

HISTORIC ASSESSMENT



Glendale Garden Homes

1303, 1311, and 1315 North Central Avenue
Glendale, California

Prepared For:

BWB Partners

14515 Dickens Street, Suite 200
Sherman Oaks, California 91403

Project Number: 13650101

August 30, 2004



EP ASSOCIATES

ENVIRONMENTAL CONSULTING & MANAGEMENT
1111 N. Brand Boulevard, Suite 405, Glendale, California 91202
Telephone: (818) 246-4499 Fax: (818) 246-4362

HISTORIC ASSESSMENT

Glendale Garden Homes
1303, 1311, and 1315 North Central Avenue
Glendale, California

Prepared for:

BWB Partners
14515 Dickens Street, Suite 200
Sherman Oaks, California 91403

Prepared by:

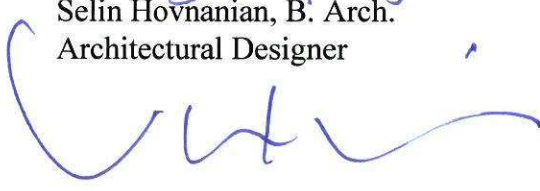
EP Associates
1111 North Brand Boulevard, Suite 405
Glendale, California 91202-3023

Project Number 13650101

August 30, 2004



Selin Hovnanian, B. Arch.
Architectural Designer



Vahan Hovnanian, Principal
Registered Environmental Assessor #2544

CONTENTS

1.0	INTRODUCTION	1
2.0	GENERAL SITE DESCRIPTION	3
3.0	LEGAL DESCRIPTION, OWNERSHIP, AND ZONING	3
4.0	RECORDS RESEARCH AND INTERVIEWS	4
4.1	Building Records	4
4.2	Sanborn Fire Insurance Maps	4
4.3	Published Sources	5
4.4	Interviews	12
5.0	HISTORICAL AND ARCHITECTURAL EVALUATION	13
5.1	Historical Evaluation	13
5.2	Architectural Evaluation	15
5.3	Discussion of Historic Resource Designation Criteria	17
6.0	CONCLUSIONS	19

FIGURES

- 1 Vicinity Map
- 2 Site Plan
- 3 District Plan

APPENDICES

- A Photographs
- B Building Records
- C Sanborn Fire Insurance Maps
- D Householders Guide of the City of Glendale

1.0 INTRODUCTION

EP Associates conducted a historic assessment of Glendale Garden Homes, a multifamily residential complex located at 1303, 1311, and 1315 North Central Avenue, Glendale, California (subject property) (Figure 1, Vicinity Map). The subject property is planned for demolition of the existing structures and the development of a 86-unit, three-story apartment building. The purpose of EP Associates' evaluation was to assess whether or not the subject property would qualify for consideration as a historic resource under applicable national, state, and local regulations. This evaluation has been required by the City of Glendale prior to the approval of the demolition of existing structures.

The following information summarizes the criteria for listing a historic resource with the federal government (national), State of California, and the City of Glendale.

National Criteria

The National Register of Historic Places (National Register), established under the National Historic Preservation Act of 1966, has developed the following criteria to determine eligibility of a resource for national recognition.

- The resource has an association with events that have made a significant contribution to our history;
- The resource has an association with the lives of persons significant in our past;
- The resource contains distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; and
- Resources which have yielded, or may be likely to yield, important archaeological information.

State of California Criteria

The State of California has established historic preservation programs that are administered by the State Historic Resources Commission and the State Office of Historic Preservation (SHPO) within the Department of Parks and Recreation. The state offices have interactive relationships. The historical resources preservation regulations are addressed under the California Environmental Quality Act (CEQA). According to CEQA, a historical resource may be listed

in the California Register if it meets any of the following four criteria.

- The resource is associated with events that have made a significant contribution to California's history and cultural heritage;
- The resource is associated with the lives of persons important in California's past;
- The resource 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 value; and
- The resource has yielded or is likely to yield important archaeological information.

City of Glendale Criteria

In September 1997, the City of Glendale amended its Historic Preservation Element of the Glendale General Plan that was originally established in 1977 (City of Glendale, 1977). The Historic Preservation Element of the Glendale General Plan sets policy direction and reinforces Glendale's preservation ethic. The criteria for designation of a resource as historic are identified in Title 15, Chapter 20 of the Glendale Municipal Code. These include the following:

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

It should be noted that the criteria established under the Historic Preservation Element of the Glendale General Plan are inclusive of those established by the State of California and federal government. Thus, this historic resource evaluation report is mainly focused on the criteria established by the City of Glendale.

2.0 GENERAL SITE DESCRIPTION

Glendale Garden Homes property is approximately 2 acres of an L-shaped land (286 feet frontage by 339 feet depth, at the deepest, and 272 feet depth at the narrowest) located in a predominantly residential area of the Verdugo Viejo Neighborhood of Glendale, California (see Appendix A, Photographs and Figure 2, Site Plan). The subject property is improved with three interconnected U-shaped structures, 1303, 1311, and 1315 North Central Avenue, around a large and continuous courtyard. Building 1303 North Central Avenue consists of 13 units, and is located along the entire south side of the subject property. Building 1311 North Central Avenue consists of 11 units, and is located at the northeast corner of the subject property. Building 1315 North Central Avenue consists of 11 units, and is located at the northwest corner of the subject property. A swimming pool and cabana area is located at the southwest corner of the subject property, west of Building 1303. Each building has its own laundry room. A main pedestrian complex entrance is situated along North Central Avenue. There are two additional pedestrian walkways for units facing North Central Avenue, located north and south of the main entrance. The complex has two tuck-under parking garages and a carport. The first parking garage serves Buildings 1311 and 1315, and is located in between the two buildings. The garage is accessed from the north side of the subject property. The second garage and a carport are located along the southern and western sides of Building 1303 North Central Avenue, respectively. They serve Building 1303 North Central Avenue and are accessed from the south side of the subject property.

Historically, the subject property has been used for residential purposes.

3.0 LEGAL DESCRIPTION, OWNERSHIP, AND ZONING

The subject property encompasses the south half and the easterly 292.50 feet of north half of Lot 17 of the Baugh Tract in the City of Glendale, County of Los Angeles, State of California, as per Page 23 of Book 9 of Maps in the Office of the County Recorder. The subject property title is vested in 1303 Central, LLC.

According to the information supplied by the City of Glendale Planning Division, the subject property is zoned R1250 (High Density Residential).

4.0 RECORDS RESEARCH

4.1 Building Records

Building records maintained at the City of Glendale Permit Services Center were obtained and reviewed as part of this assessment. EP Associates' findings are summarized below.

The earliest records on file were four building permits issued to Joseph S. Causey for the construction of 1303, 1311, and 1315 North Central Avenue, and the construction of a cabana, a carport, and a dressing room. The permits were dated February 20, 1957.

The records on file identify Causey & Causey as the contractors of the subject property. Building plans indicate that the structures on the subject property were designed by architects Norwood and De Longe of San Marino, California in 1956.

Copies of the available records and correspondence are included in Appendix B.

In conjunction with a review of the building records, EP Associates performed a walk-through reconnaissance of the subject property on August 16, 2004 to evaluate the structures and assess their historic merit. Findings of the walk-through reconnaissance are presented in Section 5.2 (Architectural Evaluation) of this report (see Appendix A, Photographs).

4.2 Sanborn Fire Insurance Maps

Sanborn fire insurance maps are large-scale maps that depict the commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States. These specialized maps were prepared for the exclusive use of fire insurance companies and underwriters to provide accurate, current, and detailed information about the buildings they were insuring. The maps show the size, shape, and construction of dwellings, commercial buildings, and factories, as well as indicate widths and names of street, property boundaries, building use, and house and block numbers.

Sanborn fire insurance maps of 1919, 1925, 1950, 1965, and 1972 were reviewed to identify historical land use of the subject property. Copies of the maps were obtained from various sources and are included in Appendix C of this report. EP Associates' findings are summarized below.

The Sanborn fire insurance map of 1919 shows that the subject property was divided into two properties. The northern property was improved with two structures. The first structure is identified as a dwelling and faces North Central Avenue. The second structure is identified as

a concrete reservoir with an attached dwelling, and is located along the north side of the subject property. The southern property is improved with four structures. The first structure is identified as a dwelling and faces North Central Avenue. The second structure is identified as a concrete reservoir and is located along the north side of the subject property. The third structure is identified as a shed and is located towards the southwest corner of the concrete reservoir. The fourth structure is identified as a single-story structure, and is located northwest of the shed.

The 1925 map shows that the northern property is improved with two new structures identified as a tool house and a dwelling, and the dwelling attached to the concrete reservoir has been altered into a garage. The tool house is located along the south side of the subject property, across from the concrete reservoir and garage. The dwelling is located towards the northwest corner of the tool house. The map also shows that the southern property has been altered. The concrete reservoir, shed, and single-story structure have been removed, and two new structures, one identified as a garage and a second unidentified structure have been added. The garage and the unidentified structure are located towards the northern side of the subject property.

The 1950 map shows no physical change to the northern and southern properties.

The 1965 and 1972 maps show the existing structures on the subject property. These consist of the three buildings, the pool and cabana, and the carport.

4.3 Published Sources

EP Associates performed a records search of various directories and public sources to identify any potential role the subject property and/or the people associated with the subject property played in the community and in the historical or architectural development of Glendale, or any other significant contributions. EP Associates researched the Householders Guide of the City of Glendale dated 1957 through 1977, which provides a complete listing of all the houses and buildings in Glendale. EP Associates identified the individuals associated with the subject property. The findings are presented below. Copies of the directory listings are included in Appendix D of this report.

1303 North Central Avenue

RESIDENT	YEAR
Verling, John H.	1959
Baldwin, Harmon W.	1959
Weaver, Chas E.	1959
Goss, William J.	1959
Easley, Harley P.	1959
Bullis, Richard	1959
Henry, Boyd D.	1959
Zeiss, Philip E.	1959
Reed, Lewis I.	1959
Conzette, Clare C.	1959
Onderdonk, W. G.	1959
Beck, Gerald H.	1960
Mc Mahon, Mark G.	1960
Schneer, Arthur, H.	1960
Spaulding, Sam	1960
Logan, Hugh H.	1962
Albert, Nevin W.	1962
Schneer, Frances Mrs.	1962
Enemark, Herman A.	1962
Durant, Thos E.	1962
Rasmussen, Ewald B.	1962
Hershberger, Ernest F.	1963
Cunningham, James P.	1963
Mac Dougall, Donald	1963
Ray, Alvin W.	1963

RESIDENT	YEAR
Nugent, Michl A.	1964
Albert, Blanche C. Mrs.	1968
Nicklos, Edith A.	1968
Wright, Perry E.	1968
Hoeft, J. E.	1968
Ward, Ruth W. Mrs.	1969
Wessly, William D.	1969
Spicer, Reginald E.	1969
Turney, Burt S.	1970
Maher, Margaret Mrs.	1970
Carroll, Vera J.	1971
Monroe, Carl C.	1971
White, John	1971
Young, Frederick C.	1971
Green, Ruth W. Mrs.	1972
Hedges, H. V.	1972
Donnelly, William H.	1972
Kuhns, Kermit W.	1973
Caldwell, J. M.	1973
Wickhorst, Hans	1977
Weston, Douglas	1977
Schajda, Louis A.	1977
Taylor, A. K.	1977
Sterling, Robert	1977
Onnes, Michl H.	1977

1311 North Central Avenue

RESIDENT	YEAR
Bartlett, Kent W.	1959
Mc Gonigle, William R.	1959
Henderson, James A.	1959
Connors, William J.	1959
Rasco, Ferron S.	1959
Kloeppsl, Arleen E.	1959
Turner, Hubert J.	1959
Ford, Lowell D.	1959
Stice, Tod E.	1959
Martin, Irene F. Mrs.	1959
Martin, J. J.	1960
Ewald, Albert F.	1960
Wallick, Bill C.	1960
May, John B.	1960
Hencerson, James A.	1962
Musgrove, James F.	1962
Jones, Gordon K.	1962
Nichols, Howard H.	1962
Moore, Kent	1962
Maher, Harry E.	1962
Jamieson, T. N.	1963
Cooper, June H. Mrs.	1963
Wilkinson, James R.	1963
Gardner, Francis B.	1964
Kirman, G. Paul	1964

RESIDENT	YEAR
Scharf, L. E.	1964
Welcome, Claude A.	1968
Sidney, Florence M. Mrs.	1968
Brigg, Dallas	1969
Dorman, Herbert N.	1969
Brown, Clara H. Mrs.	1969
Lindahl, Melvin	1969
Smolders, Peter	1970
Hughes, Herndon	1970
Kein, Gordon	1971
Scott, Robert H.	1971
Freeman, Richard L.	1971
Tardani, Phillip	1971
Schweizer, John M. Jr.	1971
Renfrow, C. S.	1971
Stewart, Arthur	1971
Blackman, Soli	1971
Sheldon, Muriel	1971
Causey, Joseph G.	1977
Stehley, Charles	1977
Barrette, Kenneth	1977
Byrne, James T.	1977
Smith, Frank F.	1977

1315 North Central Avenue

RESIDENT	YEAR
Meade, William W.	1959
Sailor, Geo E.	1959
Kennedy, Lillian J.	1959
Heger, A. Jacob	1959
Kittleson, Randolph	1959
Mrs. Dishman, Robert E.	1959
Maher, Harry A.	1959
Utzinger, Milton A.	1959
Kuse, James W.	1959
Landgon, Andrew H.	1959
Pope, Floyd F.	1960
Davis, Merle B.	1960
Weber, Frank T.	1960
Christensen, F. J.	1960
Beirnham, Russel T.	1962
Kuhn, Lee B.	1962
Lauten, John H.	1963
Muriot, Edward E.	1963
Wuzinger, Milton A.	1963
Green, Max L.	1964
Nerdrum, Jarl	1964
Spoden, Ronald M.	1964
Corson, Donald W.	1964
Warnholz, Geo W. Jr.	1964
Lapin, S. B.	1964

RESIDENT	YEAR
Kiemarr, Barney	1969
Crockett, W. M.	1969
Hansen, John S.	1970
Causey, Gill B.	1970
Tostevin, William C.	1970
Zeiss, Chester R.	1970
Mason, Alanson A.	1971
Martin, Paul L.	1972
Schottke, Lorry S.	1972
Scully, Harold E.	1972
Meredith, Clyde H.	1972
Bailey, Julian W.	1972
Mullen, B. R.	1972
Boren, Kenneth R.	1977
Mc Laughlin, John T.	1977
Michael, M. F.	1977
Goodwin, John R.	1977
Zinger, Martin	1977
Hightower, E. M.	1977

EP Associates researched the Genealogy and Local History Index, and the California Index on file at the Los Angeles Central Library. These indices provide information concerning people, places, and events that have had a significant impact on Southern California.

EP Associates researched various history, biography, and genealogy directories. This research included a search of the American National Biography, the National Cyclopedia of American Biography, the Webster's American Biographies, Who's Who in America, and Who Was Who In America. These resources provide reliable profiles of the careers and achievements of individuals who influenced American history.

During the research of tenants who lived in the subject property, the following information was found. The name of tenant Alvin W. Ray, who resided at 1303F North Central Avenue from 1963 through 1968, matched that of a Alvin W. Ray in the September 29, 1976 issues of the Glendale News-Press and the Los Angeles Times, after his death on September 25, 1976. Alvin W. Ray was a Glendale resident for 35 years. He co-created Glendale-based General Controls Company which later merged with International Telephone and Telegraph Co.(ITT). He retired in 1968 and moved to Falbrook, California, where he would become involved in civic affairs and direct Calavo Growers. Personal information during the relevant period of 1963 through 1968, such as the place of domicile, suggests that he lived in Glendale.

The name of tenant J.E. Hoeft, who resided at 1303M North Central Avenue in 1968, matched that of a J.E. Hoeft in the June 19, 1972 issue of the Glendale News-Press, after his death. J.E. Hoeft was the founder and chairman of the board of Glendale Federal Savings and Loan Association, and the president emeritus of the Glendale Symphony Orchestra. It is noted that his place of domicile was Pasadena after 1931. Personal information during the relevant period 1968, such as the place of domicile, was not included in any of the information reviewed by EP Associates.

The name of tenant Robert H. Scott who resided at 1311C North Central Avenue from 1971 through 1973, matched that of a Robert H. Scott in the book Lawyers of Los Angeles, published by the Los Angeles Bar Association in 1959. Robert H. Scott was a Deputy Public Defender and a Justice Court Judge sometime until 1926, and was appointed to the Los Angeles Superior Court from 1926 through 1959. Personal information during the relevant period of 1971 through 1973, such as the place of domicile, was not included in any of the information reviewed by EP Associates.

4.4 Interviews

Ms. Terry Bailey

Ms. Terry Bailey, the present resident of 1315F North Central Avenue, was interviewed by EP Associates on August 16, 2004. Ms. Bailey has been a resident of the Glendale Garden Homes for the past 11 years. She was acquainted with Joseph S. Causey, builder and resident of the subject property, prior to his death. Ms. Bailey stated that before Glendale Garden Homes was built, the property was a single-family home with a large aviary. Ms. Bailey stated that the majority of the trees that exist today on the subject property were there prior to the complex's construction in 1957 and the complex was built around the existing landscaping. Only palm trees were allowed to be removed, as they are not indigenous to Southern California. Ms. Bailey further stated that Causey & Causey were influenced by the Garden City developments in Pasadena which were designed by architects Norwood and De Longe.

Mr. Millard Archuleta

Mr. Millard Archuleta, architect and principal of F+A Architects, in Glendale, California, was interviewed via telephone on August 27 and 31, 2004. Mr. Archuleta confirmed that he was not involved with the design of the Glendale Garden Homes, contrary to what was noted on the Glendale Historic Society website (www.glendalehistorical.org). He stated that he worked with developers Causey & Rhodes, for the development of medical buildings on Central Avenue in Glendale and the now demolished Glendale Fashion Square on the corner of Wilson and Glendale Avenue.

5.0 HISTORICAL AND ARCHITECTURAL EVALUATION

5.1 Historical Evaluation

City of Glendale History

The City of Glendale currently consists of approximately thirty square miles of land located north of downtown Los Angeles, California. The historical events that formed the heritage of the City of Glendale began during the mid-16th century, when Juan Rodriguez Cabrillo lead the first European exploration into this area, the region was inhabited by the Shoshonean Native Americans. The Shoshoneans were relocated to newly developed missions (Mission San Gabriel and Mission San Fernando Rey de España) during the European settlement movement of the 1770s. During the latter part of the 1800s, Glendale was divided into two sections referred to as Rancho San Rafael and Rancho La Cañada. By the end of the 19th century, Glendale had a population of approximately 300 people. In 1906, Glendale incorporated.

During the early 1900s, the physical size of 2.32 square miles of the original city expanded to 30.6 square miles by means of several annexations. With the expansion of the physical size of Glendale, the population began to increase. The population increased from 2,746 in 1910, to 13,536 in 1920. A decade later, the population rose to 62,736. By 1945, Glendale was almost entirely developed. The events discussed above reveal that the City of Glendale was substantially developed during the early 1900s to 1945. This period of development required the construction of a significant number of houses that were ordinary and of various architectural styles.

Architectural Style History

The Modern Movement first appeared at the beginning of the 20th century. Function, as opposed to historic precedent, was the source of architectural inspiration and the main generator of form. The architects of modernism attempted to express function, materials, and technology in an

honest and pure manner. The goal was to provide functional buildings to all people with an economy of means. Art was used as a means of ordering form. Technological and engineering developments at the end of the 19th century were major factors in the rise of Modern architecture. New materials such as iron, steel, concrete, and glass were used. The Crystal Palace by Joseph Paxton to house the Great Exhibition of 1851 was one of the first buildings to use the new technological and engineering developments. Art movements such as Cubism and De Stijl were influential to the way buildings were designed. The free plan, universal space, walls free of bearing load, cantilevers, glass at corners of buildings, and concrete are characteristics of Modern buildings. The Bauhaus, the architecture school in Germany started in 1919 by Walter Gropius, was very influential to modernism. The fundamental idea of the school was to unite art and technology to produce good design. Le Corbusier, Mies van der Rohe, and Alvar Aalto produced many important modernist buildings during this period. Modern architecture began to be called the International Style after the exhibition "Modern Architecture" at the Museum of Modern Art in New York in 1932. Beginning from the 1960s, modern architecture began to be criticized because it was universal, sterile, elitist, and lacked meaning. This disenchantment with Modernism led to the rise of Postmodernism.

A large surge occurred in the suburban housing market after the end of World War II. There was a need to increase the number of housing units, and to address the shift in the nation's demographics. A new development in the suburbs, the so-called garden apartments, consisting of superblocks usually abutting commercial districts, was introduced. These developments were introduced to assist the welfare of society and residential communities at large. The "Garden City" concept, an influence from turn-of-the-century England, was one of the developments at this time. The Garden City, along with the Modern Movement, were major influences in the nation's development of multifamily housing. The Federal Housing Administration (FHA) financed many of the Garden City projects throughout the nation. There were a set of European-influenced guidelines, including guidelines set by the Modern Movement, that were encouraged by the FHA when building Garden City apartments. The guidelines required buildings to be clustered around large common green spaces, courtyards, and separate pedestrian, vehicular, and service pathways. The guidelines also required the use of industrial materials and a design with hip roofs with a slight pitch. In addition, the Garden City apartments were required to be not more than two-stories in height, and to be set back from the street in order to visually fit into low-density areas. The guidelines strongly emphasized the plan for significant open space and low to medium density designs. The goal was to create apartments that felt like home, but without the responsibilities of a home. In subsequent years, traditional housing was embraced again. New forms such as the townhouse, the triplex and fourplex, and mobile or modular housing were introduced, and became significantly more popular, as home ownership had income-tax benefits and mobile housing was inexpensive and easy to construct.

Approximately 34 Modern style apartment buildings exist in the Verdugo Viejo Neighborhood of Glendale, in which the subject property is located. However, there is only one apartment building, located at 1401 North Central Avenue, in the Verdugo Viejo Neighborhood that has similar Garden City site planning as the Glendale Garden Homes. A catalog of Modern Style Apartment Buildings in the Verdugo Viejo Neighborhood of Glendale was developed by EP Associates and has been provided to the City of Glendale Planning Division along with this report (EP Associates, 2004).

5.2 Architectural Evaluation

Site Planning

Glendale Garden Homes was designed and built as a typical Garden City apartment complex. The complex has many features that match those of Garden City apartments which were set by the Federal Housing Administration (FHA). The complex consists of three separate U-shaped buildings (1303, 1311, and 1315 North Central Avenue). Building 1303 has 13 units, and Buildings 1311 and 1315 have 11 units each. Each of the three buildings have separate parking garage areas and laundry rooms. The three buildings have been organized around a large continuous courtyard, which meanders around the U-shaped buildings. All main entrances of units are accessed from the courtyard, except for those that are facing North Central Avenue.

The courtyard is heavily and equally landscaped throughout. The main pedestrian entrance of the complex brings one into the courtyard's eastern side. The pedestrian pathways, which are completely within the courtyard, give access to all units, the pool and cabana area, the parking garages, the unit service doors (also called back doors), and the laundry rooms. The pool and cabana area is accessed from one of the pedestrian pathways of the west courtyard. Street facing units of 1303 and 1311 North Central Avenue have separate pedestrian pathways that can be accessed from North Central Avenue.

The individual apartment sizes range from 1,600 to 2,000 square feet. Each unit has a private patio that faces the courtyard and has original wooden fence. Each unit has a service door (or back door) that leads into a kitchen and is accessed from service pathways. The service doors of the units facing North Central Avenue are accessed from the courtyard. The rear of each unit has a built-in refuse container, that is accessed from the service door. The first floor units have privacy screens along the service door pathways.

Facade

Glendale Garden Homes is a two-story complex that is influenced by both the Modern and the Garden City styles. The roofs are hipped with a slight pitch, and have gabled dormers. This is

a deviation from the flat roofs of Modern style structures; however, Garden City apartments were designed with such a roof to better blend-in with low-density areas. Portions of Buildings 1303 and 1311 form the facade of the complex. The two vehicular driveways are accessed from the front of the complex. The entire complex has a generous set-back from North Central Avenue. The main entrance is at the end of a pedestrian pathway, which divides the landscaped set-back in half. The entry area and gate are covered with a wooden trellis. Windows are of metal casement, and are rectangular in shape, or are of jalousie. Most window openings are flat and rectangular with no wood moldings; however, some smaller windows have been articulated with wood trim moldings. This is not typical of Modern style buildings; however, it was implemented to blend-in with single-family residences nearby. The facade is further articulated with redwood bevel siding and trim, that have been finished with paint. The entire facade, as well as all exteriors, have been finished with stucco and paint.

Alterations

The entire complex has the majority of its original features intact and in good condition; however, there have been small alterations on the facade and within the courtyard, that affect their original appearances. The facade and the courtyard have been altered with the addition of new lighting. Stone posts with oriental-inspired lanterns have been added to the main pedestrian entrance pathway. Lamp posts that are not of the building's period have been added to the pathways in the courtyard. Two original fountains in the courtyard have been altered. According to Ms. Bailey, the fountains were originally constructed of lava rock, typically used in mid-century architecture, but were subsequently replaced with cobblestone. The majority of the original 1950s unit doors are intact; however, some doors have been replaced with doors that are not of the building's original period.

Architectural Summary

Glendale Garden Homes was constructed with Modern and Garden City elements and guidelines, many of which match those set by the FHA at the time. Distinctive Garden City and Modern features at the Glendale Garden Homes include:

- U-shaped buildings that are clustered around a landscaped communal courtyard;
- A maximum height of two stories;
- Separate pedestrian, vehicular, and service pathways;
- Hip roof with a slight pitch;
- Service door similar to a house back door for each unit;

- The use of standardized and industrial materials; and
- Geometric openings and shapes.

• **5.3 Discussion of Historic Resource Designation Criteria**

EP Associates evaluated the criteria established under Title 15, Chapter 20 of the Glendale Municipal Code to assess whether or not the subject property would be eligible for consideration as a historical resource. The discussion of the criteria are as follows.

Criterion Number 1: The resource is identified as an interest or value to the heritage of the city.

To ascertain if the subject property is identified as an interest or value to the heritage of the city, EP Associates reviewed the Genealogy and Local History Index, and the California Index maintained at the Los Angeles Central Library in Downtown Los Angeles.

None of the indices above indicated that the subject property was of particular interest or value to the heritage of the City of Glendale.

Glendale Garden Homes is an architectural representation of the society's housing circumstances during the post-war period.

Criterion Number 2: The resource is the location of a significant historic event.

To identify if the subject property was the location of any significant historic events in Southern California, EP Associates researched the National Register of Historic Places, the California Register of Historic Resources, the Genealogy and Local History Index, the California Index.

EP Associates found no record of the subject property being included in these directories.

Criterion Number 3: The resource identifies with a person, persons or groups who significantly contributed to the history and development of the city, or whose work has influenced the heritage of the City of Glendale, the State of California, or the United States.

To identify if the subject property, any person, persons, or groups associated with the subject property significantly contributed to the history, heritage, or development of the city, state or country, EP Associates identified people associated with the subject property and researched any potential inclusions within the American National Biography, the National Cyclopaedia of American Biography, the Webster's American Biographies, Who's Who in America and Who Was Who In America, the Genealogy and Local History Index, the California Index, and the

Householders Guide of the City of Glendale. In addition, EP Associates also researched the National Register of Historic Places, and the California Register of Historic Resources.

Three of the subject property tenants identified in the records, including the Householders Guide of the City of Glendale, were mentioned in the above-identified indices.

Tenant Alvin W. Ray, who resided at 1303F North Central Avenue from 1963 through 1968, was the co-creator of Glendale-based General Controls Company. Personal information during the relevant period of 1963 through 1968, such as the place of domicile, suggests that he lived in Glendale. However, there is no personal information such as the place of domicile during relevant years for other two tenants, J.E. Hoeft and Robert H. Scott previously discussed. It could not be proven that the tenant J.E. Hoeft is the former founder and chairman of the board of Glendale Federal Savings and Loan Association. It could not be proven that tenant Robert H. Scott is the former judge of the Los Angeles Supreme Court.

Criterion Number 4: The resource exemplifies one of the best remaining architectural type in a neighborhood, or contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period.

It should be noted that a resource that exemplifies one of the best remaining architectural type, design, detail or craftsmanship of a particular historic period are documented within federal, state or local preservation programs. EP Associates researched the National Register of Historic Places, the California Register of Historic Resources, and the Glendale Register of Historic Resources, none of these registers identify the subject property as being a significant resource.

EP Associates identified approximately 34 additional apartment complexes of similar Modern architectural style and period in the neighborhood of the subject property, of which only one other, 1401 North Central Avenue, is of the Garden City style (EP Associates, 2004). The subject property retains most of its original architectural features, and is one of the best remaining Garden City apartments in the neighborhood. The structures contain notable amounts of architectural design, detail, materials or craftsmanship related to the original Garden City period.

Criterion Number 5: The resource is in a unique location or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The subject property is located within a predominantly multifamily residential neighborhood (see Figure 3, District Plan). Many of the original single-family residential properties in the immediate vicinity have been converted to multifamily residences and apartment buildings.

Historical records indicate that the multifamily residences were originally single-family dwellings.

A historical district contains structures or places that represent the features originally developed. The conversion of single-family dwellings to multifamily residences and apartment buildings does not reflect originality of the neighborhood. Furthermore, neither the subject property nor the neighborhood is located within a designated historic district, or in a neighborhood with a specific visual feature.

During the site reconnaissance, EP Associates noted that the subject property does not contain any particular physical characteristic representing an established and familiar visual feature of the neighborhood.

Criterion Number 6: The resource is a source, site or repository of archaeological interest.

According to the State Office of Historic Preservation in Sacramento, California, due to the fact that the natural environment of the subject property was “disturbed” at the time of constructing the multiple structures on site, it is highly unlikely that the subject property is a source or repository of archaeological interest. In addition, there is no known archaeological site in Glendale at this time. The nearest archaeological site is the La Brea Tar Pits (Rancho La Brea) located approximately 15 miles southwest of the subject property (Moratto, Michael J., 1984).

Criterion Number 7: The resource contains a natural setting that strongly contributes to the well being of the people of the City of Glendale.

This criterion typically pertains to natural settings such as parks and wildlife settings or habitats. The subject property is located within a typical developed neighborhood setting and is not associated with any natural settings. However, it should be noted that the subject property is considerably landscaped with trees that have been on the property prior to the existing complex’s construction.

6.0 CONCLUSIONS

Based on an evaluation of the architectural style and background history of the subject property and associated persons, building records, Sanborn fire insurance maps, review of various published sources, and an evaluation to assess the association between the criteria contained in Title 15, Chapter 20 of the Glendale Municipal Code to that of the subject property, EP Associates presents the following conclusions.

- The Glendale Garden Homes is an apartment complex located within a predominantly multifamily residential neighborhood of Glendale. The structures are of Modern style and were designed and constructed as a Garden City apartment complex.
- Building permits at the City of Glendale Permit Services Center identify 1957 as the construction year of Glendale Garden Homes.
- Records and interviews indicate that the structures on the subject property were built by developers Causey & Causey and designed by architects Norwood and De Longe.
- Glendale Garden Homes represents the post World War II period in housing.
- The complex does not contain any particular physical characteristic representing an established and familiar visual feature of the neighborhood. Over the years, the original neighborhood characteristics have been significantly altered as evidenced by the conversion of numerous single-family residential properties to multifamily residences and apartment buildings with varying architectural styles.
- The subject property is not included in the National Register of Historic Places, the California Register of Historic Resources, or the Glendale Register of Historic Resources.
- The subject property is not located within a historical district. A historical district contains structures or places that represent the features originally developed. The conversion of the original neighborhood from single-family dwellings to multifamily apartment buildings does not reflect originality of the neighborhood.
- Tenant Alvin W. Ray was the co-creator of Glendale-based General Controls Company.
- The subject property is not included as a site of any significant historic event.
- The subject property is not a source or a repository of archaeological interest.
- The subject property is located within a typical developed neighborhood setting and is not associated with any natural settings such as parks and wildlife habitats. However, it contains landscaping that existed prior to the construction of the complex in 1957.



REFERENCES

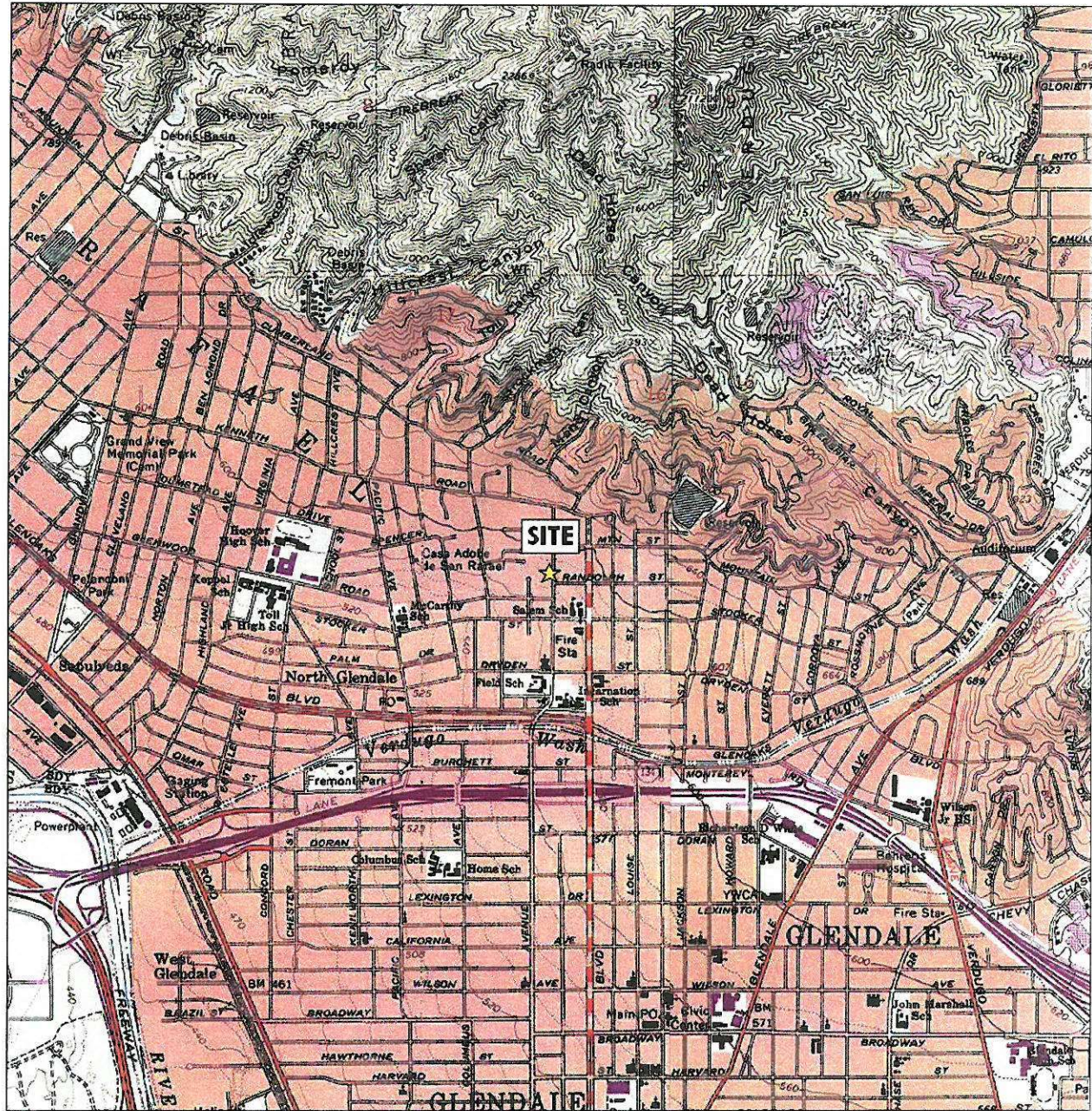
City of Glendale. *Historic Preservation Element of the General Plan*, City of Glendale, Planning Division, September 1997.

Community Greens. Retrieved from www.communitygreens.org.

EP Associates, 2004. *Modern Style Apartment Buildings in the Verdugo Viejo Neighborhood of Glendale, California*, EP Associates, August 30, 2004.

Housing (shelter). Retrieved from <http://encarta.msn.com>.

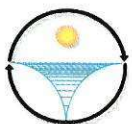
Michael J. Maraud. *California Archaeology*, American Press Inc., 1984.



0 1000 FEET 0 500 1000 METERS
 Printed from TOPO! ©2000 National Geographic Holdings (www.topo.com)



13650101A



EP ASSOCIATES
 1111 NORTH BRAND BOULEVARD, SUITE 405
 GLENDALE, CALIFORNIA 91202-3023
 TEL. (818) 246-4499 FAX. (818) 246-4362

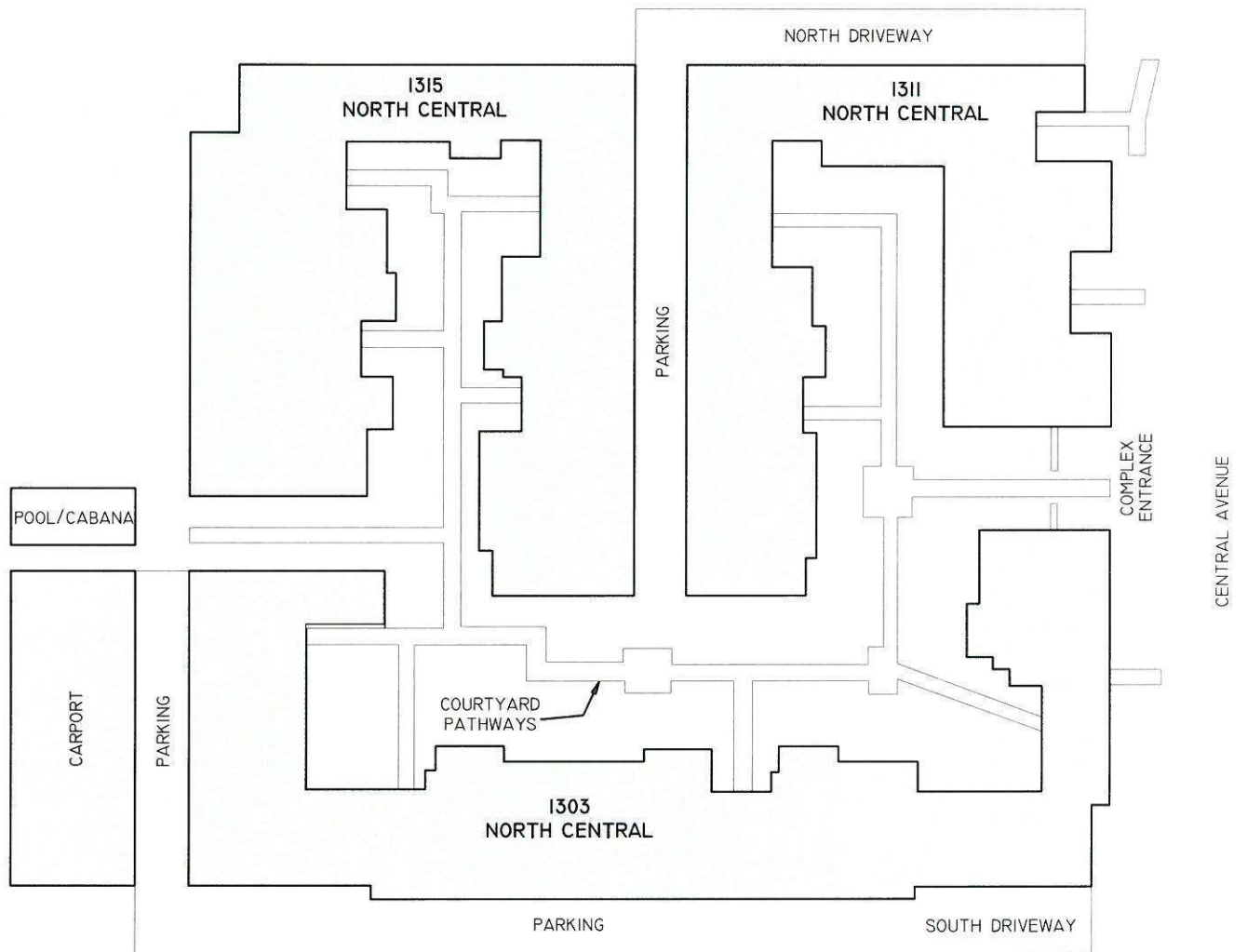
PROJECT NO. 13650101
 DRAWN: ED
 DATE: 08/23/04
 APPROVED: VH
 REVISED:

VICINITY MAP

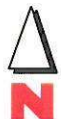
GLENDALE GARDEN HOMES
 1303, 1311, AND 1315 NORTH CENTRAL AVENUE
 GLENDALE, CALIFORNIA

FIGURE

1



I3650101B



NOT TO SCALE



EF ASSOCIATES
 1111 NORTH BRAND BOULEVARD, SUITE 405
 GLENDALE, CALIFORNIA 91202-3023
 TEL. (818) 246-4499 FAX. (818) 246-4362

PROJECT NO. I3650101
 DRAWN: ED
 DATE: 08/30/04
 APPROVED: VH
 REVISED:

SITE PLAN

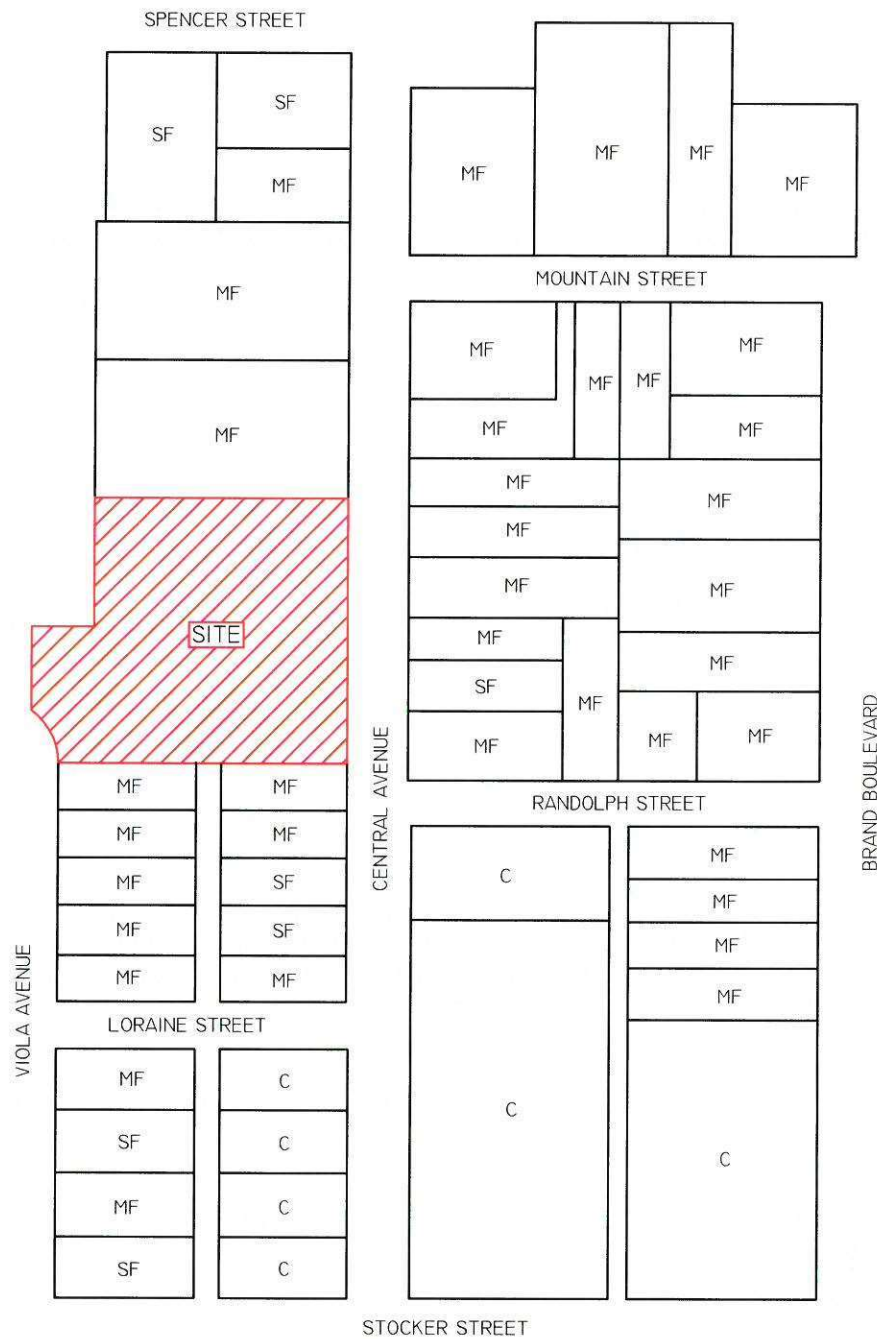
GLENDALE GARDEN HOMES
 1303, 1311, AND 1315 NORTH CENTRAL AVENUE
 GLENDALE, CALIFORNIA

FIGURE

2

LEGEND

MF - MULTIFAMILY
SF - SINGLE-FAMILY
C - COMMERCIAL



I3650101C



EP ASSOCIATES
1111 NORTH BRAND BOULEVARD, SUITE 405
GLENDALE, CALIFORNIA 91202-3023
TEL. (818) 246-4499 FAX. (818) 246-4362

PROJECT NO. I3650101
DRAWN: ED
DATE: 08/23/04
APPROVED: VH
REVISED:

DISTRICT PLAN

GLENDALE GARDEN HOMES
1303, 1311, AND 1315 NORTH CENTRAL AVENUE
GLENDALE, CALIFORNIA

FIGURE

3

APPENDIX A



East elevation.



Main pedestrian entrance.



North Central Avenue elevation of 1303 building.



North Central Avenue elevation of 1311 building.



Parking entrance for 1311 and 1315 buildings.



Parking garage for 1311 and 1315 buildings.



Parking entrance for 1303 building.



Carport for 1303 building.



Pedestrian pathway for 1303 building from North Central Avenue.



Pedestrian pathway for 1311 building from North Central Avenue.



New lighting at building entrance.



New lighting in courtyard.



North elevation of 1303 building from courtyard.



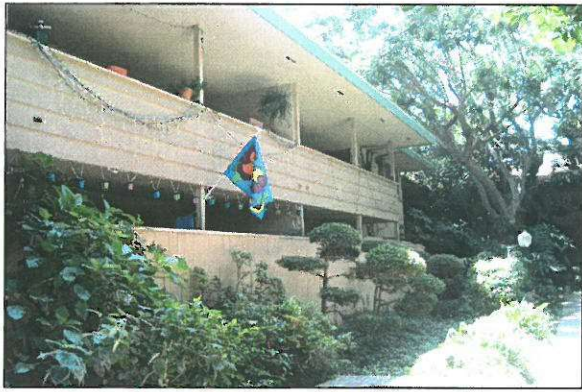
Pedestrian pathway between 1311 and 1315 leading to parking garage from courtyard.



Typical unit entrances from courtyard.



Typical unit entrances from courtyard.



North elevation of 1303 building with patio fences.



Pedestrian pathway to pool and cabana area.



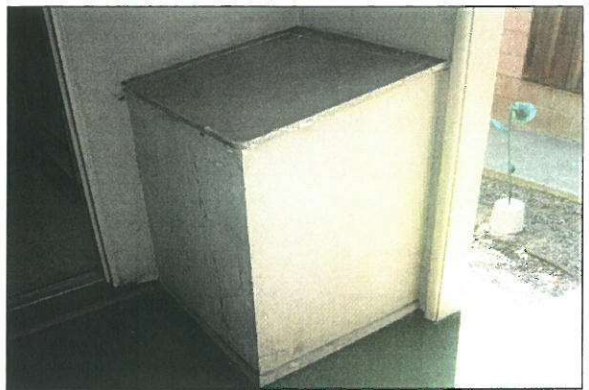
Replaced courtyard fountain at entrance.



Replaced courtyard fountain by 1303 building.



Typical unit service-entrance.



Typical trash container at service-entrance.



Typical privacy screen at service-entrance pathway.



Pool and cabana area.



Pool kitchen.



One of two pool cabanas.

1303 N. Central