



January 21, 2022
Job Number: 2583-004
Historical Evaluation for
924 Old Phillips Road, Glendale, California 91207

MEMORANDUM FOR THE RECORD

2.6 2583-004.M01

TO: Mr. Nareg Khodadi
213 N. Orange Street, Suite E
Glendale, CA 91207

FROM: Sapphos Environmental, Inc.
(Ms. Carrie Chasteen and Mr. Scott Torres)

SUBJECT: Historical Evaluation for 924 Old Phillips Road, Glendale,
California 91207

ATTACHMENT: 1. Resumes of Key Personnel

EXECUTIVE SUMMARY

This Memorandum for the Record is undertaken on behalf of the owner of the property located at 924 Old Phillips Road, City of Glendale (City), California (Assessor's Parcel Number 5649-002-039). The property contains one residential building. The owner wishes to improve the property, an act that requires clearance from the City because of the age of the building (1967). Therefore, an intensive survey and evaluation of the subject property is required, and this analysis is subject to review by the City. The property owner is seeking an evaluation of the property to determine whether the property meets the definition of a "Historical Resource" pursuant to Section 15064.5(a) of the CEQA Guidelines. Sapphos Environmental, Inc. (Mr. Scott Torres and Ms. Carrie Chasteen) determined the property is not eligible for designation as a City Landmark as it does not meet the City's designation criteria for listing as such. The property was also evaluated for listing in the California Register of Historical Resources and was found ineligible for listing in the register. The property was not evaluated for listing in the National Register of Historic Places pursuant to City guidelines. Therefore, the property does not constitute a historical resource as defined in Section 15064.5(a) of the CEQA Guidelines. This review was based on a site investigation of the property; literature review and online research; and an application of state and local register eligibility criteria.

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INTRODUCTION

This Memorandum for the Record (MFR) documents the historical evaluation undertaken by Sapphos Environmental, Inc. (Ms. Carrie Chasteen and Mr. Scott Torres; Attachment 1, *Resumes of Key Personnel*) for the property located at City of Glendale (City), California (Assessor's Parcel Number 5649-002-039). The property is currently under construction and numerous façades have been demolished. Historically, the subject property contained one 2,243-square-foot Mansard-style residential building. The building featured two mansard roofs that flanked the recessed entry, a flat roof section, and an attached two-car garage with two tilt-up garage doors.

The subject property is located in the northern portion of the City west of North Verdugo Road and the State Route 2/Glendale Freeway. This area of the City is characterized by modest parcels with dense single-family residential development. The subject property is not part of an existing City-designated Landmark District.

Research was conducted using reliable information available through public and nongovernmental agencies, libraries, and other sources of published information including:

- Los Angeles County Assessor
- City of Glendale Building and Safety, building permits
- City of Glendale Public Library
- Historical issues of the *Los Angeles Times*
- Internet

The purpose of this research was to determine if the property meets the criteria for being determined eligible for listing in the California Register of Historical Resources (CRHR), as articulated in Section 15064.5(a)(3) of the CEQA Guidelines:

- A. *Is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage;*
- B. *Is associated with the lives of persons important in our past;*
- C. *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; or*
- D. *Has yielded, or may be likely to yield information important in prehistory or history.*

The property was also evaluated for designation as a City Historic Resource. The City Historic Resource eligibility criteria mirror the CRHR with the addition of resources that exemplify the early heritage of the City (Criterion E). Research was conducted to determine if the subject property exemplifies the early heritage of the City for designation as a City Historic Property. The property was not evaluated for inclusion in the National Register of Historic Places per the City's guidance.

HISTORY

Postwar Development

Suburban development followed the post-war Federal Aid Highway Act of 1956 and provided substantial funding for the accelerated construction of a 41,000-mile, national system of interstate and defense highways which included 5,000 miles of urban freeways. By the late 1950s, the interstate system began to take form and already exerted considerable influence on patterns of suburbanization.¹ The network of high-speed highways opened new land for development, residential subdivisions and multiple family apartment complexes materialized on a scale previously unimagined. Increasing national prosperity, the availability of low-cost, long-term mortgages, and the application of mass production and prefabrication methods created favorable conditions for home building and home ownership. These factors gave rise to merchant builders, who with loan guarantees and an eager market were able to develop extensive tracts of affordable, mass-produced housing at unprecedented speeds.²

SITE DEVELOPMENT

The subject property was developed as part of Tract No. 14690 which was recorded in 1947 for Rossmoyne Village Inc.³ A *Los Angeles Times* article indicated Rossmoyne Village Inc. was a land holding company comprised of 1500 acres of land. The article highlighted the purchase of the company and the remaining 200 acres of land, by a group of investors in 1948.⁴ Additional information regarding Tract No. 14690, real estate transfers, and sales was not found.

Historic aerial photographs date back to 1952 for this area and show that by that time, it was not densely populated with single-family residential development like the current character of the area. However, by 1972, the area was populated with single-family residential development. The Sanborn Fire Insurance Maps do not cover this area of the city.

City building permits identified Clyde Smith as the architect.⁵ No information regarding the professional life of Clyde Smith was found in historic newspaper articles and Ancestry databases.

PROPERTY OWNERSHIP AND OCCUPANCY

Due to the closure of public buildings, research at the Assessor's Office was not completed. Ownership data was compiled from building permits, grant deed documents, previous assessments of the property, historic newspaper articles, and historic census data.

Based on a review of City building permits, the property was owned by Herbert Sinnegar. Ancestry databases identified Sinnegar as the president of Bruce's Haunted House Inc., which is not

¹ City of Glendale. "North Glendale Historic Context." Accessed January 2022, Available at: <https://www.glendaleca.gov/home/showpublisheddocument/12480/635317363495000000>

² City of Glendale. "North Glendale Historic Context." Accessed January 2022, Available at: <https://www.glendaleca.gov/home/showpublisheddocument/12480/635317363495000000>

³ Los Angeles County Public Works. November 1905. "Tract No 14690," MB 302-42, Land Records Information. Available at: <https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0302/TR0302-042.pdf>

⁴ *Los Angeles Times*. 14 March 1948.

⁵ City of Glendale. Issued 14 September 1967. Permit No. 26698.

currently in business.⁶ No information was found in historical issues of the *Los Angeles Times* or *Los Angeles Sentinel*, regarding Bruce's Haunted House. Bruce's Haunted House sold Halloween costumes, magician supplies, and various novelty items.⁷ Sinnegar passed away in 1987.⁸ No additional information regarding the life of Sinnegar was found. The City building permits identified Eleftherios Pavlis as the second owner of the property. Ancestry databases indicate Pavlis was born in Greece in 1929,⁹ and petitioned for naturalization in 1978.¹⁰ Pavlis passed away on September 13, 2011.¹¹ According to the City building permit record, the property remained owned by the Pavlis Family Trust until 2020. No additional information was found in historical issues of the *Los Angeles Times* and *Los Angeles Sentinel*, historic census data, or City directories for Eleftherios Pavlis. The current owner of the property is Takui Aivazian.

PROPERTY DESCRIPTION

The subject property located at 924 Old Phillips Road is located on the southern side of Old Phillips Road on a large rectangular lot. The building is set back approximately 10 feet from the public right-of-way. The residential building is a one-story, Mansard-style, currently under construction with an asymmetrical footprint. The building features a flat roof section located above the garage, and the mansard roof sections were removed during construction (Figure 1A, *Primary Façade*). The remaining primary façade features stucco cladding, brick veneer, and two tilt-up garage doors (Figure 1B).



Figure 1A. Primary Façade
SOURCE: Sapphos Environmental, Inc., 2022

⁶ Ancestry.com. 2011. *U.S., City Directories, 1822–1995*. Lehi, UT: Ancestry.com Operations, Inc.

⁷ *Los Angeles Times*. 5 August 1976.

⁸ Ancestry.com. 2012. *U.S., Find a Grave Index, 1600s–Current*. Lehi, UT: Ancestry.com Operations, Inc.

⁹ Ancestry.com. 2014. *California, U.S., Federal Naturalization Records, 1843–1999*. Lehi, UT: Ancestry.com Operations, Inc.

¹⁰ Ancestry.com. 2014. *California, U.S., Federal Naturalization Records, 1843–1999*. Lehi, UT: Ancestry.com Operations, Inc.

¹¹ Ancestry.com. 2014. *U.S., Social Security Death Index, 1935–2014*. Provo, UT: Ancestry.com Operations Inc.



Figure 1B. Primary Façade
 SOURCE: *Sapphos Environmental, Inc., 2022*

The southern façade features what remains of the two-car garage. The southern façade of the garage has a flat roof, tilt-up garage door, and is clad in stucco. The fascia boards were removed during the recent construction. The remainder of the southern façade is under construction and various sections have been covered with plywood sheeting (Figures 2A–C, *Southern Façade*).



Figure 2A. Southern Façade
 SOURCE: *Sapphos Environmental, Inc., 2022*



Figure 2B. Southern Façade
 SOURCE: Sapphos Environmental, Inc., 2022



Figure 2C. Southern Façade
 SOURCE: Sapphos Environmental, Inc., 2022

The eastern façade of the building is under construction and has been covered with plywood sheeting (Figure 3, Eastern Façade).



Figure 3. Eastern Façade
SOURCE: Sapphos Environmental, Inc., 2022

The western façade of the building features what remains of the garage, has a flat roof, and is clad in stucco (Figure 4, Western Façade).



Figure 4. Western Façade
SOURCE: Sapphos Environmental, Inc., 2022

According to *A Field Guide to American Houses*, the commonly accepted authoritative books on residential architecture and key terminology, the characteristics of the Mansard style of architecture include most are one story in height, dormer windows on steep lower slope, segmental arch over entrance, recessed entryways, symmetrical, asymmetrical footprints, and wall surface normally is brick veneer.¹²

¹² McAlester, Virginia Savage. 2020. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 687–688.

EVALUATION

Based on a review of the previous ownership, and the construction history of this property, no historically significant events are known to have occurred at this site pursuant to Criterion A. Persons who made demonstrably significant contributions to the nation, state, or region are not known to be associated with this property pursuant to Criterion B. The subject property is not eligible for listing under Criteria C because it is not exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style, or method of construction as an example of Mansard architecture in Glendale. The subject property is currently under construction and any character-defining features associated with the style are not extant. The building is not known to be the work of a master, and does not embody the distinct characteristics of a type, period, or method of construction pursuant to Criterion C. The building was constructed using common building materials and techniques, and the site was graded during construction of the building. Therefore, the property is not likely to yield significant information regarding the prehistory and history of the area pursuant to Criterion D. Additionally, the property was developed 80 years after the establishment of Glendale. The property was developed in 1967, 20 years after the tract was platted in 1947. Therefore, the property does not exemplify the early heritage of the City pursuant to Criterion E.

Integrity Considerations

The subject property retains its original *location* and has not been moved; therefore, the subject property retains integrity of *location*. The building is currently under construction and reduced down to its framework. Therefore, the building does not retain integrity of *design*, *materials*, *workmanship*, and *feeling* as from original construction in 1967. The *setting* of the subject property appears to have not been changed since construction and the surrounding area remains characterized by modest, single-family residential development in various styles. Although the subject property does not retain integrity of *design*, *materials*, *workmanship*, and *feeling* due to its current state of construction it does not retain integrity of *setting* and has been altered beyond its ability to read as a single-family residence and therefore does not retain integrity of *association*. Therefore, the building does not retain integrity of *design*, *materials*, *workmanship*, *feeling*, and *association*.

The property located at 924 Old Phillips Road does not possess sufficient historical or architectural significance or integrity to merit listing in the CRHR or City Register of Historic Resources.

CONCLUSION

Because 924 Old Phillips Road, Glendale, Los Angeles County, California, does not appear eligible for listing in the CRHR or City Register of Historic Resources, it is not considered to be a "historical resource" as defined in Section 15064.5(a) of the CEQA Guidelines.

Should there be any questions regarding the information contained in this MFR, please contact Ms. Carrie Chasteen at (626) 683-3547, extension 102.

ATTACHMENT 1
RESUMES OF KEY PERSONNEL

Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001

Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 19

- Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Chair, Historic Preservation Commission, City of Pasadena
- Design Commission, City of Pasadena
- Phi Alpha Theta
- Extensive experience documenting and evaluating parks and recreational facilities
- Extensive experience in the City of Riverside

Ms. Carrie Chasteen has more than 19 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego counties in Southern California. She has experience in California, Oregon, Washington, Arizona, Nevada, Missouri, Illinois, Florida, West Virginia, Connecticut, New York, New Jersey, and Massachusetts. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various state, county, and local government agencies.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services to ensure the replacement pools and bathhouse were in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* in order to minimize potential impacts to the historic district.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building, Roosevelt Annex at the California Veterans' Home in Yountville, and the Space Flight Operations Facility, commonly referred to as Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

Scott E. Torres, MA

Architectural Historian

Master of Arts, History,
California State University
Fullerton, Fullerton, CA,
2020

- History
- Architecture
- California History
- Historic Preservation
- Cultural Survey

Years of Experience: 2

- *Historic Resource Documentation and Evaluations for Sierra Madre Ca, Hollywood, San Marino, Ontario, Fontana, Glendale, and Los Angeles*
- *High Speed Rail Construction Package 4*
- *Society of Architectural Historians Member*

Mr. Scott Torres has more than two years of experience in the field of historic research and writing, including primary and secondary source analysis, conducting oral history interviews, peer review, and editing.

Mr. Torres has served as a project architectural historian and conducted historic assessments in the Cities of Los Angeles, including Hollywood, San Marino, Los Angeles, Orange, and surrounding communities within Los Angeles and San Bernardino Counties. Mr. Torres has conducted a historic resource evaluation of the Little Tokyo Towers as part of a historic resource assessment report in support of the Los Angeles Office of Historic Resources. Additional resource assessments in Hollywood include early Craftsman residences and the Period Revival Bungalow Court Apartments associated with early development and the entertainment industry. On behalf of the County of Los Angeles, Mr. Torres provided research and documentation on unincorporated East LA's Unique Theater, in support of its nomination for Historic Landmark designation. Mr. Torres has also provided historic documentation and literature review in support of the Los Angeles Music Center Electric Replacement Project; the project included an impact assessment regarding identified historic resources located within the music center campus. Additionally, Mr. Torres has conducted research in support of residential design reviews in the Cities of Glendale, San Marino, and Hollywood. Mr. Torres has also provided cultural resources support for the High-Speed Rail (HSR) Construction Package (CP) 4.

Mr. Torres has conducted Department of Parks and Recreation documentation and evaluations in support of site assessments in the Cities of Sierra Madre, Monrovia, Hollywood, Los Angeles, and Ontario. This work includes site photographs, database research, and map review.

Mr. Torres is a member of the Society of Architectural Historians.