

**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE CITY COUNCIL**

AGENDA ITEM

Report: 1300 N. Maryland Avenue: Glendale Register Nomination and Mills Act Application

1. Motion authorizing listing of the property located at 1300 N. Maryland Avenue, Glendale, California, on the Glendale Register of Historic Resources as GR-137 to be called the "Tatum House".
2. Motion authorizing the City Manager to enter into a Mills Act historic property contract with the property owner of 1300 N. Maryland Avenue, Glendale, California, pursuant to Section 15.20.070.A of the Glendale Municipal Code.

COUNCIL ACTION

Item Type: Action Item

Approved for <u>September 21, 2021</u> calendar

ADMINISTRATIVE ACTION

Submitted by:

Philip S. Lanzafame, Director of Community Development

Prepared by:

Jay Platt, Principal Planner

Reviewed by:

Michele Flynn, Director of Finance

Michael J. Garcia, City Attorney

Approved by:

Roubik R. Golanian, P.E., City Manager

RECOMMENDATION

That City Council list the property located at 1300 N. Maryland Avenue in the Glendale Register of Historic Resources (GR-137, to be called the “Tatum House”) and authorize the City Manager to enter into a Mills Act historic property contract with the property owner.

BACKGROUND/ANALYSIS

Introduction

The owners of the single-family house at 1300 N. Maryland Avenue have requested that the property be considered for local listing on the Glendale Register of Historic Resources. Based on a field visit to the property, information on the property obtained from City records, and the nomination and historical documentation submitted by the owner (Exhibit 1), the property appears to meet the criteria for eligibility to the Glendale Register of Historic Resources under Criterion 3. The property owner has also requested to enter into a Mills Act contract with the City of Glendale for the benefit of property tax savings in exchange for continued preservation of the property.

Glendale’s Historic Preservation Ordinance establishes the process for designating historic properties locally and outlines the procedure for considering future alterations of those officially designated properties, which includes the review role of the Historic Preservation Commission (HPC). On August 19, 2021, HPC reviewed the nomination and voted unanimously (4-0) to recommend to the City Council that the property at 1300 N. Maryland Avenue be designated as a local historic resource, be added to the Glendale Register as GR-136 as the “Tatum House,” and that the City Manager be authorized to enter into a Mills Act historic property contract with the property owner under Section 15.20.070A of the Glendale Municipal Code.

Historic Significance and Eligibility of Property

Historical Background

1300 N. Maryland Avenue is a two-story, Craftsman-style single-family house that was built c. 1908. A handwritten note in a non-contemporaneous Assessor’s Office record indicates a date of 1907, but research included in the nomination suggests that 1908 is almost certainly the date of construction. The house was built in the town of Casa Verdugo, which was annexed to Glendale in 1926. It is located within the proposed Casa Verdugo Historic District, which is currently in the designation process.

The first known owners of the house were Edward Howland Tatum, a civil engineer, and his wife Nina. The nomination indicates that the Tatums bought the property from the original sub-dividers William P. Thompson and Ada B Dryden Thompson (she was the niece of Leslie Brand and daughter of architect Nathaniel Dryden) and lived in the house from 1908 to 1915. No information is provided to corroborate this transaction or

the Tatums' early occupancy, but it was provided by a well-known local researcher and can be presumed accurate. The historic record uncovered through a cursory staff review did little to clarify the matter. Glendale directories do show the Tatums at this address in 1913, 1915, and 1916. The 1910 census, however, indicates they lived in Ballona (Culver City/Playa del Rey area), though the address isn't indicated, it appears to have been on or near Beethoven Street. Los Angeles directories show an Edward H. Tatum, with the same professional descriptions, at 616 Bixel (1908-10), "Myrtle" (1908-10), and "Inglewood" (1911). As a city engineer, it is quite possible these were work addresses or, perhaps, a sign of family discord. Helping clarify the connection to Glendale, however, is a Los Angeles directory entry from 1909 indicating Mr. Tatum in "Casa Verdugo," but without an address. It is likely that deeper research into the ownership history has been completed and may be submitted to City at some point. Regardless, it is clear the Tatums were the first owners of the house, which per the City's naming protocol, should be called the "Tatum House" if the property is designated.

Subsequent owners included George Trapanier, a railroad conductor, and his wife Caroline, who lived in the house from 1916 to 1923. Carl F. and Hester M. Allebrand lived there from at 1923 to at least 1936. Mr. Allebrand worked in manufacturing and apparently later became an avocado rancher. The house had many owners after the Allebrands. Neither the Tatums, nor any later owners or occupants appear to have made significant contributions to the history of the city, state, or nation, and the house.

Based on the information in the nomination, attached to this report as Exhibit 1 and incorporated by reference, staff believes the property is eligible for listing in the Glendale Register under Criterion 3, if alterations discussed below are remedied in accordance with Mills Act contract conditions, as detailed in the "Findings of Eligibility" section below.

Architectural Description

1300 N. Maryland is a Craftsman-style house with a rectangular plan at the northeast corner of Maryland and Randolph. It has moderately-pitched side-gable roof that covers the front porch, which spans the front façade. The roof flares somewhat, with a shallower pitch above the porch. The house is clad with horizontal wood siding, which is also used across the entire porch railing-wall and at the simple rectangular porch columns. The porch ceiling is clad with narrow wood boards. Wide wood surrounds are employed at the doors and windows. Unlike those on many Craftsman homes, the ends of the headers are flush with the edge of side trim rather than projecting beyond the edge. The porch sits on a rebuilt stone foundation wall and some stonework can be seen at other location of exposed foundation, though the actual foundation is concrete. The porch is accessed from the south side via rebuilt concrete and stone steps leading to a non-original concrete porch with a flag pattern appropriate to the early construction date. The chimney was removed after the 1994 earthquake and some of this concrete work may date to that time. A large dormer is located at the center of the roof facing the

street. It features flared eaves, decoratively-shaped barge boards and two sculpted knee braces of heavy timber. The same braces are used at the roof over the porch entry and at the gable-end eaves.

The wood windows throughout the house are original, with diamond-patterned muntin grids used at the transoms of the large fixed porch windows and at the upper sash at the front and side double-hung windows. The oak front door features a single recessed panel and is original to the house. The rear façade features a wide shed dormer, with two pairs of double-hung windows flanking a smaller window. One window at the first floor feature the diamond muntin grid in its upper sash, while the second-floor window have simple one-over-one sash that appear to be early or original.

Notable character-defining features of 1300 N. Maryland Avenue include:

- Two-story massing
- Moderately-pitched side-gable roof
- Horizontal wood siding
- Multi-light wood hung and fixed window, with most featuring diamond-patterned muntin grids
- Full-width front porch with horizontal wood cladding along the front wall/railing and at the columns
- Single-paneled oak front door
- Wide, flat wood surrounds at doors and windows
- The stone base at the porch and entry stairs (unless evidence is found indicating this rebuilt condition does not replicate the original appearance)
- Large dormer at front roof, with flared eaves and decorative knee braces
- Knee braces at the gable eaves of the main roof, diamond-patterned wood windows
- Wide shed dormer at rear roof
- Decorative, pointed bargeboards at gables/roof eaves

Alterations and Integrity

1300 N. Maryland Avenue retains a high degree of design and material integrity overall, despite a few alterations over the years. Several early additions were made at the rear, including a small laundry/mud room with a side-gabled roof that, based on Assessor's records and Sanborn maps was built sometime after 1919 and before 1921. This addition has a non-original wood sliding window with divided lights that, while an obvious alteration, does not detract from the overall character. An adjacent first-floor volume appears on the 1919 Sanborn map, but may have been altered at some point, though it still maintains the original roof form and is clad siding that matches the main body of the house. A minor bump out at the center of the rear wall may have been built to conceal some plumbing drain lines, but it is not an obtrusive alteration. Several non-original wood French doors open to the rear yard that are appropriate to the overall appearance of the house. The rear yard consists of small, uncovered concrete porch, landscaped areas, and areas covered with permeable pavers. The garage/guest house building is not original, but portions of it appear to be of early construction. It appears to

have been pieced together of some time. The entire building is clad with horizontal wood siding and the second-floor has a gabled roof with a vertical-slat attic vent and simple outrigger beams. The garage door are projects somewhat, in the manner of early garage alterations to accommodate larger cars. The provenance of the flat-roofed, one-story portion of the building is unclear, but the two stairways and walkway railing appear to be more recent interventions. The paint on the house and garage is generally deteriorated and a Mills Act condition is recommended that the property be repainted.

HPC recommends the following condition to be included in any Mills Act contract approved by City Council:

- Paint the full exterior of the house and garage, including the wood cabinets recently added at the side of the house to screen equipment.

Finding of Eligibility

After reviewing the nomination submitted by the current owner and its supporting documentation, as well as visiting the site, HPC concluded that the property meets Criterion 3 of the eligibility criteria for listing on the Glendale Register of Historic Resources.

Architectural Significance [Criterion 3]

To meet Criterion 3, a property must “embody the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represent a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possess high artistic values.”

1300 N. Maryland is an outstanding example of an early Craftsman-style residence in Glendale. It is a reminder of the era when the nearby Casa Verdugo restaurant was a major attraction and Craftsman houses began to dot the landscape due to the presence of the streetcar line on Brand Boulevard and the marketing of the area as “Casa Verdugo.” The house itself is an interesting specimen, particularly the wood-clad, full-width front porch and the elaborate roof dormer above. Alterations made to the porch floor and stairs appear appropriate to the style and era and were likely necessitated by earthquake damage, which led to the unfortunate loss of the chimney. Other alterations to the main body of the house are located at the rear, with some being quite early and the later ones being unobtrusive and not damaging to the overall historic character. The house maintains its character-defining features and is an excellent early representative of the Craftsman style.

FISCAL IMPACT

Listing historic properties in the Glendale Register has no fiscal impact. However, future property tax savings under Mills Act contracts to private owners of listed historic

properties would slightly reduce City revenues from the general County tax levy received from each Mills Act property.

ALTERNATIVES

Alternative 1: List 1300 N. Maryland Avenue in the Glendale Register of Historic Resources, finding that the property meets designation Criterion 3, and authorize the City Manager to enter into a Mills Act historic property contract with the owner.

Alternative 2: Reject listing of 1300 N. Maryland Avenue in Glendale Register of Historic Resources, finding that the property does not meet Criterion 3, or any other criteria.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

CAMPAIGN DISCLOSURE

The names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, subcontractors and any person or entity with more than 10% interest in the company or individual(s) proposed for contract in this Agenda Item Report are attached as Exhibit 4, in accordance with the City Campaign Finance Ordinance.

EXHIBITS

Exhibit 1: Glendale Register Application and Supporting Documentation

Exhibit 2: Photographs of 1300 N. Maryland Avenue

Exhibit 3: Mills Act Application

Exhibit 4: Campaign Finance Disclosure