



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Property Owner Request for a Mills Act Historical Property Contract for 3021 E. Chevy Chase Drive (Calori House, Glendale Register No. 23)

1. Motion authorizing the City Manager to enter into a Mills Act Historical Property Contract with the owner of 3021 E. Chevy Chase Drive.

COUNCIL ACTION

Item Type: Public Hearing

Approved for December 7, 2021 **calendar**

EXECUTIVE SUMMARY

The owner of 3021 E. Chevy Chase Drive, a historic property known as the Calori House, requests that the City Council authorize a Mills Act historical property contract. The house was designed by master architect Lloyd Wright and built in 1926. It was listed in the Glendale Register of Historic Resources in 1997. Section 15.20.070A of the Glendale Municipal Code establishes that such listing is a prerequisite for entry into a Mills Act contract.

On October 21, 2021, the Historic Preservation Commission (HPC) voted unanimously (3-0) to recommend that the City Council authorize the City Manager to enter into a Mills Act contract with the property owner. The Commission also recommends that five conditions, requiring the repair of several deteriorated features, be included as part of any approved contract. Planning Division staff agrees with these recommendations.

COUNCIL PRIORITIES

Balanced, Quality Housing: Granting a Mills Act property tax reduction contract will ensure that this important example of the City's architectural heritage will be well maintained, keep its historic character, and continue to contribute to our diverse array of quality housing stock on an ongoing basis.

RECOMMENDATION

That the City Council authorize the City Manager to enter into a Mills Act historical property contract, with the conditions recommended by the Historic Preservation Commission, between the City and the property owner of 3021 E. Chevy Chase Drive.

BACKGROUND

The Calori House, located at 3021 E. Chevy Chase Drive, was designed by architect Lloyd Wright and built in 1926. It was listed in the Glendale Register of Historic Resources in 1997. Wright, one of Los Angeles' early Modernist masters and also the son of Frank Lloyd Wright, merged aspects of the Spanish Colonial Revival and Art Deco styles to create this singular design. Bert Farrar, the developer of the Chevy Chase Estates subdivision, included Wright as part of a team of planners and designers that helped visualize and layout the neighborhood. An advertisement for the area boasted that Wright, along with his father, "has constructed many of the most beautiful residences in the entire world." The Calori House is one of three Wright-designed houses in the neighborhood. It is joined by one of his most famous designs, the Derby House (GR No. 22), also on Chevy Chase Drive, which was built in 1926 and partially incorporates the textile-block construction system that the father-son team developed for Frank Lloyd Wright's four block houses built in 1923 in the Los Angeles area. The E. R. Lewis House on Graceland Way has been altered but still contains distinctive features reflective of its original design. Wright also produced some remarkable-looking designs for a number of other houses proposed in the area, but these were unfortunately never built.

The house was built for Ernest E. and Lula Calori. Mr. Calori and his three brothers were the proprietors of Calori Brothers, a company that produced window sash and doors in the Glassell Park neighborhood of Los Angeles. By 1935, the Caloris had moved and a series of other owners occupied the house over the years. As with many properties listed in the early years of the Glendale Register, there is not a lot of historical information in the City's files. It is clear the house was listed for Wright's architectural design (Criterion 3) rather than any association with important people or events.

ANALYSIS

The current owner of the Calori House is eligible for a Mills Act contract, if approved by City Council, because it was previously listed in the Glendale Register in 1997 (GMC

15.20.070A). It was one of the first thirty-seven properties included at the time of the Register's initial adoption in that year. Today, the house maintains its historic integrity from the time of construction and HPC found that it remains a good candidate for a Mills Act contract. These contracts provide property owners with the benefit of property tax savings in exchange for continued preservation of the property.

In its review of the Mills Act application and the physical condition of the house, HPC agreed with Planning staff's recommendation that five conditions be added to any approved Mills Act contract to repair several areas of deterioration. HPC recommends that the following work items be completed by the owner by December 31, 2022:

1. Repair deteriorated portions of the wood lintels at the south façade, and smaller areas at several window sills at the west facade, and repaint.
2. Replace deteriorated wood window at the second-floor bathroom shower with a new wood window to match the design details of the historic windows.
3. Repair the crack in the projecting stucco volume at the base of the northeast corner of the house. If possible, determine the cause of the cracking and consult with Planning staff to determine an appropriate repair.
4. Fill in the gaps around the garage door with wood strips and paint to match the door frame.
5. Extend the downspout at the south side of the garage to provide proper drainage directed away from the house.

STAKEHOLDERS/OUTREACH

There are no stakeholders other than the property owner.

FISCAL IMPACT

There is no fiscal impact associated with this report. Future property tax savings to private owners of listed historic properties under Mills Act contracts will slightly reduce City revenues from the general County tax levy received from each Mills Act property.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

The project is exempt from CEQA review as a Class 8 "Actions by Regulatory Agencies for Protection of the Environment" pursuant to Section 15308 of the State CEQA Guidelines because it involves the ongoing protection of a historic resource.

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 proposed for contract in this Agenda Item Report are attached in Exhibit 4, in accordance with the City Campaign Finance Ordinance No. 5744.

ALTERNATIVES

Alternative 1: Authorize the City Manager to enter into a Mills Act contract, with conditions, between the City and the property owner.

Alternative 2: Do not authorize the City Manager to enter into a Mills Act contract between the City and the property owner.

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

ADMINISTRATIVE ACTION

Prepared by:

Jay Platt, Principal Planner

Approved by:

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

EXHIBITS/ATTACHMENTS

Exhibit 1: Mills Act Application

Exhibit 2: Photographs

Exhibit 3: Historic Preservation Commission Staff Report (October 21, 2021)

Exhibit 4: Campaign Finance Disclosure Form