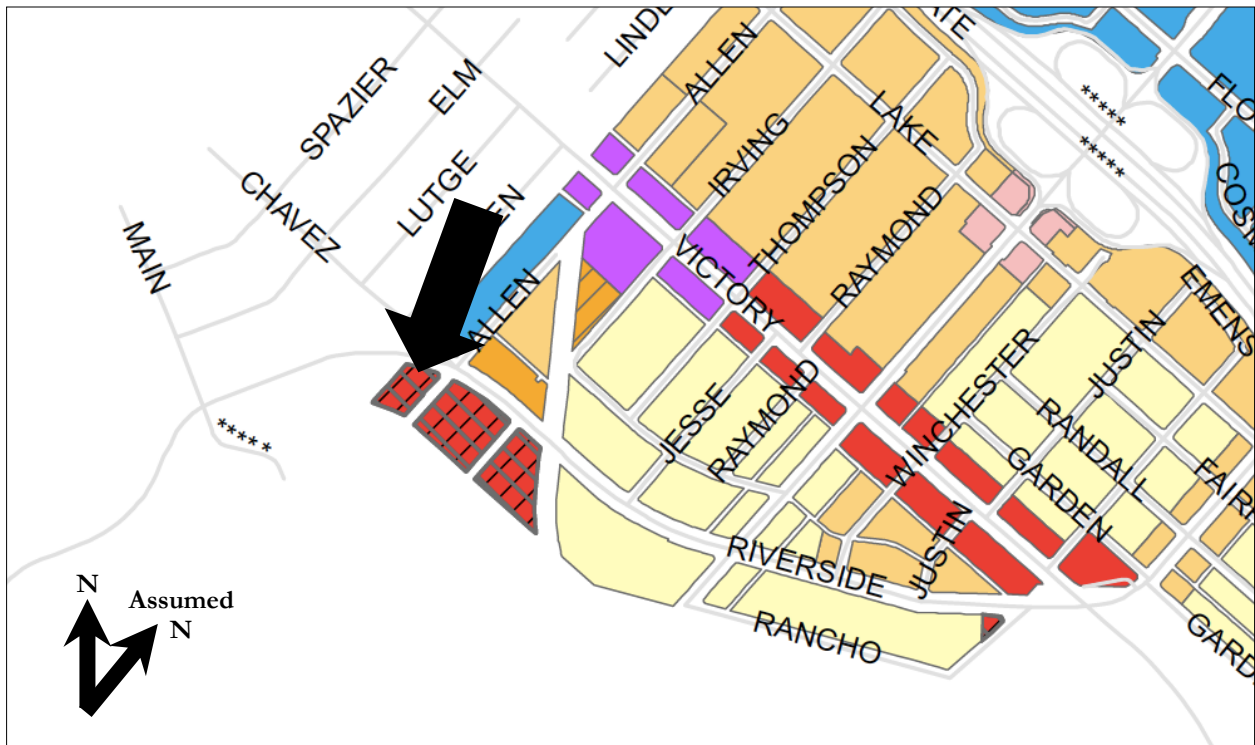


**Map 5:** Current aerial, view southeast, subject property outlined in white dashed line, site features identified with letters (source: Emily Gabel-Luddy, 2018)

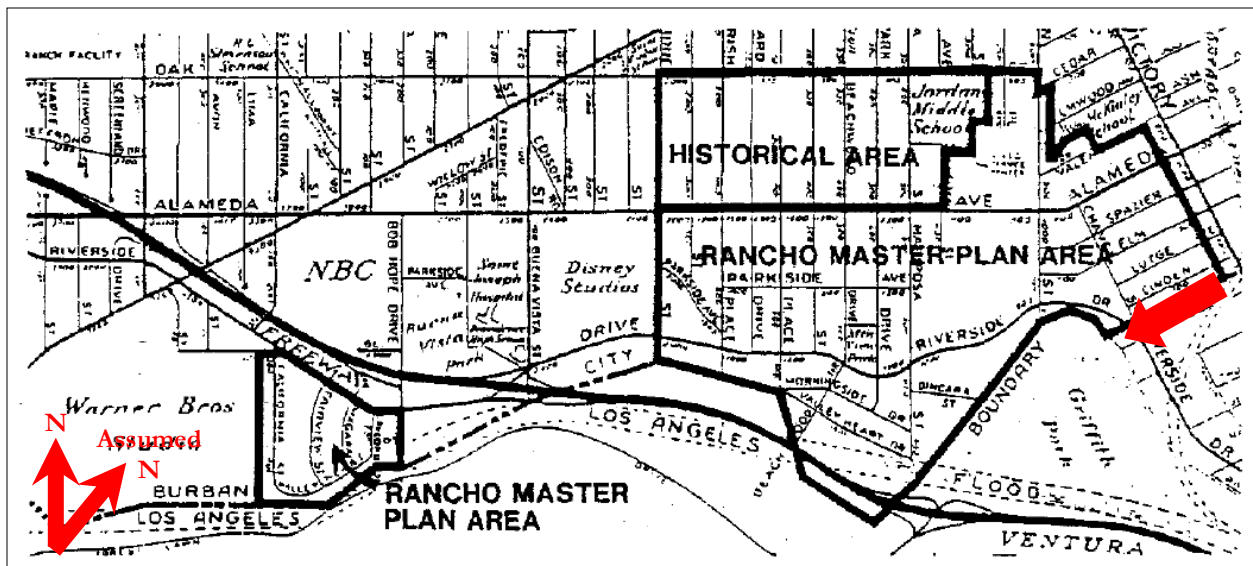


**Map 6:** Current aerial, view northwest, subject property outlined in white dashed line (source: Emily Gabel-Luddy, 2018)





**Map 7:** Current City of Glendale zoning map, with Commercial-Equestrian-zoned properties in red cross-hatch and approximate location of subject property indicated by arrow (source: City of Glendale).

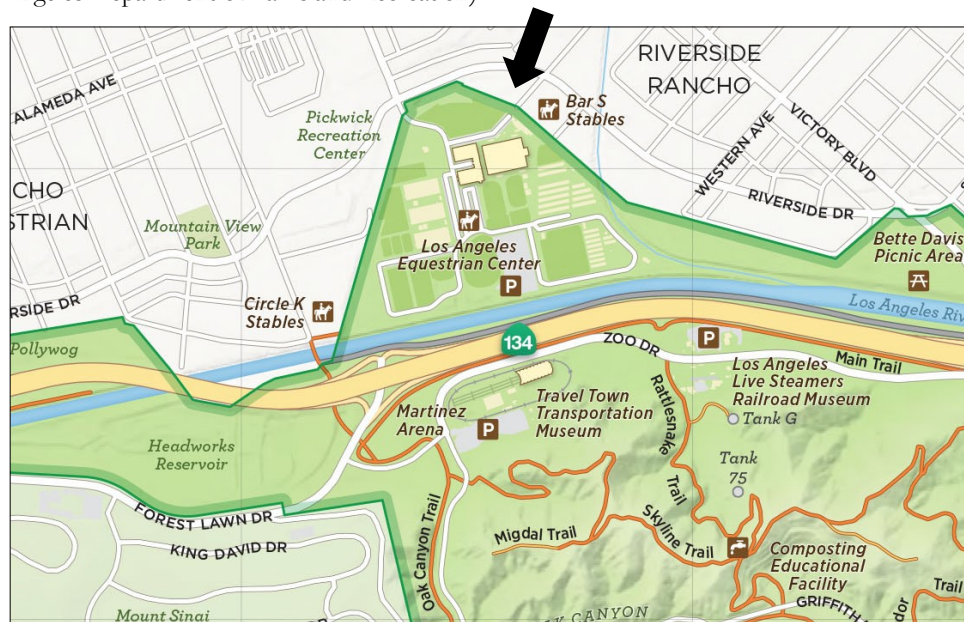


**Map 8:** City of Burbank map showing areas addressed by land use policies for equestrian areas, adopted as a General Plan amendment, approximate location of subject property indicated by arrow (source: City Council Resolution No. 23,927, 1993).

## Attachment 1: Current Maps and Aerials



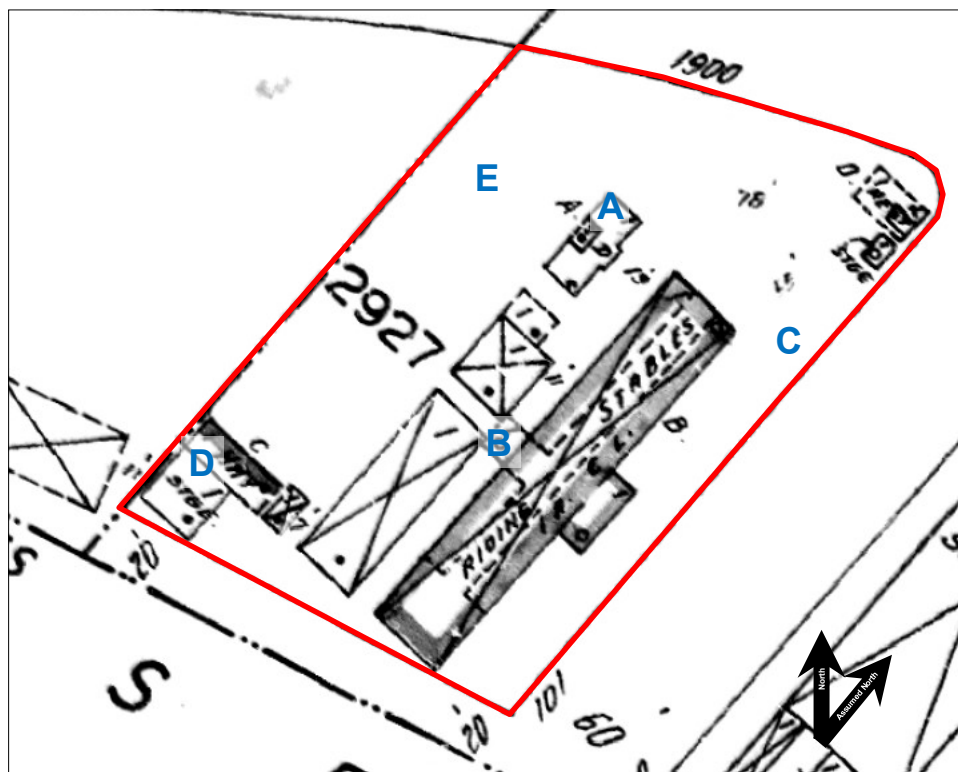
**Map 9:** Current map of Griffith Park, with trails shown in orange and subject property indicated by arrow (source: City of Los Angeles Department of Parks and Recreation)



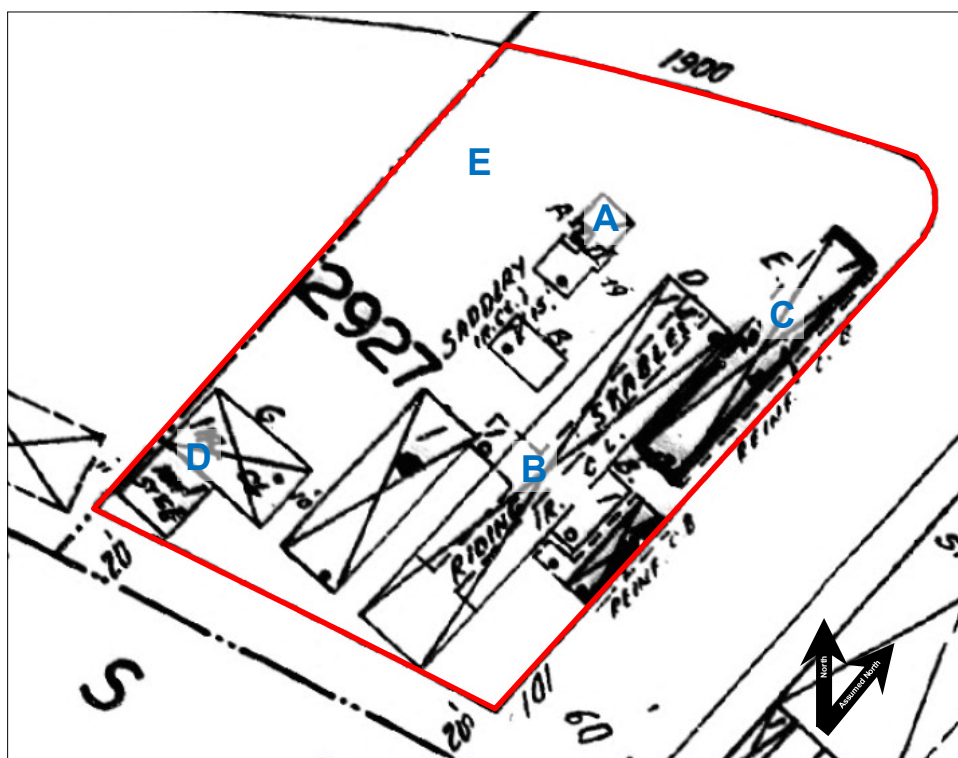
**Map 10:** Crop of previous, current map of Griffith Park zoomed in on area of subject property (source: City of Los Angeles Department of Parks and Recreation)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



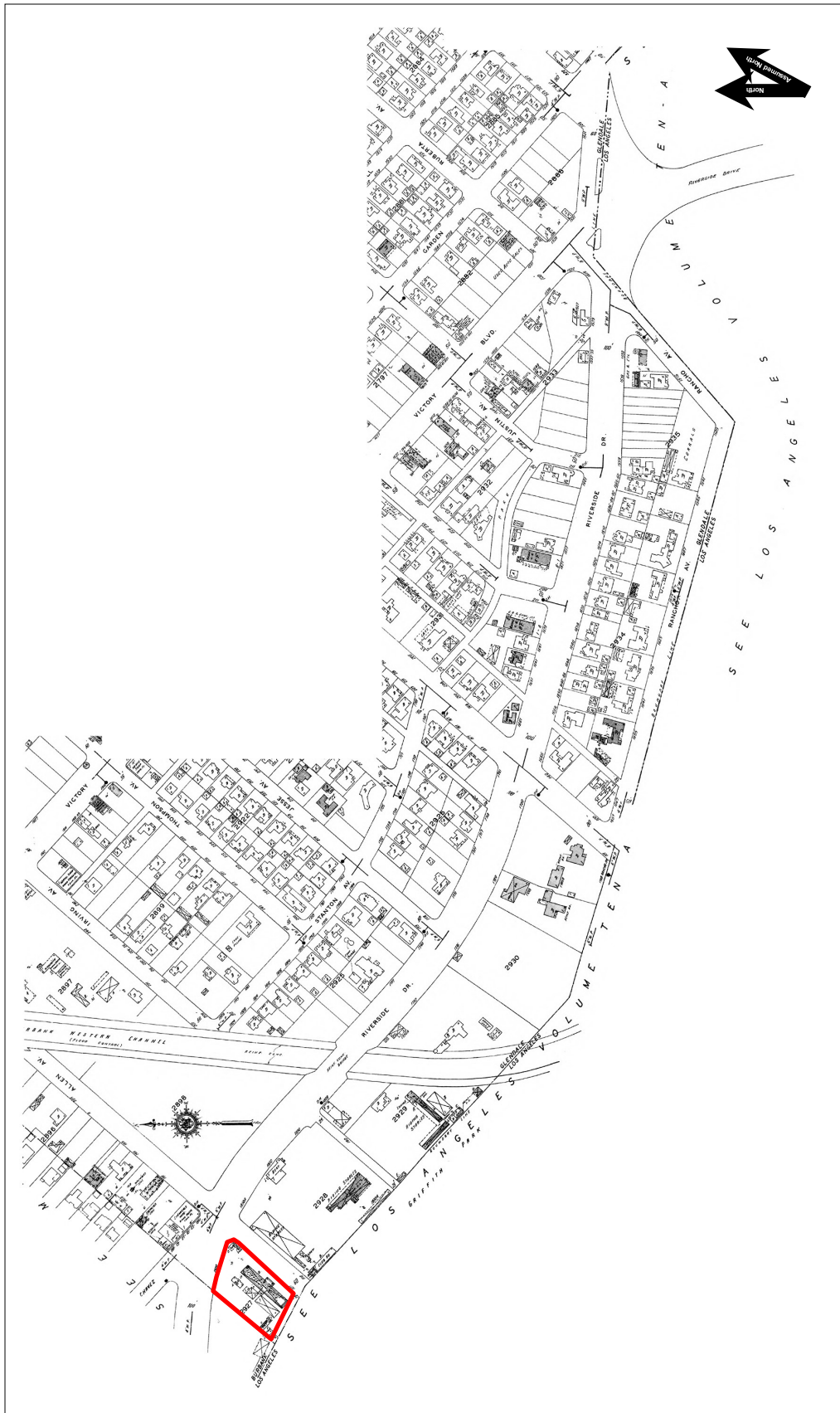


**Historic Map 1:** Sanborn Fire Insurance Map, subject property outlined in red (1951)



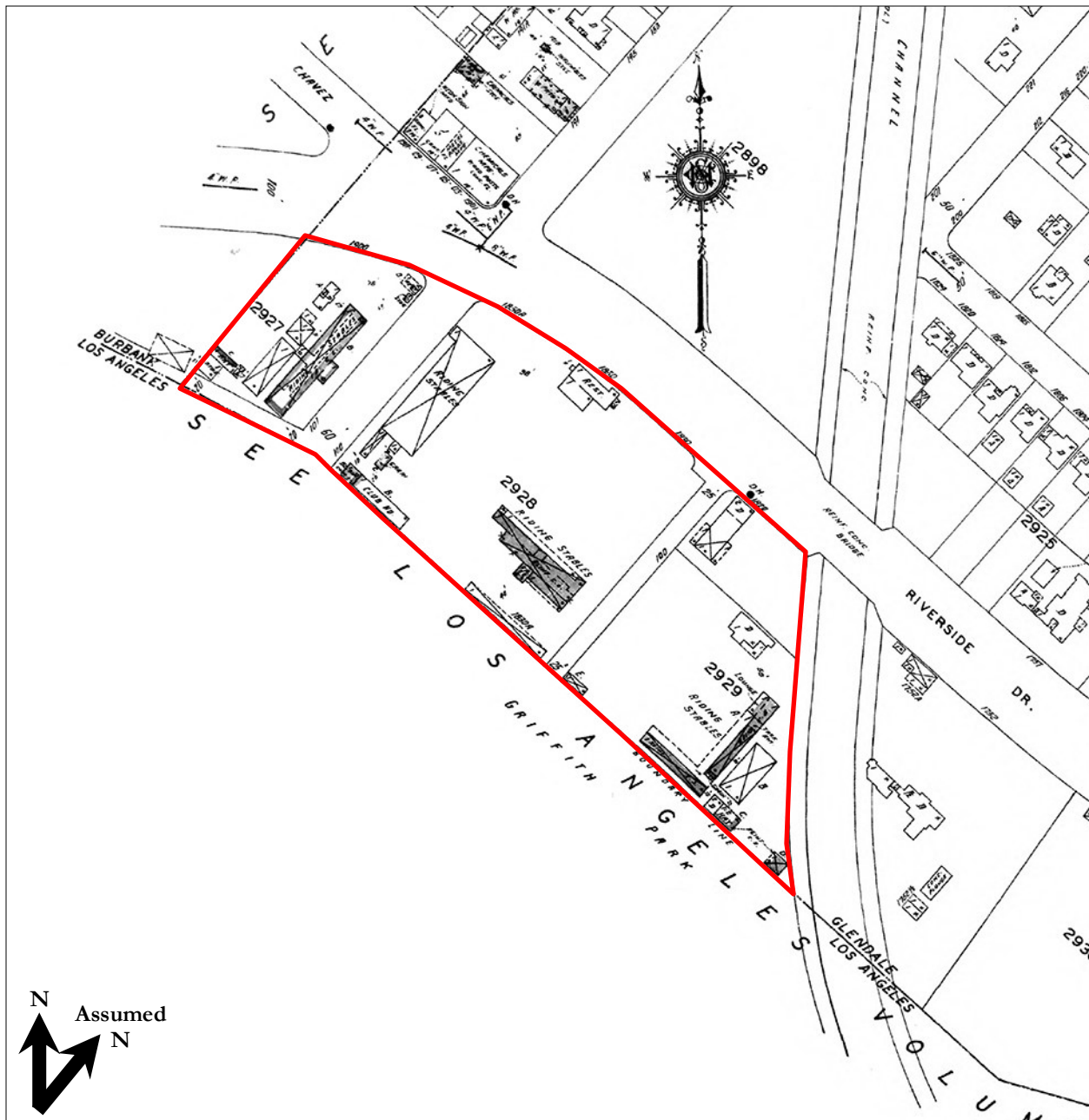
**Historic Map 2:** Sanborn Fire Insurance Map, subject property outlined in red (1965)





**Historic Map 3:** Sanborn Fire Insurance Map, area surrounding subject property, with subject property outlined in red (1950)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



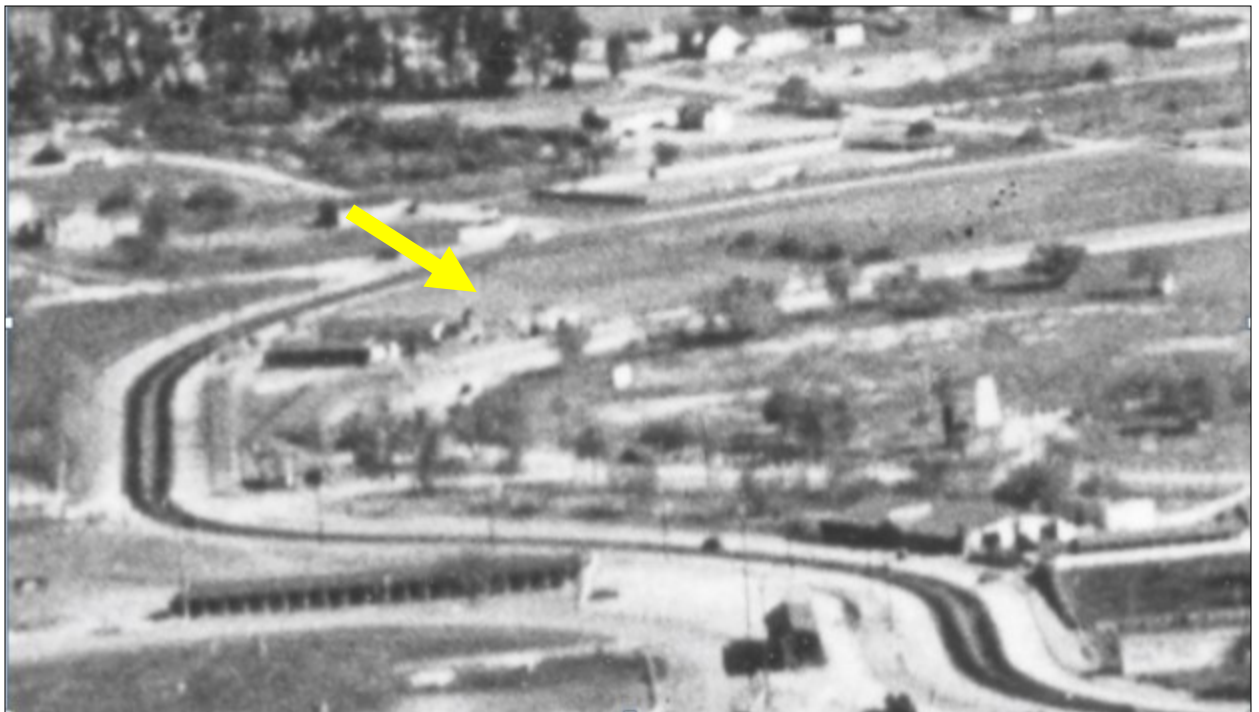
**Historic Map 4:** Sanborn Fire Insurance Map, crop of previous showing Glendale Commercial-Equestrian-zoned properties in red (1950)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 2: Historic Maps and Aerials



**Historic Aerial 1:** Subject property indicated by arrow, prior to development with existing buildings, view northwest  
(source: UCLA Air Photo Archive, 1936)



**Historic Aerial 2:** Crop of previous, subject property indicated by arrow, prior to development with existing buildings  
(source: UCLA Air Photo Archive, 1936)

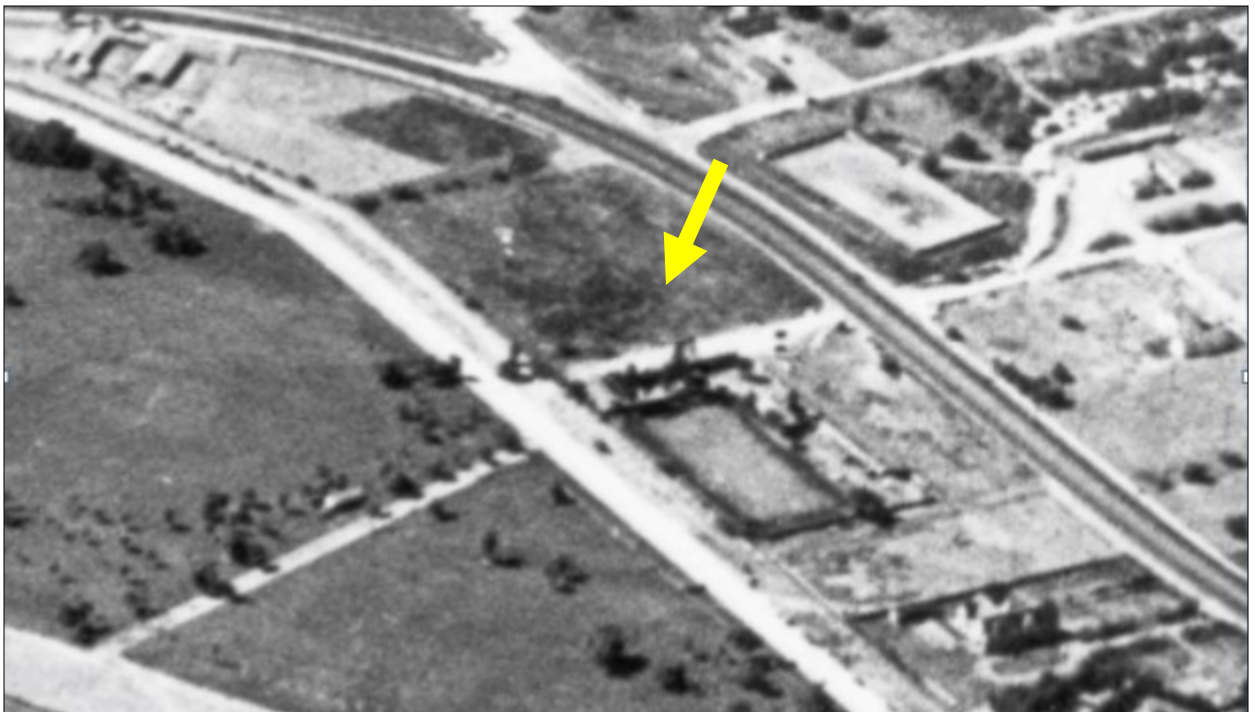
Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 2: Historic Maps and Aerials



**Historic Aerial 3:** Subject property indicated by arrow, prior to development with existing buildings, view north  
(source: UCLA Air Photo Archive, 1937)



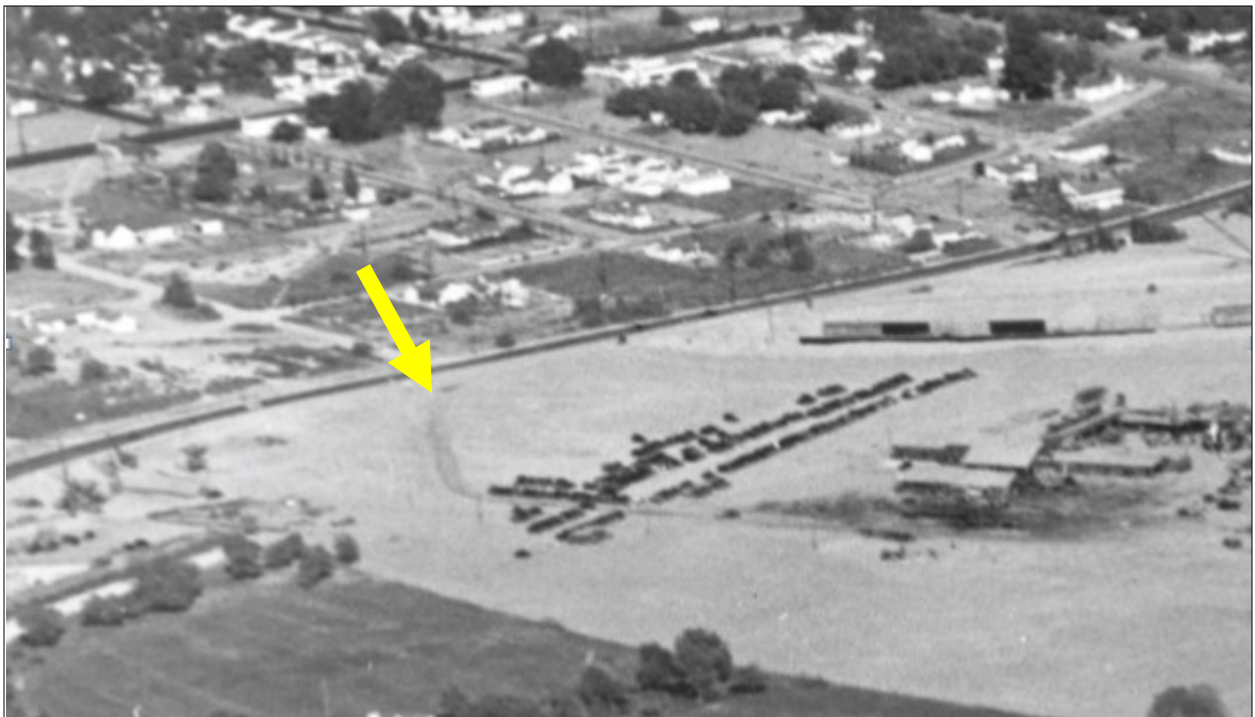
**Historic Aerial 4:** Crop of previous, subject property indicated by arrow, prior to development with existing buildings  
(source: UCLA Air Photo Archive, 1937)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 2: Historic Maps and Aerials



**Historic Aerial 5:** Approximate area of subject property indicated by arrow, prior to development with existing buildings, after LA River flood, view northwest (source: UCLA Air Photo Archive, 1938)



**Historic Aerial 6:** Crop of previous, approximate area of subject property indicated by arrow, prior to development with existing buildings, after LA River flood (source: UCLA Air Photo Archive, 1938)

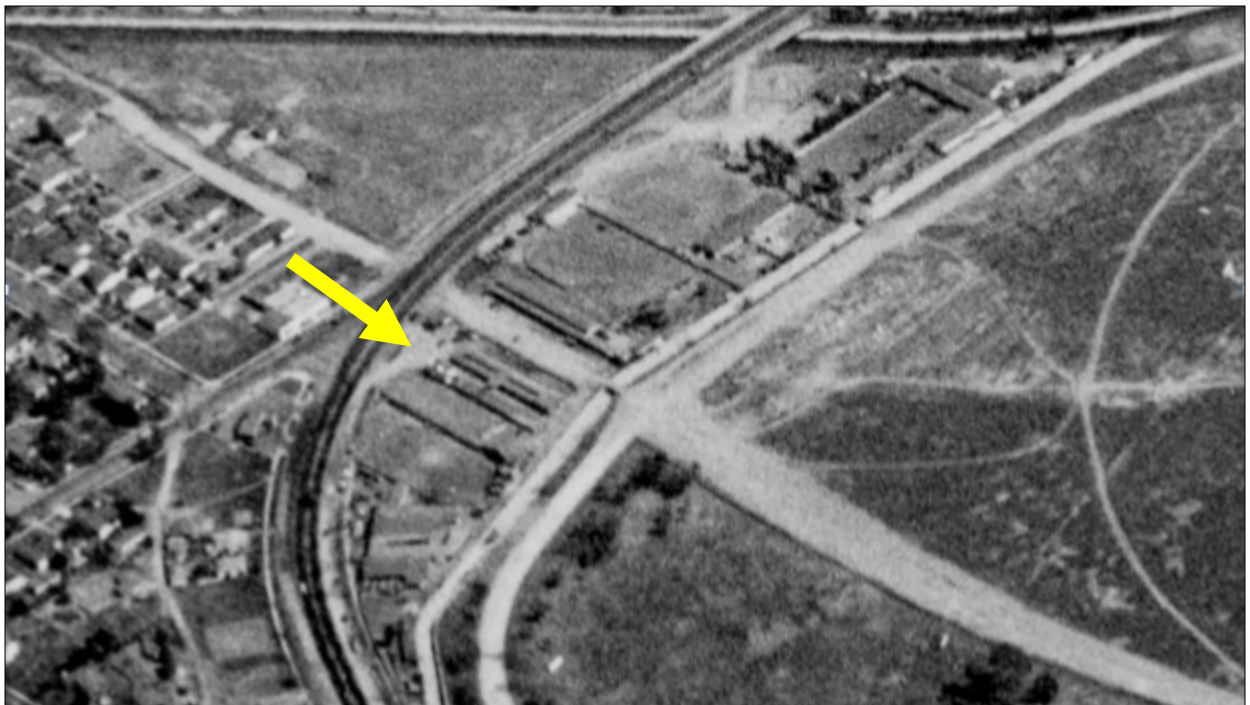
Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 2: Historic Maps and Aerials



**Historic Aerial 7:** Subject property indicated by arrow, showing existing buildings, view northwest (source: UCLA Air Photo Archive, 1946)



**Historic Aerial 8:** Crop of previous, subject property indicated by arrow, showing existing buildings (source: UCLA Air Photo Archive, 1946)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 2: Historic Maps and Aerials



**Historic Aerial 9:** Subject property indicated by arrow, showing existing buildings, view southeast (source: UCLA Air Photo Archive, 1946)

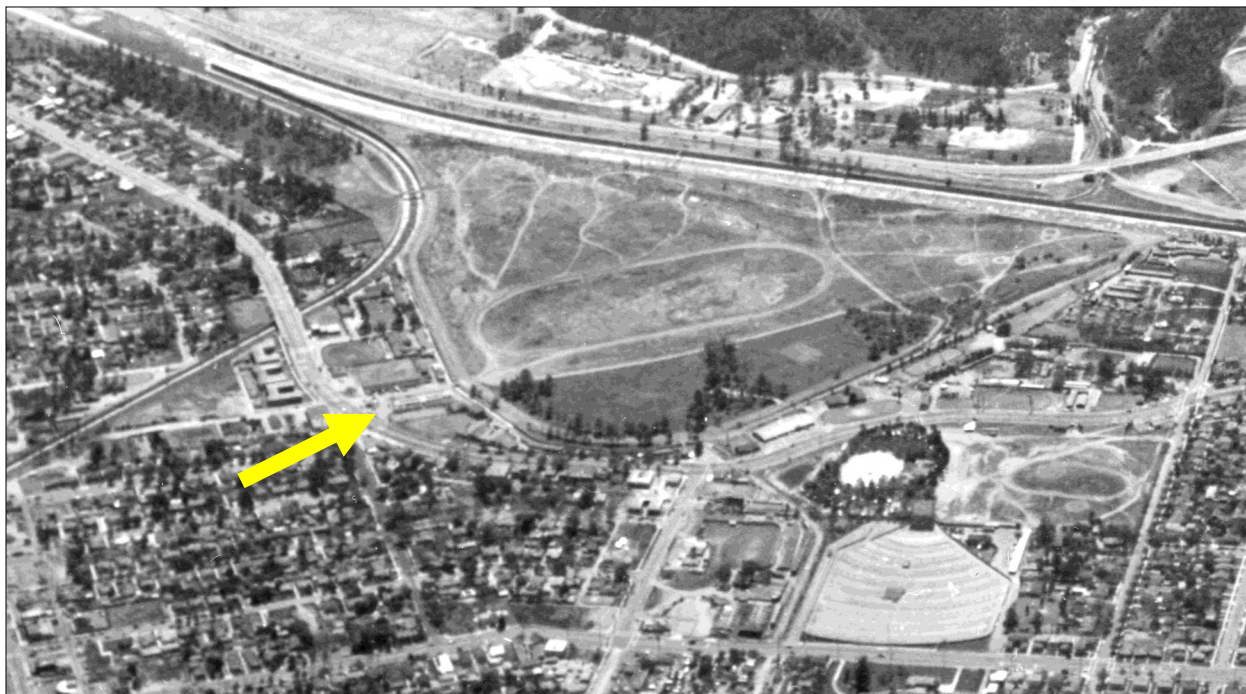


**Historic Aerial 10:** Crop of previous, 1947, subject property indicated by arrow, showing existing buildings (source: UCLA Air Photo Archive)

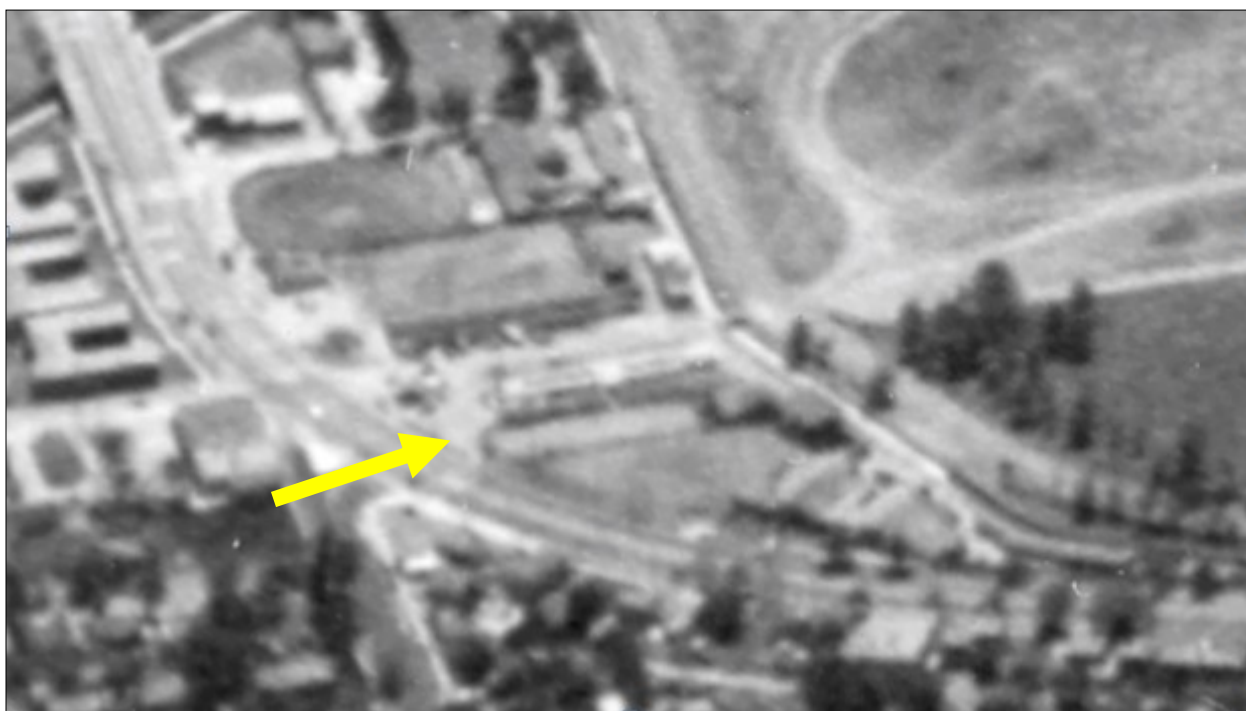
Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 2: Historic Maps and Aerials



**Historic Aerial 11:** Subject property indicated by arrow, showing existing buildings, view south (source: UCLA Air Photo Archive, 1953)



**Historic Aerial 12:** Crop of previous, subject property indicated by arrow, showing existing buildings (source: UCLA Air Photo Archive, 1953)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



**Figure 1:** Silver Spur Stables, Building A (House), north elevation (right) and east elevation (left), view southwest (Snow, 2018)



**Figure 2:** Silver Spur Stables, Building A (House), east elevation, view southwest (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 3: Current Photographs of Subject Property



**Figure 3:** Silver Spur Stables, Building A (House), north elevation, view southeast (Snow, 2018)



**Figure 4:** Silver Spur Stables, Building A (House), west elevation, view east (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



**Figure 5:** Silver Spur Stables, Building A (House), west elevation (left) and south elevation (right), view northeast (Snow, 2018)

Attachment 3: Current Photographs of Subject Property



**Figure 6:** Silver Spur Stables, Building B (Office and Main Stable), primary north elevation, view southeast (Snow, 2018)



**Figure 7:** Silver Spur Stables, Building B (Office and Main Stable), detail of west elevation, view east (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



**Figure 8:** Silver Spur Stables, Building B (Office and Main Stable), south side of west elevation, view southeast (Snow, 2018)



**Figure 9:** Silver Spur Stables, Building B (Office and Main Stable), south elevation, view northwest (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 3: Current Photographs of Subject Property



**Figure 10:** Silver Spur Stables, Building B (Office and Main Stable), east elevation, view northwest (Snow, 2018)



**Figure 11:** Silver Spur Stables, Building B (Office and Main Stable), east elevation, view northwest (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



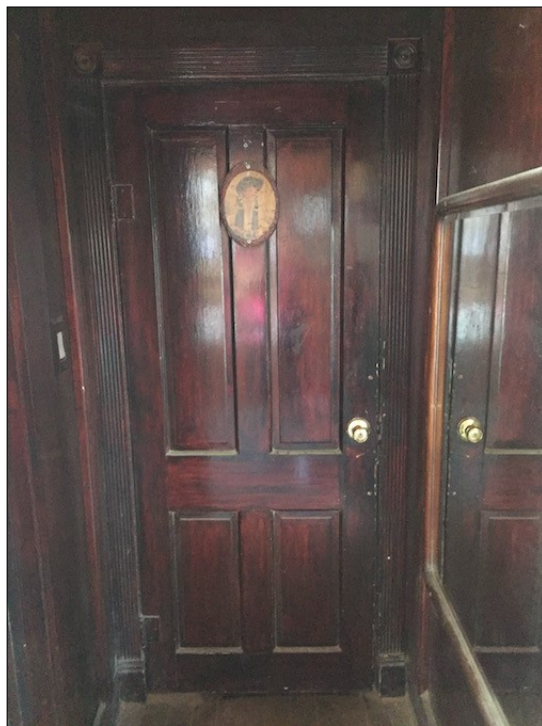
**Figure 12:** Silver Spur Stables, Building B (Office and Main Stable), interior, central corridor, view south (Snow, 2018)



**Figure 13:** Silver Spur Stables, Building B (Office and Main Stable), interior, central corridor, view south (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 3: Current Photographs of Subject Property



**Figure 14:** Silver Spur Stables, Building B (Office and Main Stable), interior, door to bathroom, view east (Snow, 2018)



**Figure 15:** Silver Spur Stables, Building B (Office and Main Stable), interior (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



**Figure 16:** Silver Spur Stables, Building B (Office and Main Stable), interior (Snow, 2018)



**Figure 17:** Silver Spur Stables, Building B (Office and Main Stable), interior (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 3: Current Photographs of Subject Property



**Figure 18:** Silver Spur Stables, Building B (Office and Main Stable), interior, view west (Snow, 2018)



**Figure 19:** Silver Spur Stables, Building B (Office and Main Stable), interior (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



**Figure 20:** Silver Spur Stables, Building C (East Stable), west elevation, view east (Snow, 2018)



**Figure 21:** Silver Spur Stables, Building C (East Stable), west elevation, view northeast (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 3: Current Photographs of Subject Property



**Figure 22:** Silver Spur Stables, Building C (East Stable), east elevation, view northwest (Snow, 2018)



Attachment 3: Current Photographs of Subject Property



**Figure 23:** Silver Spur Stables, Building D (Barn), east elevation, view northwest (Snow, 2018)



**Figure 24:** Silver Spur Stables, Building D (Barn), south elevation, view northwest (Snow, 2018)

Attachment 3: Current Photographs of Subject Property



**Figure 25:** Silver Spur Stables, Building D (Barn), east elevation of barn and stables, view southwest (Snow, 2018)



**Figure 26:** Silver Spur Stables, Building D (Barn), north elevation of stables, view southwest (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 3: Current Photographs of Subject Property



**Figure 27:** Silver Spur Stables, Building D (Barn), interior, view west (Snow, 2018)



**Figure 28:** Silver Spur Stables, Building D (Barn), stable view west (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 3: Current Photographs of Subject Property



**Figure 29:** Silver Spur Stables, Building E (Arena), view north (Snow, 2018)



**Figure 30:** Silver Spur Stables, Building E (Arena), view southwest (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA



Attachment 4: Current Photographs of Setting



**Figure 31:** Allen Avenue, with subject property at right and adjacent property (1850 Riverside Drive, Glendale, LA Horse Rentals) at left, view south (Snow, 2018)



**Figure 32:** 1850 Riverside Drive, Glendale (LA Horse Rentals, located adjacent to subject property), view south (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 4: Current Photographs of Setting



**Figure 33:** 1840 Riverside Drive (Trickey Tack feed store), view southwest (Snow, 2018)



**Figure 34:** 1830 Riverside Drive (Triple R Stables), view southwest (Snow, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 4: Current Photographs of Setting



**Figure 35:** 400 Riverside Drive (condos with stables), view southeast (Snow, 2018)



Attachment 4: Current Photographs of Setting



**Figure 36:** Bridle trail located southeast of subject property, with LA River at right, view east (Snow, 2018)



**Figure 37:** Bridle trail located southeast of subject property, view north, with Bette Davis Estate in background ( Snow, 2018)



Attachment 4: Current Photographs of Setting



**Figure 38:** Swinging Bridge, located southwest of subject property, provides passage from bridle trails over the LA River and into Griffith Park, view south (Snow, 2018)



**Figure 39:** Swinging Bridge, located southwest of subject property, provides passage from bridle trails over the LA River and into Griffith Park, view northeast (Snow, 2018)



Attachment 4: Current Photographs of Setting



**Figure 40:** Tunnel under 5-Freeway, located southwest of subject property, provides passage from bridle trails into Griffith Park, view southeast (Snow, 2018)



**Figure 41:** Bridle trail leading along Zoo Drive into Griffith Park (Snow, 2018)

Attachment 4: Current Photographs of Setting



**Figure 42:** Bridle trail in Griffith Park (Snow, 2018)





**Figure 43:** Current aerial, view southeast, with bridges to bridle trails indicated (source: Emily Gabel-Luddy, 2018)



**Figure 44:** Current aerial, view southeast, Easter Field Bridge at center (source: Emily Gabel-Luddy, 2018)



Attachment 4: Current Photographs of Setting



**Figure 45:** Current aerial, view northeast, Irving Avenue Bridge at center (source: Emily Gabel-Luddy, 2018)



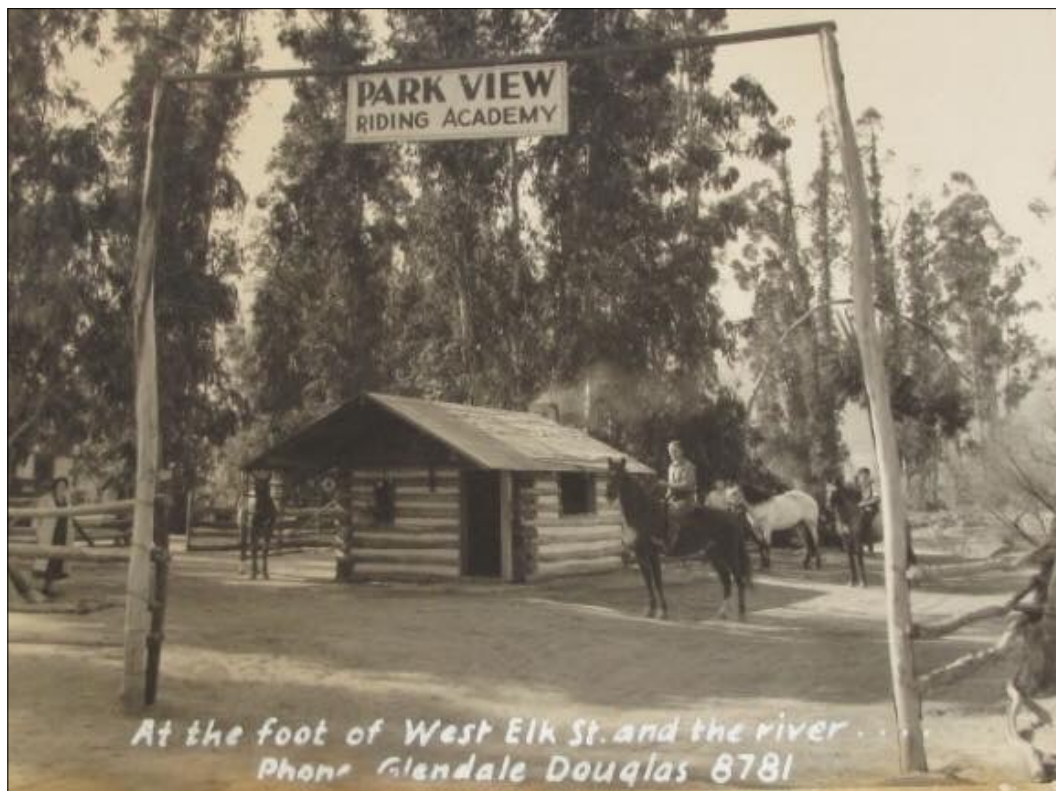
**Figure 46:** Current aerial, view northwest, Allen Avenue Bridge at center (source: Emily Gabel-Luddy, 2018)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA





**Figure A:** Early view of Riverside Riding Stable, 3129 Riverside Drive, not extant (source: Page Williams, n.d.)

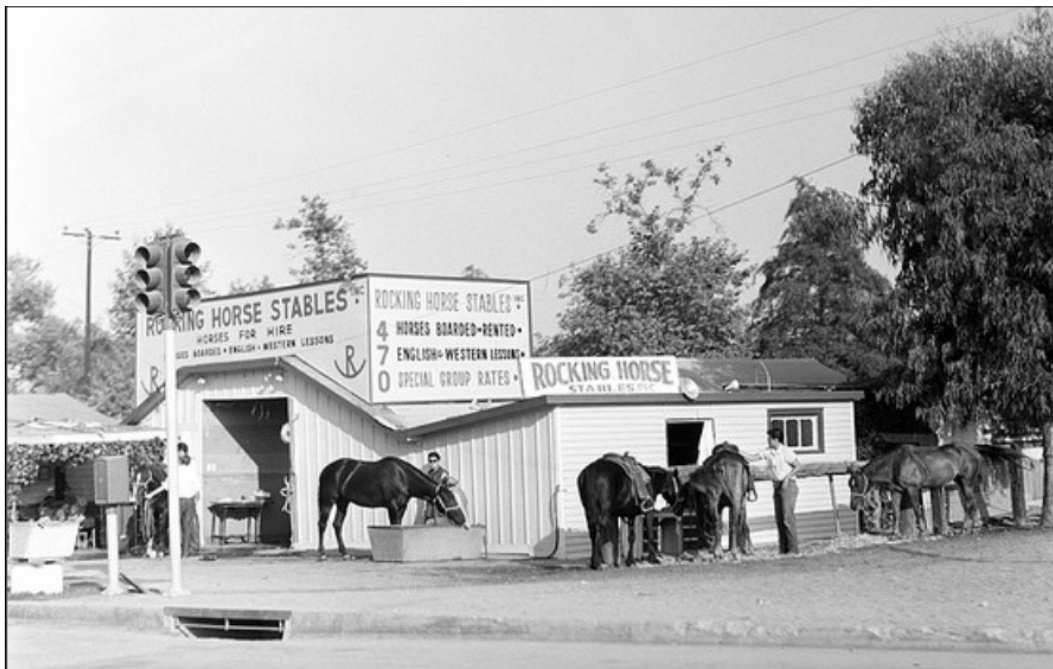


**Figure B:** Early view of Park View Riding Academy, Glendale, not extant (source: Page Williams, n.d.)

Attachment 5: Historic Photographs of Setting



**Figure C:** Early view of Royal Riding Academy, Riverside Drive, not extant (source: Page Williams, n.d.)



**Figure D:** Rocking Horse Stables, 470 Riverside Drive, not extant (source: Page Williams, c. 1950s)

Silver Spur Stables, 1900 Riverside Drive, Glendale, CA

Attachment 5: Historic Photographs of Setting



**Figure E:** Actors on horseback training in Griffith Park in area that is now the Los Angeles Equestrian Center (source: Page Williams, 1966)