

# Proposed Ard Eevin Highlands Historic District Evaluation

City of Glendale, California

*Prepared for*

City of Glendale  
633 East Broadway, Room 103  
Glendale, CA 91206

*Prepared by*

HISTORIC RESOURCES GROUP  
1728 Whitley Avenue  
Hollywood, CA 90028



August 2008



# Table of Contents

EXECUTIVE SUMMARY .....	1
I. PROJECT DESCRIPTION & METHODOLOGY .....	3
STUDY AREA .....	3
MAPS.....	5
CRITERIA FOR EVALUATION .....	5
FIELD WORK .....	6
PREVIOUSLY IDENTIFIED HISTORIC RESOURCES WITHIN THE STUDY AREA .....	6
II. HISTORIC CONTEXT .....	9
INTRODUCTION.....	9
DEVELOPMENT HISTORY AND ASSOCIATED PROPERTIES.....	9
III. PHYSICAL CHARACTER.....	19
ARCHITECTURE.....	19
IV. EVALUATION AS A POTENTIAL HISTORIC DISTRICT .....	27
SIGNIFICANCE .....	27
LOCAL EVALUATION .....	27
CALIFORNIA REGISTER EVALUATION .....	29
NATIONAL REGISTER EVALUATION .....	29
GLOSSARY .....	37
BIBLIOGRAPHY .....	39
APPENDIX A: Criteria for the Evaluation of Historic Districts	
APPENDIX B: Department of Parks and Recreation Forms	



## EXECUTIVE SUMMARY

This report presents the results of analysis and evaluation of several residential blocks located in northeast Glendale (the "Study Area"), referred to as the proposed "Ard Eevin Highlands Historic District" by the City of Glendale in order to determine the area's eligibility for designation as an historic district. The Study Area is a portion of the Cumberland Heights Survey Area, which was previously surveyed in 2004.

Research, field work, and analysis were conducted between May 2008 and July 2008 by Historic Resources Group of Hollywood, California. Participants included Christy McAvoy, Managing Principal; Kari Fowler, Senior Preservation Planner; and Paul Travis, Preservation Planner; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.<sup>1</sup> Additional assistance was provided by researcher Rosie Klein. Project coordination on behalf of the City of Glendale was managed by Jay Platt, Preservation Planner.

The Survey Area appears to be significant under criterion A and G as a collection of intact buildings associated with the growth and development of Glendale from the turn of the twentieth century through the mid 1950s. The Study Area also appears to be significant under Criterion B for its association with the development efforts of the Brand and Campbell families.

The period of significance for the Study Area extends from 1903, when the Ard Eevin estate was constructed, to 1955, when the area's principal period of development came to an end. Eighty-seven (87) properties are contained within the boundaries of the Study Area. Of these, sixty-eight (68) are considered contributors to a potential historic district. A map of the potential historic district is shown in Figure A.

Because the Study Area is a portion of a larger area previously found eligible for local listing as an historic district, the proposed district boundaries do not represent the totality of extant associated resources, and justification of the current district boundary for the California Register of Historical Resources or the National Register of Historic Places would be difficult. For this reason, the Study Area does not qualify for listing on the California Register or National Register using the proposed boundaries.

---

<sup>1</sup> Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.



## I. PROJECT DESCRIPTION AND METHODOLOGY

At the request of the City of Glendale Planning Department, Historic Resources Group (HRG) has reviewed several blocks of a residential area located in northeast Glendale (the "Study Area") in order to determine its potential eligibility for designation as an historic district. The Study Area is referred to as the proposed "Ard Eevin Highlands Historic District" by the City of Glendale in deference to the name of the former ranch and home of Daniel Campbell Sr. whose original boundaries contained a portion of the Study Area property. Campbell's "Ard Eevin" home is still extant within the Study Area boundaries.

Analysis and evaluation of the Study Area is based upon current professional methodology standards and procedures developed by the National Park Service, the California Office of Historic Preservation, and preservation professionals over the past three decades.<sup>2</sup> HRG's analysis involved the following tasks:

- Review of previous investigation of historic resources that included Study Area properties.
- Development of an historic context statement for the Study Area using previously prepared context statement(s).
- Review of building permits for individual properties located within the Study Area.
- Drive-by field reconnaissance of the Study Area to understand the local urban form and pattern, architectural styles, and determine levels of integrity for individual properties.
- Photo documentation of properties exhibiting changes of integrity.
- Evaluation of Study Area as an historic district using local, state, and national criteria.

HRG's analysis and findings are detailed in the pages of this report.

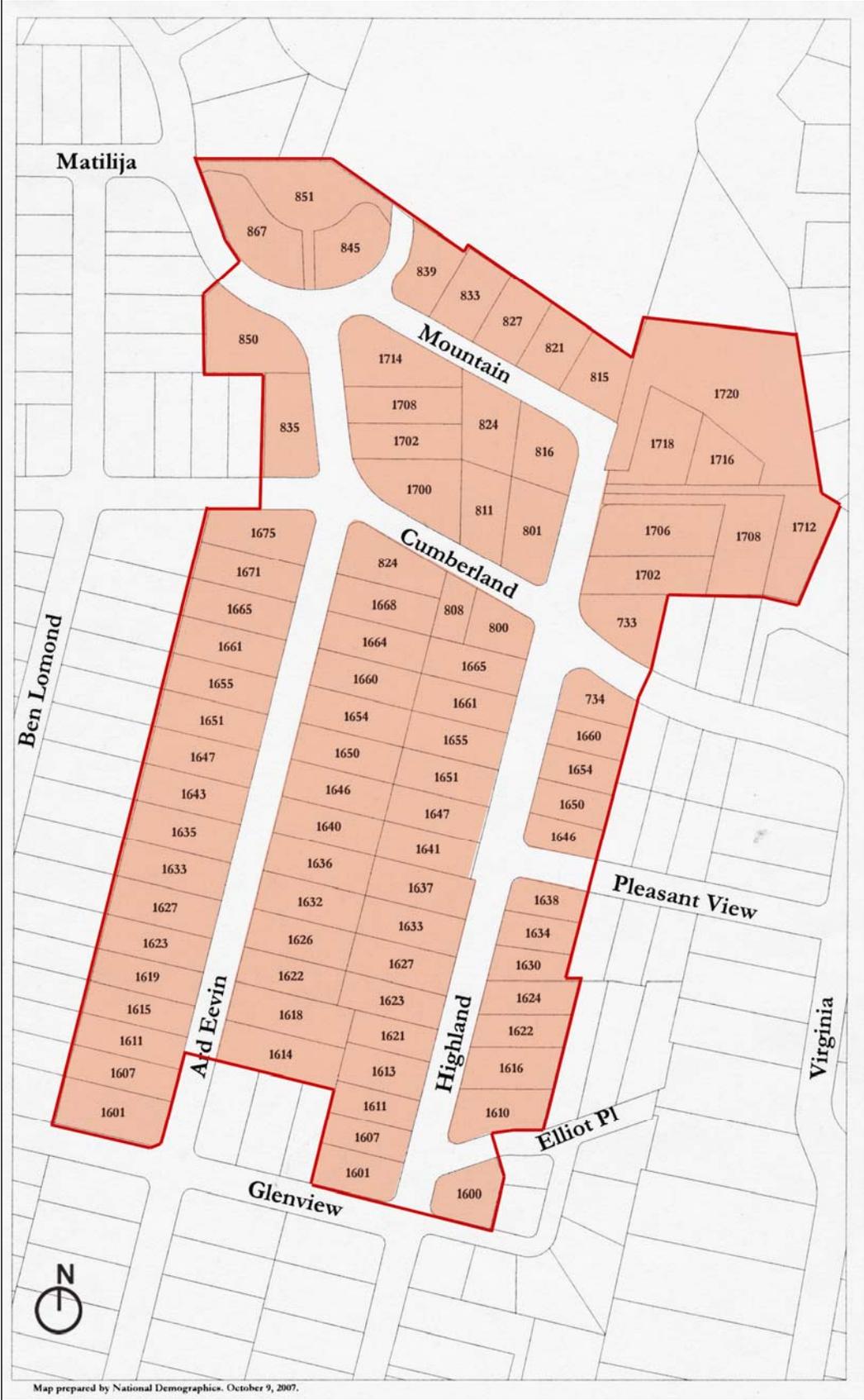
### STUDY AREA

As defined by the City of Glendale, the Study Area is generally bordered by Glenview Avenue to the south, both sides of Mountain Avenue to the north, properties on the west side of Ard Eevin Avenue to the west, and properties on the east side of Highland to the east. Eighty-seven (87) single-family residential properties are located within the Study Area. A map of the Study Area is shown in Figure B on page 4.

---

<sup>2</sup> See, for example: *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985.

Figure B: Study Area



## MAPS

Unless otherwise noted, the maps of the Study Area contained in this report are based on maps provided by the City of Glendale Planning Department.

## CRITERIA FOR EVALUATION

The purpose of this evaluation effort is to determine if the Study Area qualifies as an *historic district* at the local, state and/or national levels. Standard preservation practice evaluates a collection of buildings associated by time period and historic context as an historic district. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”<sup>3</sup>

An historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

*The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.*

*A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering or cultural values.*<sup>4</sup>

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

A district may be designated as historic by national, state, and/or local authorities. In order for a district to be considered historic, it must meet one or more identified criteria for an evaluation of significance. An argument for historic significance must be based upon legally established criteria such as those required for listing in the National Register of Historic Places, the California Register of Historical Resources, or for local designation. Evaluation of the Study Area as an historic district is based upon eligibility criteria for the National Register, the California Register, and the Glendale Municipal Code. A detailed review of these criteria is contained in Appendix A.

---

<sup>3</sup> *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (6)

<sup>4</sup> *Ibid.*

## FIELD WORK

For the purposes of this evaluation, a field reconnaissance was conducted by HRG to review the integrity of individual properties within the Study Area that were constructed during the potential Cumberland Heights historic district's period of significance (1903 – 1955). Using the architectural descriptions, photographs, and assessments of integrity assembled for the 2004 Cumberland Heights Survey, properties were examined to determine if substantial changes had been made since the 2004 evaluations.

To assess the impact of alterations on the architectural integrity of the properties, field evaluators noted additions or alterations to architectural features and materials as seen from the public right-of-way. Building permits on file with the City of Glendale were also consulted to understand the officially recorded alterations to individual properties. In some cases building permits were not on file either because work was done without permits or permits were not available. In other cases building permits did not fully explain the scope or location of the alterations.

## PREVIOUSLY IDENTIFIED HISTORIC RESOURCES WITHIN THE STUDY AREA

The Study Area is contained within the boundaries of the Cumberland Heights survey area, which was surveyed by HRG in conjunction with the City of Glendale in 2004. The Cumberland Heights survey area "is coterminous with the historic district application boundary submitted for the Cumberland Heights neighborhood in October 2003."<sup>5</sup> A map of the Cumberland Heights survey area is shown in Figure C on page 7.

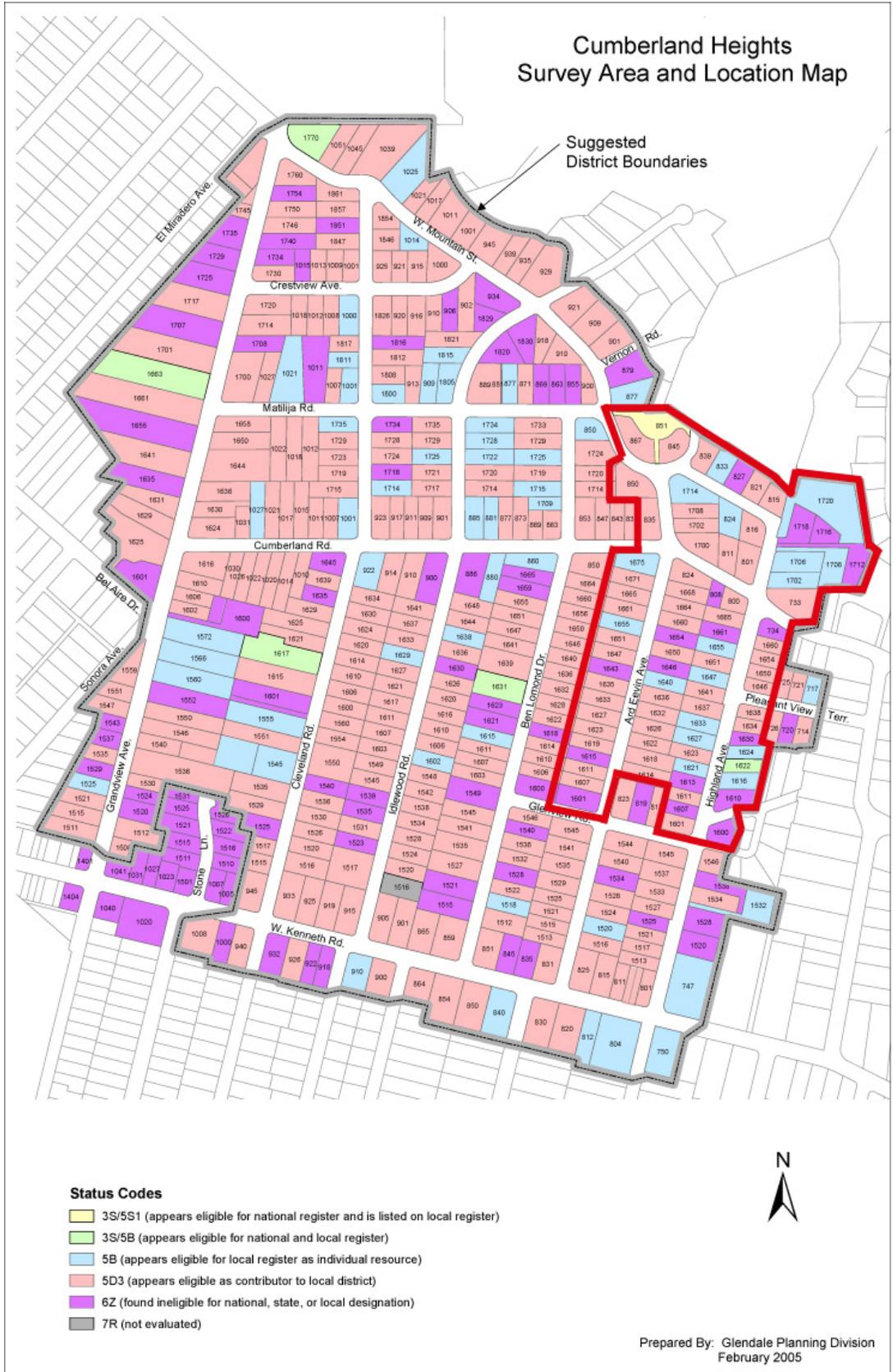
The 2004 Survey found that the majority of the Cumberland Heights area met local criteria for listing as a district as stated in the Glendale Municipal Code Section 30.25.020. Cumberland Heights was evaluated as significant for its association with the development efforts of the Brand and Campbell families, the development of single-family residential subdivisions of the 1920s and 1930s, and the use of the automobile and interurban rail lines. The Cumberland Heights survey area's period of significance was determined to be the years from 1903 to 1955, beginning with the construction of the Ard Eevin estate and the area's first associations with the Campbell family, and extending through the area's principal period of development.

---

<sup>5</sup> Historic Resources Group. Cumberland Heights Historic Resource Survey Report September 2004.

Figure C: Cumberland Heights Survey Area

The Study Area is outlined in red.



The 2004 Survey made the following boundary recommendation for a locally eligible historic district:

*“The recommended Cumberland Heights Historic District boundaries encompass the westerly and easterly sides of Grandview Avenue at its western most boundary, the northerly and southerly side of West Mountain Street at its northern most boundary, the westerly and easterly sides of Highland Avenue at its eastern most boundary and the northerly and southerly sides of West Kenneth Road at its southern most boundary. The district also includes six properties on Pleasant View Terrace east of Highland Avenue and two properties fronting on El Miradero Avenue near the intersection of El Miradero and West Mountain Street.”*

The survey results found a high degree of architectural integrity throughout the survey area, characterized by excellent examples of Period Revival styles as articulated in the early decade of the twentieth century. Three hundred and ninety-three (393) properties were identified as contributors to the potential historic district. Of this total, sixty-nine (69) are properties located within the Study Area. A resource was considered to be “contributing” if it (1) was constructed during the area’s period of significance; (2) manifests a majority of character-defining features associated with its architectural style; (3) maintains “integrity” according to National Register criteria; and (4) maintains the setback and lot placement associated with its tract development.<sup>6</sup>

The 2004 Survey also noted that portions of the survey area may also be eligible for inclusion in the California Register and the National Register, but further research would be needed to determine the appropriate boundaries of a California Register or National Register district or districts within the survey area.

The results of the 2004 Survey effort were never officially submitted to the California State Office of Historic Resources. According to the California Historic Resources Inventory (HRI) dated September 4, 2007, no historic districts have been identified or designated within the Study Area. Three properties, the houses at 1714 Ard Eevin Avenue, 824 W. Mountain Street, and 833 W. Mountain Street, have been previously listed on, formally determined eligible for, or evaluated as appearing eligible for the National Register or California Register. The Ard Eevin home at 851 W. Mountain Street has been formally listed in the National Register and, in turn, the California Register.<sup>7</sup> It also has been listed on the Glendale Register.

---

<sup>6</sup> HRG/City of Glendale, Cumberland Heights Historic Resources Survey Report, 2004 (20).

<sup>7</sup> State Historic Resources Inventory, update September, 2007.

## II. HISTORIC CONTEXT

### INTRODUCTION

In order to understand the significance of historic resources, it is necessary to examine those resources within a series of contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established.

An historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties.

The information in this context statement was excerpted from a previous context for the Cumberland Heights neighborhood developed by Historic Resources Group for the City of Glendale in 2004.<sup>8</sup> Because the Study Area is contained within the Cumberland Heights survey area, its development history is analogous to that of Cumberland Heights and portions of that statement have been excerpted here. The emphasis of this statement is on development patterns which pertain to the Study Area and the Cumberland Heights neighborhood.

The Study Area is indicative of development patterns and property types associated with the development of single-family residential subdivisions of the 1920s and 1930s, made possible by the use of regional interurban rail lines and the automobile.

### DEVELOPMENT HISTORY AND ASSOCIATED PROPERTIES

Spanish occupation of present-day California began in 1769, when explorer Gaspar de Portolá set out on an overland expedition from San Diego to establish permanent settlements throughout Alta (upper) California. The Spanish system of colonial development established military installations (presidios), religious institutions (missions), and townships (pueblos). The first of the missions was founded in San Diego in 1769. Closer to what is today the City of Glendale, Mission San Gabriel Archangel and San Fernando Mission were established in 1771 and 1797, respectively. The pueblo in Los Angeles was established in 1781.

---

<sup>8</sup> Historic Resources Group, *Cumberland Heights Historic Resources Survey Report*. 2004.

### *Rancho San Rafael, the Verdugo Family and Early Anglo Settlement (1784-1850)*

The site currently occupied by the Study Area was formerly part of the Rancho San Rafael. In 1784, Jose Maria Verdugo was granted the 36,403-acre Rancho San Rafael by the Spanish Crown in compensation for his service as an officer in the Spanish army. Bounded by the Arroyo Seco river in Pasadena and the Los Angeles River, and extending from the mountains to the confluence of the two rivers, the Rancho San Rafael was one of the largest land grants issued during Spanish occupation of Alto California. The Rancho included not only present day Glendale, but also Burbank, Eagle Rock, Highland Park, Garvanza, and part of Pasadena.

After a long illness, Jose Maria Verdugo died in 1831, leaving Rancho San Rafael to his son Julio and daughter Catalina. Julio Verdugo assumed the mantle of his father as patriarch of the Verdugo family, and set about building homes for his large family. Catalina, who was unmarried, lived with her various nephews.

### *Anglo-American Settlement (1851-1875)*

In 1851, following California's admittance into the Union as the 31st state, Julio and Catalina filed a petition to confirm their ownership of the Rancho San Rafael with the Board of Land Commissioners, which had been created to legitimize ownership of the Spanish and Mexican land grants and delineate boundaries. Confirmation was finally received in 1855. In 1861, Rancho San Rafael, which to that point had been owned jointly by the brother and sister, was divided with Julio receiving the southern portion and Catalina receiving the northern portion. It was Catalina's portion that contained what would eventually become Cumberland Heights and the Study Area.

In 1861, Julio Verdugo mortgaged a substantial portion of the Rancho to Jacob Elias under terms that he could not afford. Foreclosure on the land soon followed. However, due to the often informal nature of the Verdugos' many real estate transactions through the 1850s and 1860s using land as currency, many of their creditors were unable to determine clear title to the property involved. The result of this was a landmark court ruling known as the "Great Partition of 1871."<sup>9</sup> The case consisted of a lawsuit brought by Andrew Glassell, Alfred B. Chapman, Prudent Beaudry, and O. W. Childs against thirty-six defendants, many of them members of the Verdugo family. In the end, the court determined the legal ownership of both Rancho San Rafael and Rancho La Canada to the northeast, partitioning the Ranchos into thirty-one parts and conferring title to twenty-eight persons.

Rafaela Verdugo de Sepulveda, daughter of Julio Verdugo, was one of these recipients. She was allotted approximately 910 acres in the area of what is now Cumberland Heights. From 1871 through the 1890s, Rafaela subdivided

---

<sup>9</sup> Chapman et.al. v. Fernando Sepulveda.

the land. Among the first permanent American owners in this part of Glendale were Jonathan R. Scott, Jesse D. Hunter, and Leslie C. Brand. In the area of the Cumberland Heights neighborhood, the "First Hunter Subdivision" was platted in 1883. Neighboring tracts recorded as the "909.40 Acre Tract" and the "V. Beaudry Mountains" were similarly established.

### *City of Glendale Founding (1876-1905)*

The completion of the transcontinental railroad, its connection to Los Angeles by the Southern Pacific in 1876, and the subsequent link to the Santa Fe system in 1881 opened up large areas of previously inaccessible land in Southern California and stimulated a real estate frenzy that would last throughout the 1880s. Subdivision activity gained momentum in the Glendale area, as was true elsewhere in Southern California. In 1883, Glendale City fathers E. T. Byram, B. F. Patterson and C. E. Thom purchased 126 acres of the Childs Tract, on the east side of Glendale Avenue between First (Lexington) and Ninth (Windsor) Streets. This tract eventually formed the nucleus of the present-day City of Glendale.

Glendale was one of hundreds of new towns founded in Southern California during the 1880s real estate boom. It was at this time that C.E. Thom, his nephew Judge Ross, Harry J. Crow, Patterson, and Byram together commissioned the survey of a new township, which they decided to call "Glendale," a name already in use on the former rancho. The township was recorded at the County Recorder on March 11, 1887, with the boundaries established at First Street (now Lexington) on the north, Fifth (now Harvard) and south of Sixth (now Colorado) Streets on the south, Central Avenue on the west, and the Childs Tract (part of which is now Chevy Chase Drive) on the east. These boundaries consisted of six blocks north to south and seventeen blocks east to west (with consecutive letters of the alphabet assigned to the streets bounded by Chevy Chase on the east and Central on the west). This neatly executed street grid set the stage for Glendale's subsequent growth and development. The grid pattern was applied in a haphazard manner with various annexations to the original township. Cumberland Heights and the Study Area lie northwest of the 1887 townsite.

In the economic and immigrant boom of the 1880s, trainloads of tourists and new residents arrived from the eastern and mid-western states. A newspaper — *The Glendale Encinal* — was established<sup>10</sup> and some farms were subdivided into residential sized lots. Subdivision activity during the nineteenth century remained to the west and south of the Study Area.

### *L. C. Brand and the Campbell Family*

The early history of the northwest section of the city owes much to Leslie C. Brand. Born in Missouri in 1859, Brand arrived in Southern California in

---

<sup>10</sup> Sherer, John C. *History of Glendale and Vicinity*, The Glendale History Company, 1922. (184)

1886 at the height of a real estate boom. A co-founder of the Title Guarantee and Trust Company, he became involved with Henry Huntington and other investors who envisioned a network of suburban communities connected to Los Angeles by an interurban transportation system. Typical of these entrepreneurs, Brand invested heavily in real estate in the Glendale, Burbank, and San Fernando areas. Brand worked with the city fathers to develop water, telephone, and transportation infrastructure. He also invested in banks, among them the First National Bank of Glendale. Brand worked tirelessly to promote his vision for Glendale until his death in 1925.

At the turn of the twentieth century, Brand acquired several hundred acres in the foothills northwest of Glendale. His estate, El Miradero, lies just outside Cumberland Heights and is now a city park. East Indian and Islamic in influence, the flamboyant house was designed by Nathaniel Dryden, Brand's brother in law, whose designs were prized by estate owners throughout Southern California. In 1901, Leslie Brand, who was particularly influenced by the East Indian Pavilion at the 1893 World Columbian Exposition in Chicago, commissioned his brother-in-law to design and build a duplicate for him on his 2,000-acre country estate in Glendale. "Brand Castle" or "El Miradero" (translated as "vista point" or "grand view") was completed in 1904. This unusual complex is now owned by the City of Glendale and houses the Glendale Brand Arts Library and Cultural Center.

It was during this time that nineteen-year-old Daniel Campbell Sr. emigrated from Ireland to Sacramento and quickly set off to seek his fortune in the goldfields of the Alaskan Klondike. In the Klondike, Campbell met Joe Brand, younger brother of Leslie Brand, and it was there that Joe inspired him with the idea that 'there was a land of golden opportunity' in Southern California. Leslie Brand had already been successful in transportation and real estate development, partnering with Henry Huntington in the establishment of interurban rail lines. After striking it rich in the Klondike, Dan Campbell eventually visited Los Angeles and stayed for a period with the Leslie C. Brand family. Brand liked the enterprising young man and persuaded Dan to purchase approximately fifty acres adjoining his property in the foothills of Glendale.

Dan Campbell constructed an elaborate two-story residence on the property in 1903. He named it "Ard Eevin," which is thought to be an Irish name meaning "delightful peak." Also designed by architect Nathaniel Dryden, Ard Eevin complimented El Miradero, completed a year later on Brand's estate located at the top of Grand View Road just to the west. Both of these grand residences were among several "country estates" constructed in the otherwise rural foothills of the Verdugo Mountains. Such residences characterized housing development in the outskirts of Glendale at the turn of the twentieth century. For their wealthy owners, the country estate afforded physical separation and escape from the rapid urbanization of nearby communities. Ard Eevin, was the first home constructed in the Study Area, as well as the Cumberland Heights Survey Area.

The home was completed on February 4, 1903 in what is referred to in the contemporary literature as the “West Indies Plantation” style. The home’s eclectic design incorporates elements from a variety of styles. The most notable of these are elements the American Colonial Revival style and some transitional, early Craftsman characteristics. The residence’s Revival style influences are evidenced by its center-pitched roofline, half-round veranda, impressive portico columns, second-level balustrade, and interior details. Craftsman inspired features are likewise present in the interiors and on the rear exterior of the structure.

Continuous ownership of Ard Eevin by the Campbell family and public ownership of El Miradero combine to preserve these important physical examples of foothill estates. Editorials of the day and Campbell family recollections subsequently printed in the Glendale News Press describe life at Ard Eevin and its surroundings.

In 1905, the Glendale News Press wrote:

*Through the courtesy of Mr. Dan Campbell the editor of this paper was permitted a sight of the grandeur of the matchless beauties of the San Fernando and Glendale valleys on Tuesday last. This view was obtained from the veranda of “Ard-Eevin,” Mr. Campbell’s beautiful foothill home. . . “Ard-Eevin” (beautiful heights) was built by its present owner some three years ago and he chose a home site upon a point of land that extends out from the foothills between two small canyons. . . The house is of two stories, has nine large rooms all plastered and superbly finished, the ceiling being frescoed. The front of the house is circular. . . the house being built to suit the location, all the rooms looking out upon the valley to the east, south and west. . . But much profit is realized by the owner from cultivating the fertile acres which lie east, south and west of the residence. . . In order to reach this place from Los Angeles one can take the Glendale electric car at Sixth and Main and ride to the end of the line at North Glendale and then walk or drive a mile west on Kenneth road which will bring them to this picturesque home and most beautiful view point of this wonderful valley. . .<sup>11</sup>*

The Brand and Campbell estates were surrounded by open land, much of it still within the Hunter Tract. One of the first subdivisions of this land in the twentieth century occurred in May 1907 when the owners, Title Insurance Company and Mary Z. Valentine, re-subdivided a portion of the Hunter Subdivision, which encompassed the majority of property south of Cumberland Road. The survey maps for this tract record the naming of Kenneth and Grand View Roads at this time, both formerly referred to as “county roads.” Another portion of the Hunter Subdivision was similarly platted in 1912 by owners W. H. Richard, Alexander Mitchell, and H. Cardell. Mitchell, in particular, is noted by one account as being an “active dealer in real estate” in the vicinity of Cumberland Heights. Lots at this time were one to two acres in size. The development of the Hunter

---

<sup>11</sup> *Glendale News Press*, 27 October 1905.

Subdivision in relation to the Brand and Campbell property holdings provides a picture of northwest Glendale prior to 1923.

In the 1960s, Dan Campbell, Jr. recounted some of his memories of the Ard Eevin Ranch for the Glendale News Press:

*"The ranch area was bounded by Cumberland Road, Matilija Road on the south and north, Highland and Grandview avenues on the east and west . . . The entire area in all directions from the ranch was either open space or other neighboring ranches. Houses were few and far apart . . .*

*The automobile was not yet the major mode of transportation. Paved roads were few and far between each other. . . a horse hitched to the single seated buckboard or to the more formal two seated surrey with fringe on top, served as transportation for our mother, or for the family or for guests, between 'Ard Eevin,' our home, and the end of the street car line on Brand Boulevard, or to downtown Glendale. . .*

*In 1924 the ranch was subdivided into streets and lots. Eventually these were sold and homes constructed which are very much apart of the residential area today."<sup>12</sup>*

#### ***Incorporation and Early 20<sup>th</sup> Century Growth (1906-1920)***

As the population grew in the early years of the 20<sup>th</sup> century, residents of Glendale became frustrated with the inability of the County of Los Angeles to provide the necessary services for the continued development of the area. An effort to incorporate as a city began in 1904 led by the Glendale Improvement Association.

Local control was made official when the township of Glendale was incorporated as a City in 1906. The primary catalyst for the growth of the city was the establishment of an interurban railroad line connecting Glendale to Los Angeles in 1904. Leslie Brand, Glendale's main proponent of the railway, brought the streetcar lines to Glendale using land he owned to the west of Glendale Avenue, what was then the community's main street. Originating in Los Angeles, the tracks were built up the center of Brand Boulevard and then turned west continuing into the San Fernando Valley to the City of San Fernando. The streetcar line caused Glendale's business center to shift from Glendale Avenue west to Brand Boulevard, and engendered tremendous population growth and significant commercial and residential development in the areas adjacent to it. By 1910, the City's population had risen to 2,700, and "The Fastest Growing City in America" became Glendale's official slogan.

Following the installation of the railway through the 1920s, Brand Boulevard grew into a lively, tree lined, modern commercial and entertainment corridor. Banks, department stores, movie theaters and automobile

---

<sup>12</sup> *Glendale News Press*, circa 1963.

showrooms appeared. Grand Central Airport and the Southern Pacific train depot connected Glendale to other communities and to the region's growing film and aviation industries. Religious, civic, and fraternal organizations thrived. With the population increasing from 13,756 in 1920 to 62,736 in 1930, Glendale's growth and development soon earned it a reputation as a pleasant foothill community.

### *The Real Estate Boom (1920-1930)*

Glendale's dramatic population increase and rapid growth spurred the development of many new residential neighborhoods on the outskirts of town. The citrus orchards, vineyards, and country estates that had once characterized the foothill and valley lands of the northwest were further subdivided.

Glendale was promoted as convenient to Los Angeles yet boasting its own commercial, civic and cultural institutions. Real estate entrepreneurs capitalized on the desire for home ownership and developed expansive residential subdivisions. The type, size, and style of these subdivisions varied greatly over time and from neighborhood to neighborhood. Several prominent real estate firms greatly contributed to these trends, including the Charles E. Stanley & Company, J. F. Simmons, and the firm of Homer & Campbell, among others. The latter, organized by Dan and Arthur Campbell, became one of the most successful firms of its kind, accumulating a record of over \$200,000 in sales in the Glendale area.

The Cumberland Heights neighborhood, including the Study Area, developed in a manner shared with other residential neighborhoods in the area. From 1910s through the 1920s, portions of the former estates of Brand, Dan and Arthur Campbell, and others were subdivided, re-platted, and sold to a wide range of developers and individual homeowners.

Residential construction in the Study Area and immediately surrounding area had remained sparse prior to 1920. In addition to Ard Eevin, the Thompson/Armstrong/Lewis home at 1700 Grandview (outside the Study Area) is an example of this period. However, between 1922 and 1926, the Cumberland Heights area was subdivided by more than a dozen housing tracts ranging in size from a few lots to entire blocks. Development of the neighborhood's vacant residential lots was continuous for the next three decades. Consistent with the practice of the day, these lots were developed on an individual basis.

In September of 1923, Dan and Arthur Campbell announced the sale of Campbell Heights, a portion of their holdings primarily south and west of Ard Eevin and Arthur's home at 1720 Mountain. The previous February, Arthur offered 72' x 203' lots on Virginia Road dubbed "Hillcrest" with an "unobstructed view of Glendale, and all improvements waiting for the

houses for \$2150".<sup>13</sup> Dan Campbell subdivided ten acres in April, calling his property "one of the most exclusive residential tracts in Glendale."<sup>14</sup>

Campbell Heights was touted as the "ideal homesite;" ninety-two choice lots (at a minimum 58' x 160') in a section of winding streets. Noting that E. C. Courtney, a capitalist from Chicago, Mr. and Mrs. A. J. Hayes, E. G. McCally, Mrs. Mary Elizabeth Lilly of Hollywood, Mr. and Mrs. George Robinson of Long Beach, and Glendale resident H. Blumenthal were among the tracts first buyers, Arthur Campbell said, "In short, practically everyone who visits the tract buys, and the remarkable thing about it is they buy not to hold but to build . . . Campbell Heights will not last long. It is going too fast." A reporter found the:

*"development there to be exceedingly rapid, with street work practically all in and houses of the larger type going up on all hands. The view, particularly is fine. There is nothing to break the long, beautiful panorama that spreads from east to west, and that unfolds southward clear to the sea, a world of grandeur that it would be difficult to duplicate anywhere. Surely here one might build the house of his dreams."*<sup>15</sup>

With 487 listed real estate brokers in the city, competition was fierce. The brokers held an annual "Own Your Own Home Week" to assist prospective buyers. "Some of the choicest foothill property, which was considered inaccessible twelve to fifteen years ago, has been brought into development by boulevards and motorcars."<sup>16</sup> As his father and uncle were subdividing their holdings, Dan Campbell Jr. began his business career after graduation from Stanford by establishing a Ford automobile dealership with two partners. Daniel Sr. opened a new bank, and the Campbell's continued to entertain, sit on civic boards, plant trees on Brand Boulevard, and serve as active dealers in real estate.

The Study Area and larger Cumberland Heights neighborhood, attracted prominent members of the community including baseball legend Babe Herman, who built a home at 1622 Highland in 1931.

### *Development Trends through World War II*

The majority of homes within the Study Area were constructed during the boom years between 1920 and 1930. Construction slowed dramatically during the 1930s and stopped completely during World War II. Much of the Study Area reflects this development pattern, as it displays a cohesive mixture of Mediterranean, Spanish Revival, and Monterey Revival style residences as well as the continuity in setback and plan, associated with neighborhood development between the World Wars.

---

<sup>13</sup> Glendale News Press, 24 February 1923.

<sup>14</sup> Glendale News Press, 26 April 1923.

<sup>15</sup> Glendale News Press, 29 September 1923.

<sup>16</sup> Los Angeles Times, 21 March 1922.

After World War II, Southern California experienced significant population growth as former military men and their wives chose arrived to settle and establish families. This new population, along with pent-up demand from the Depression and war years, resulted in widespread suburbanization across California.

Although Glendale had experienced its suburban boom during the 1920s, there was great pressure in this era to construct more housing on remaining parcels of land and in newly incorporated, undeveloped area of the city. Post WWII population pressures brought infill development to the remaining Study Area parcels and in Cumberland Heights. Although the post WW II boom continued into the 1960s in Southern California, it ended within the Cumberland Heights neighborhood by 1955 when the area was almost completely built out.



### III. PHYSICAL CHARACTER

#### ARCHITECTURE

The Study Area is characterized by single family residences, developed from the turn of the twentieth century through the postwar era, with the vast majority of its building stock constructed between 1922 and 1940. Because of this long history of development, the neighborhood has evolved a diverse architectural character. Changes in culture, population, and popular tastes are represented in the neighborhood's existing collection of varying architectural styles.

The neighborhood's oldest homes were designed at the turn of the twentieth century in exotic mixes of Victorian, Revival, and transitional architectural styles. The most prominent of these is the former Campbell residence, Ard Eevin, completed on February 4, 1903 and designed by architect Nathaniel Dryden in what has been called the "West Indies Plantation" style. The residence incorporates elements of the American Colonial Revival style, including its impressive portico columns, second-level balustrade, and interior details, as well as transitional, early Craftsman features on both the interior and exterior. It is the centerpiece of the Study Area.

The diverse architectural character within the Study Area reflects changes in popular taste over this period of time. Period Revival styles — such as Spanish Revival, Colonial Revival, Tudor Revival, and French-inspired — reflect the popular tastes of home buyers from the 1920s through the 1940s. Period Revival styles were easily adaptable to a wide range of locations and income levels, ensuring their proliferation. Modern, Minimal Traditional, and Ranch styles reflect post-World War II design trends of the late 1940s through the 1950s.

#### *Craftsman*

The Craftsman style dominated smaller single-family homes built during the period from about 1905 through the early 1920s. The style originated in southern California, primarily through the work of Pasadena-based architects Green and Green. Influenced by England's Arts and Crafts movement and the wood-constructed architecture of Asia, the Greens built intricately crafted residences that received a great deal of publicity. Subsequent pattern books and pre-cut packages of lumber and detailing made the style affordable and accessible throughout the United States.

Character-defining Features:

- One- and two-story configurations
- Low pitched roofs, often clad in wood shingles
- Open, overhanging eaves
- Exposed roof rafters

- Wood double-hung windows
- Porches with roofs supported by square columns that often continue to the ground level.
- Wood clad exteriors often punctuated by stone covered chimneys and porch footings.

Craftsman style houses or houses that display elements of the Craftsman style within the Study Area:

- 1708 Highland Avenue
- 1720 Highland Avenue

### *Spanish Colonial Revival*

An important architectural style within the Study Area is the Spanish Colonial Revival style, sometimes referred to as Spanish Eclectic. Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. The result was a pan-Mediterranean mélange of eclectic variations on Spanish Revival styles.

Character-defining Features:

- Two-story configuration
- Asymmetrical massing includes features such square and round towers, projecting planes defined by corbelling, and multiple rooflines
- Red clay tile medium or low-pitched hip or side-gable roof
- Smooth stucco wall cladding
- Wood casement, wood double-hung, or steel casement windows, typically with divided lights.
- Arched colonnades
- Arched and parabolic openings and windows
- Grilles of wood, wrought iron, or plaster
- Balconies and patios
- Decorative terra cotta and tile work

Spanish Colonial Revival style houses within the Survey Area:

- 1607 Ard Eevin Avenue
- 1614 Ard Eevin Avenue
- 1618 Ard Eevin Avenue
- 1623 Ard Eevin Avenue
- 1627 Ard Eevin Avenue
- 1633 Ard Eevin Avenue

- 1635 Ard Eevin Avenue
- 1647 Ard Eevin Avenue
- 1654 Ard Eevin Avenue
- 1665 Ard Eevin Avenue
- 1671 Ard Eevin Avenue
- 1702 Ard Eevin Avenue
- 1708 Ard Eevin Avenue
- 1714 Ard Eevin Avenue
- 733 Cumberland Road
- 734 Cumberland Road
- 801 Cumberland Road
- 824 Cumberland Road
- 835 Cumberland Road
- 1601 Highland Avenue
- 1621 Highland Avenue
- 1622 Highland Avenue
- 1623 Highland Avenue
- 1630 Highland Avenue
- 1633 Highland Avenue
- 1634 Highland Avenue
- 1637 Highland Avenue
- 1638 Highland Avenue
- 1641 Highland Avenue
- 1646 Highland Avenue
- 1647 Highland Avenue
- 1651 Highland Avenue
- 1654 Highland Avenue
- 1655 Highland Avenue
- 1660 Highland Avenue
- 1665 Highland Avenue
- 815 W. Mountain Street
- 821 W. Mountain Street
- 827 W. Mountain Street
- 850 W. Mountain Street

### *Mediterranean Revival*

The Mediterranean Revival style borrows liberally from Italian Renaissance architecture of the sixteenth century. It first became popular in Southern California during the first decades of the twentieth century. The formal, symmetrical facades and Classical or Beaux Arts details of Mediterranean Revival were often used for imposing civic buildings, institutional buildings, and banks. The same formality of design was also seen as particularly appropriate for the homes of well-to-do Californians.

The Mediterranean Revival style is distinguished by its symmetrical massing and balanced arrangements of entrances, windows and architectural

details. These characteristics, however, were often creatively incorporated with Spanish influences, resulting in eclectic combinations and variations.

Character-defining Features:

- Two-story configuration
- Red clay tile low-pitched hip roof, sometimes flat roofs
- Smooth stucco wall cladding
- Wood divided-light casement or double-hung sash windows
- Fixed wood shutters
- Classical or Beaux Arts details

Mediterranean Revival style houses within the Survey Area:

- 1622 Ard Eevin Avenue
- 1661 Ard Eevin Avenue
- 1607 Highland Avenue

### *Monterey*

The Monterey style references the Anglo-influenced Spanish Colonial buildings of Northern California which combined Spanish construction and materials with New England forms. The style is characterized by a cantilevered, second-story balcony covered by the principal roof. Twentieth century versions were popular from the mid 1920s thru the 1950s and can vary in their emphasis of Spanish or New England traditions.

Character-defining Features:

- Two-story configuration
- Cantilevered second-story balcony with simple wood roof supports
- Low-pitched gabled roof with wood shingles or clay tiles
- Smooth stucco or wood wall cladding
- Wood divided-light casement or double-hung sash windows

Houses that display elements of the Monterey style within the Survey Area include:

- 1610 Highland Avenue
- 1650 Highland Avenue
- 1702 Highland Avenue

### *English Tudor Revival*

English Tudor Revival styles explored the medieval traditions of English architecture. These traditions were freely incorporated with an emphasis on steeply pitched, front-facing gables and ornamental, false half-

timbering. The style became immensely popular during the 1920s and 1930s as veneering techniques advanced to allow for mimicry of brick and stone exteriors, although smooth stucco cladding was widely used in California.

Character-defining Features:

- Two-story configuration
- Steeply pitched roof with front and side gables
- Brick or stone veneer, often in combination with smooth stucco cladding
- False half-timbering
- Tall, narrow windows, grouped in multiples with multi-paned glazing
- Leaded glass windows
- Exaggerated, elaborate chimneys
- Arched front door surrounds with Renaissance detailing

English Tudor Revival style houses within the Survey Area:

- 1611 Ard Eevin Avenue
- 1619 Ard Eevin Avenue
- 1626 Ard Eevin Avenue
- 1632 Ard Eevin Avenue
- 1640 Ard Eevin Avenue
- 1651 Ard Eevin Avenue
- 1664 Ard Eevin Avenue
- 1668 Ard Eevin Avenue
- 1675 Ard Eevin Avenue
- 1611 Highland Avenue
- 1624 Highland Avenue
- 1627 Highland Avenue

### *American Colonial Revival*

Several of the residences within the Study Area were built in variations of the American Colonial Revival style, which proliferated throughout the country during the first half of the 20<sup>th</sup> century. This style incorporates traditions from the Georgian, Adam, and early Classical Revival styles that were prevalent during the English colonial period. The rebirth of interest in America's colonial architectural heritage is credited with the Philadelphia Centennial of 1876. Early examples were rarely historically accurate copies but were instead free interpretations with details inspired by colonial precedents. The 20<sup>th</sup> century saw a shift to more historically correct proportions and details when new methods of printing allowed for wider distribution of illustrations and photographs in books and periodicals.

Character-defining Features:

- Single, or two-story configuration

- Side gable or hipped roofs
- Accentuated entry porch or front door with decorative pediment supported by pilasters or slender columns
- Doors with overhead fanlights and, or sidelights
- Wood double-hung sash windows with multi-pane glazing
- Fixed wooden shutters

American Colonial Revival style houses or houses that display elements of the American Colonial Revival style within the Survey Area include:

- 1646 Ard Eevin Avenue
- 1660 Ard Eevin Avenue
- 1706 Highland Avenue
- 824 W. Mountain Street
- 851 W. Mountain Street

### *French-Inspired*

French-inspired styles incorporate a great variety of forms and detailing based in many centuries of French domestic architecture. The defining feature is a tall, steeply pitched hipped roof, often with dormers. The style became popular during the 1920s and 1930s, a period when many Americans who had served in France during World War I began purchasing homes.

Character-defining Features:

- Two-story, configuration
- Steeply pitched, hipped roof, sometimes slate or shingle clad
- Brick or stone accents, in combination with smooth stucco cladding
- Arched doors, windows, or dormers
- Tall, narrow windows, grouped in multiples with multi-paned glazing
- Double-hung or casement sash windows, often with leaded panes
- Elaborate chimneys, often with multiple chimney pots

Houses that display elements of the French-inspired style within the Survey Area include:

- 1616 Highland Avenue

### *Minimal Traditional*

The Minimal Traditional style is defined by simple exterior forms and a restrained use of traditional architectural detailing. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other federal programs of the 1930s, which promoted the fundamental characteristics and benefits of the “minimum house.” Houses based upon these principles were particularly popular during the postwar housing boom

and proliferated in large housing tracts of the 1940s through the 1960s. Most represent scaled-down or minimal characteristics that are otherwise consistent with more traditional Period Revival styles.

Character-defining Features:

- One-story configuration
- Rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wooden shutters
- Minimal decorative exterior detailing

Houses within the Survey Area that best display elements of the Minimal Traditional style include:

- 1636 Ard Eevin Avenue
- 1650 Ard Eevin Avenue
- 1700 Ard Eevin Avenue
- 800 Cumberland Road
- 811 Cumberland Road
- 1661 Highland Avenue
- 816 W. Mountain Street
- 833 W. Mountain Street
- 839 W. Mountain Street
- 867 W. Mountain Street

### *Ranch*

The Ranch House enjoyed great popularity throughout the United States from the late 1950s thru 1960s. The style is most associated with post-World War II suburban tract housing, particularly in the western United States.

The Ranch style has its roots in 18<sup>th</sup> and 19<sup>th</sup> century Spanish colonial ranch architecture, and combines modernist ideas and construction methods with notions of the working ranches of the American West. The style is characterized by its one-story configuration, low horizontal massing, and sprawling plan. A garage is frequently integrated into the house, accentuating its wide primary façade. Stylistic sub-categories include the Western Ranch, California Ranch or California Rambler, and Modern Ranch architectural styles.

Character-defining Features:

- One-story configuration
- Asymmetrical, rectangular massing
- Low-pitched gable or hipped roof with wide eaves; wood shakes; exposed rafters
- Horizontal, rambling layout
- Wood multi-pane sash or casement windows, aluminum sliding windows, and large picture windows
- Attached garage
- Wood board-and-batten, wood lap, and shingle cladding, stucco cladding, decorative brick cladding
- Fixed wooden shutters
- Recessed entry porch with roof supports

Houses within the Survey Area that display elements of the Ranch style include:

- 1655 Ard Eevin Avenue
- 1613 Highland Avenue
- 1712 Highland Avenue
- 845 W. Mountain Street

## IV. EVALUATION AS A POTENTIAL HISTORIC DISTRICT

### SIGNIFICANCE

As outlined in Section I, the Study Area is a portion of a larger area (Cumberland Heights) that was found to be eligible for local listing as an historic district in 2004. Of the eighty-seven properties contained within the Study Area, seventy (70) had been evaluated as contributing resources to a potential Cumberland Heights historic district in 2004. Field reconnaissance of the Study Area in 2008 revealed that three properties (1647 and 1664 Ard Eevin; and 1660 Highland) had sustained sufficient alteration such that they would no longer qualify as contributing resources to the potential Cumberland Heights historic district, or a smaller potential district within the Study Area. One property at 1610 Highland was re-evaluated as contributing despite a previous non-contributing evaluation in 2004.

Contributing properties within the Study Area share the same historic context and level of significance as all contributing properties to the larger proposed Cumberland Heights historic district. All sixty-eight (68) properties are considered good examples of Period Revival styles as articulated in the early decade of the twentieth century, and were found to be significant for their association with the development efforts of the Brand and Campbell families, the development of single-family residential subdivisions of the 1920s and 1930s, and the role of the automobile and interurban rail lines on urban development. From this standpoint, the Study Area's boundaries do contain a collection of historically significant and associated resources.

A chart of individual property evaluations is included in Table 1 on page 31.

### LOCAL EVALUATION

The Study Area appears to meet several criteria for a historic district overlay zone as outlined in the Glendale Municipal Code. The Survey Area appears to be significant under criterion A and G as a collection of intact buildings associated with the growth and development of Glendale from the turn of the twentieth century through the mid 1950s. The Study Area is representative of residential subdivision patterns in relationship to foothill geography, the role of automobiles as they affected middle-class suburban settlement, and the growth and expansion of Glendale as a city. The Study Area also appears to be significant under Criterion B for its association with the development efforts of the Brand and Campbell families.

The period of significance for the Study Area encompasses the areas principal period of development. It extends from 1903, when the Ard Eevin

estate was constructed, to 1955, when the area's development was essentially complete.

The geographic boundaries of the Study Area contain eighty-seven (87) properties in total. Of these, sixty-eight (68) are considered contributors to a potential historic district. As such, seventy-eight percent (78%) of the total number of properties are considered contributors, well exceeding the minimum sixty percent (60%) required for historic districts as stipulated in the Glendale Municipal Code.

Because the Study Area is a portion of a larger area previously found eligible for local listing as an historic district in 2004, the proposed district boundary defined by the Study Area raises questions. Guidelines provided by The California Office of Historic Preservation and the National Park Service are generally consulted to determine district boundaries. The State Office states that *"precise boundaries"* should be used to define historic districts, and that *"districts with unusual boundaries require a description of what lies outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas."*<sup>17</sup> In a similar vein, the National Park Service advises that a district *"must be a definable geographic area that can be distinguished from surrounding properties."*

Glendale Municipal Code itself is not explicit about defining boundaries for historic districts, which is not unusual for local governments. A historic district is defined in the Glendale Municipal Code as a

*A geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties. Properties must contribute to each other and be unified aesthetically by plan or historical physical development.*

Local governments are often more flexible in defining district boundaries, perhaps to allow accommodation of community concerns outside of historic considerations. Any final determination would be at the discretion of the City. The Study Area's northern and eastern boundary does follow the boundary line determined for Cumberland Heights. In addition, parcel boundaries and street frontage were used to define the Study Area's southern and western boundaries, which is consistent with standard preservation practice.

Despite some questions regarding the boundary, it appears that the Study Area does meet criteria for a Historic District Overlay Zone as specified in the Glendale Municipal Code. A map showing the potential historic district is shown in Figure A on page 2 and is repeated on page 34.

---

<sup>17</sup> *Technical Assistance Series #7, How to Nominate a Resource to the California Register of Historical Resources.* California Office of Historic Preservation, revised September, 2001.

## CALIFORNIA REGISTER EVALUATION

The Survey Area appears to be significant under California Register Criterion 1 as a collection of intact buildings associated with the growth and development of Glendale from the turn of the twentieth century through the mid 1950s. The Study Area also appears to be significant under Criterion 2 for its association with the development efforts of the Brand and Campbell families.

As outlined above, the Study Area is a portion of a larger area previously found eligible for local listing as an historic district, raising questions about justification of the current district boundary at the California Register level. Guidance for documenting historic districts provided by the California Office of Historic Preservation states that *“precise boundaries”* should be used to define historic districts, and that *“districts with unusual boundaries require a description of what lies outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas.”*<sup>18</sup>

Reconnaissance investigation indicates that properties within the Study Area are not distinguished from immediately surrounding areas by changes of property type, density, scale, age, or architectural style. Equal concentrations of associated resources are found in areas immediately surrounding the Study Area, compromising its eligibility as a stand-alone historic district at the California Register level.

Because the adjoining areas are not sufficiently differentiated from the Study Area, explaining their exclusion would be difficult. This suggests that the Study Area does not qualify for listing on the California Register under the proposed boundaries.

## NATIONAL REGISTER EVALUATION

Previous evaluation has found that the Study Area represents only a portion of a larger area previously found eligible for local listing as an historic district. In order to determine if the Study Area is eligible for designation as an historic district at the National Level, it must be demonstrated that the collection of properties located within the Study Area constitute a separate and distinct grouping based upon criteria established for the National Register. According to the National Park Service, a district *“must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age style... or by documented differences in patterns of historic development or associations.”*<sup>19</sup>

---

<sup>18</sup> *Technical Assistance Series #7, How to Nominate a Resource to the California Register of Historical Resources.* California Office of Historic Preservation, revised September, 2001.

<sup>19</sup> *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. (6)

Reconnaissance investigation indicates that properties within the Study Area are not distinguished from immediately surrounding areas by changes of property type, density, scale, age, or architectural style. Single-family homes from the first half of the twentieth century, designed in Period Revival styles, are equally characteristic inside and immediately outside the Study Area, corroborating the findings of the 2004 Cumberland Heights Survey.

No documented difference was found to distinguish the development patterns within and immediately outside of the Study Area. Nor does the Study Area boundary correspond to any known subdivision. Indeed, multiple subdivisions have spanned the Study Area throughout its history. A map showing the important subdivisions affecting the Study Area is included in Figure D on page 34.

Because the Survey Area represents only a piece of the area from which it derives its significance, the Study Area does not appear to be eligible for listing on the National Register as an historic district.

**Table 1. Individual Property Evaluations**

TABLE KEY		Street Address	Build Date	2004 Status Code	2004 Potential District Status	2008 Potential District Status	Notes
1S:	Individual property listed in the National Register by the Keeper. Listed in the California Register.	1601 Ard Eevin	1938	6Z	NC	NC	
		1607 Ard Eevin	1927	5D3	C	C	
3S:	Appears eligible for National Register listing as an individual property through survey evaluation.	1611 Ard Eevin	1925	5D3	C	C	
		1614 Ard Eevin	1936	5D3	C	C	
		1615 Ard Eevin	1925	6Z	NC	NC	
5B:	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.	1618 Ard Eevin	1930	5D3	C	C	
		1619 Ard Eevin	1927	5D3	C	C	
		1622 Ard Eevin	1926	5D3	C	C	
		1623 Ard Eevin	1928	5D3	C	C	
		1626 Ard Eevin	1925	5D3	C	C	
		1627 Ard Eevin	1930	5D3	C	C	
5D3:	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.	1632 Ard Eevin	1925	5D3	C	C	
		1633 Ard Eevin	1926	5D3	C	C	
		1635 Ard Eevin	1926	5D3	C	C	
		1636 Ard Eevin	1948	5D3	C	C	
5S1:	Individual property that is listed or designated locally.	1640 Ard Eevin	1924	5B	C	C	
		1643 Ard Eevin	1950	6Z	NC	NC	
		1646 Ard Eevin	1958	6Z	NC	NC	
6Z:	Found ineligible for National Register, California Register, or Local designation through survey evaluation.	1647 Ard Eevin	1925	5D3	C	NC	Recent alterations include large front room addition; tower entry addition.
		1650 Ard Eevin	1933	5D3	C	C	
C:	Contributor to a potential historic district.	1651 Ard Eevin	1926	5D3	C	C	
		1654 Ard Eevin	1925	6Z	NC	NC	
NC:	Non-contributor to a potential historic district.	1655 Ard Eevin	1952	5B	C	C	
		1660 Ard Eevin	1936	5D3	C	C	
		1661 Ard Eevin	1931	5D3	C	C	
		1664 Ard Eevin	1926	5D3	C	NC	Recent alterations include a central front entry addition with stone veneer; changed windows with added window surrounds; removed wood lap siding on gable ends.
		1665 Ard Eevin	1926	5D3	C	C	
		1668 Ard Eevin	1927	5D3	C	C	
		1671 Ard Eevin	1925	5D3	C	C	
		1675 Ard Eevin	1924	5B	C	C	
		1700 Ard Eevin	1940	5D3	C	C	

Street Address	Build Date	2004 Status Code	2004 Potential District Status	2008 Potential District Status	Notes
1702 Ard Eevin	1933	5D3	C	C	
1708 Ard Eevin	1930	5D3	C	C	
1714 Ard Eevin	1924	5D3	C	C	
733 Cumberland Rd.	1930	5D3	C	C	
734 Cumberland Rd.	1926	6Z	NC	NC	
800 Cumberland Rd.	1940	5D3	C	C	
801 Cumberland Rd.	1933	5D3	C	C	
808 Cumberland Rd.	1979	6Z	NC	NC	
811 Cumberland Rd.	1946	5D3	C	C	
824 Cumberland Rd.	1932	5D3	C	C	
835 Cumberland Rd.	1936	5D3	C	C	
1600 Highland Ave.	1923	6Z	NC	NC	
1601 Highland Ave.	1929	5D3	C	C	
1607 Highland Ave.	1926	6Z	NC	NC	
1610 Highland Ave.	1929	6Z	NC	C	Evaluation changed to Contributor. Appears to retain sufficient integrity despite single room addition.
1611 Highland Ave.	1926	5D3	C	C	
1613 Highland Ave.	1959	6Z	NC	NC	
1616 Highland Ave.	1926	5B	C	C	
1621 Highland Ave.	1931	5B	C	C	
1622 Highland Ave.	1931	3S/5B	C	C	
1623 Highland Ave.	1929	5D3	C	C	
1624 Highland Ave.	1926	5B	C	C	
1627 Highland Ave.	1929	5B	C	C	
1630 Highland Ave.	1926	6Z	NC	NC	
1633 Highland Ave.	1930	5B	C	C	
1634 Highland Ave.	1926	5D3	C	C	
1637 Highland Ave.	1930	5D3	C	C	
1638 Highland Ave.	1926	5D3	C	C	
1641 Highland Ave.	1930	5D3	C	C	
1646 Highland Ave.	1926	5D3	C	C	
1647 Highland Ave.	1930	5B	C	C	
1650 Highland Ave.	1926	5D3	C	C	
1651 Highland Ave.	1930	5D3	C	C	
1654 Highland Ave.	1926	5D3	C	C	
1655 Highland Ave.	1925	5B	C	C	District status remains the same. Some aspects of integrity appear questionable.

Street Address	Build Date	2004 Status Code	2004 Potential District Status	2008 Potential District Status	Notes
1660 Highland Ave.	1926	5D3	C	NC	Second story addition over garage; large front entry porch addition
1661 Highland Ave.	1938	6Z	NC	NC	
1665 Highland Ave.	1933	5D3	C	C	
1702 Highland Ave.	1938	5B	C	C	
1706 Highland Ave.	1940	5B	C	C	
1708 Highland Ave.	1908	5B	C	C	Property could not be viewed from the public right-of-way. Contributing status is assumed.
1712 Highland Ave.	1973	6Z	NC	NC	Property could not be viewed from the public right-of-way. No permit provided. Non-contributing status confirmed via permit information.
1716 Highland Ave.	1920	6Z	NC	NC	Property could not be viewed from the public right-of-way. No permit provided. Non-contributing status is assumed.
1718 Highland Ave.	2003	6Z	NC	NC	
1720 Highland Ave.	1923	5B	C	C	Property could not be viewed from the public right-of-way. Permit information suggests recent alteration. Contributing status is assumed.
815 W. Mountain	1934	5D3	C	C	
816 W. Mountain	1935	5D3	C	C	
821 W. Mountain	1927	5D3	C	C	
824 W. Mountain	1937	5B	C	C	
827 W. Mountain	1925	6Z	NC	NC	
833 W. Mountain	1941	5B	C	C	
839 W. Mountain	1940	5D3	C	C	
845 W. Mountain	1952	5D3	C	C	
850 W. Mountain	1934	5D3	C	C	
851 W. Mountain	1903	1S	C	C	
867 W. Mountain	1940	5D3	C	C	

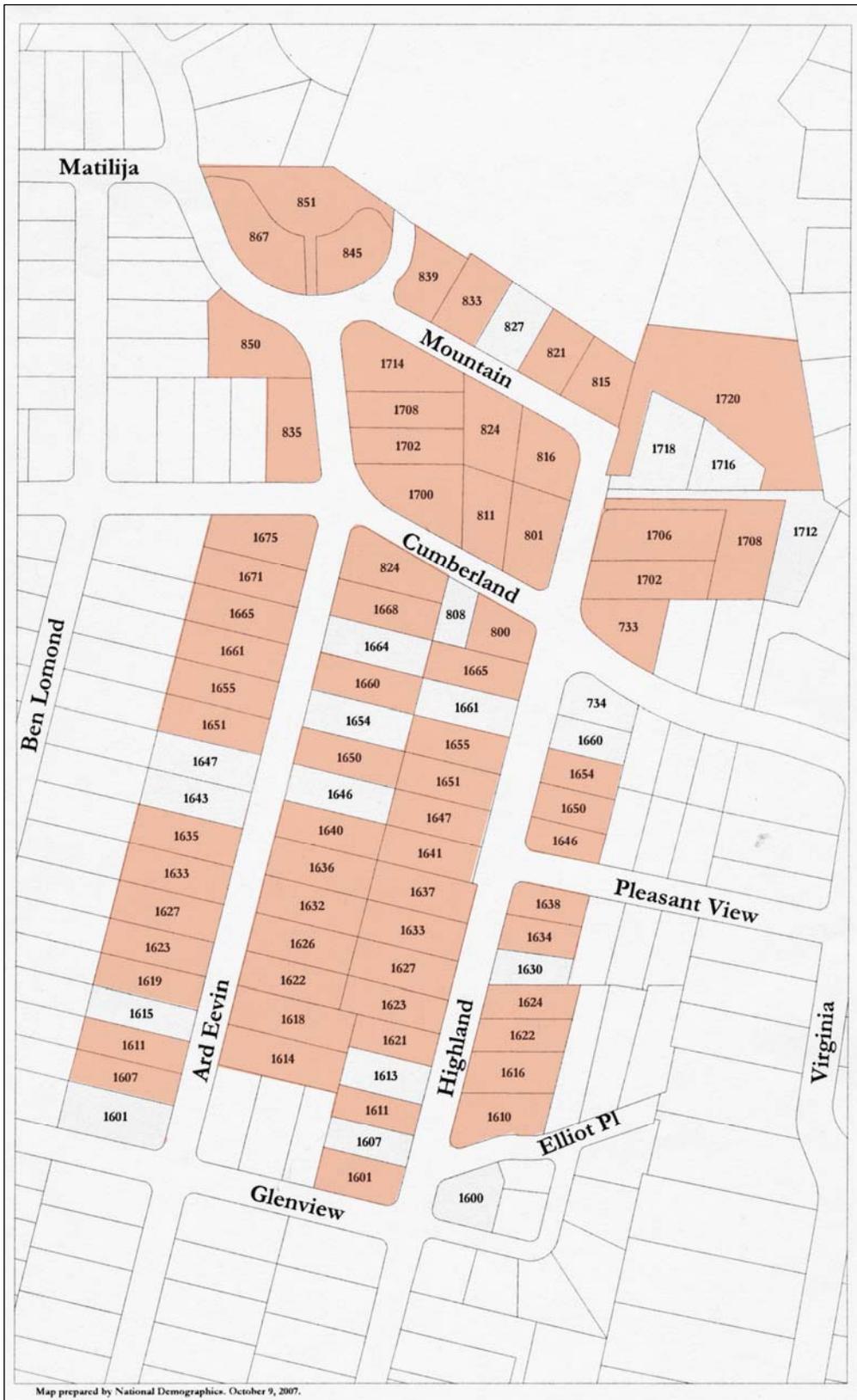
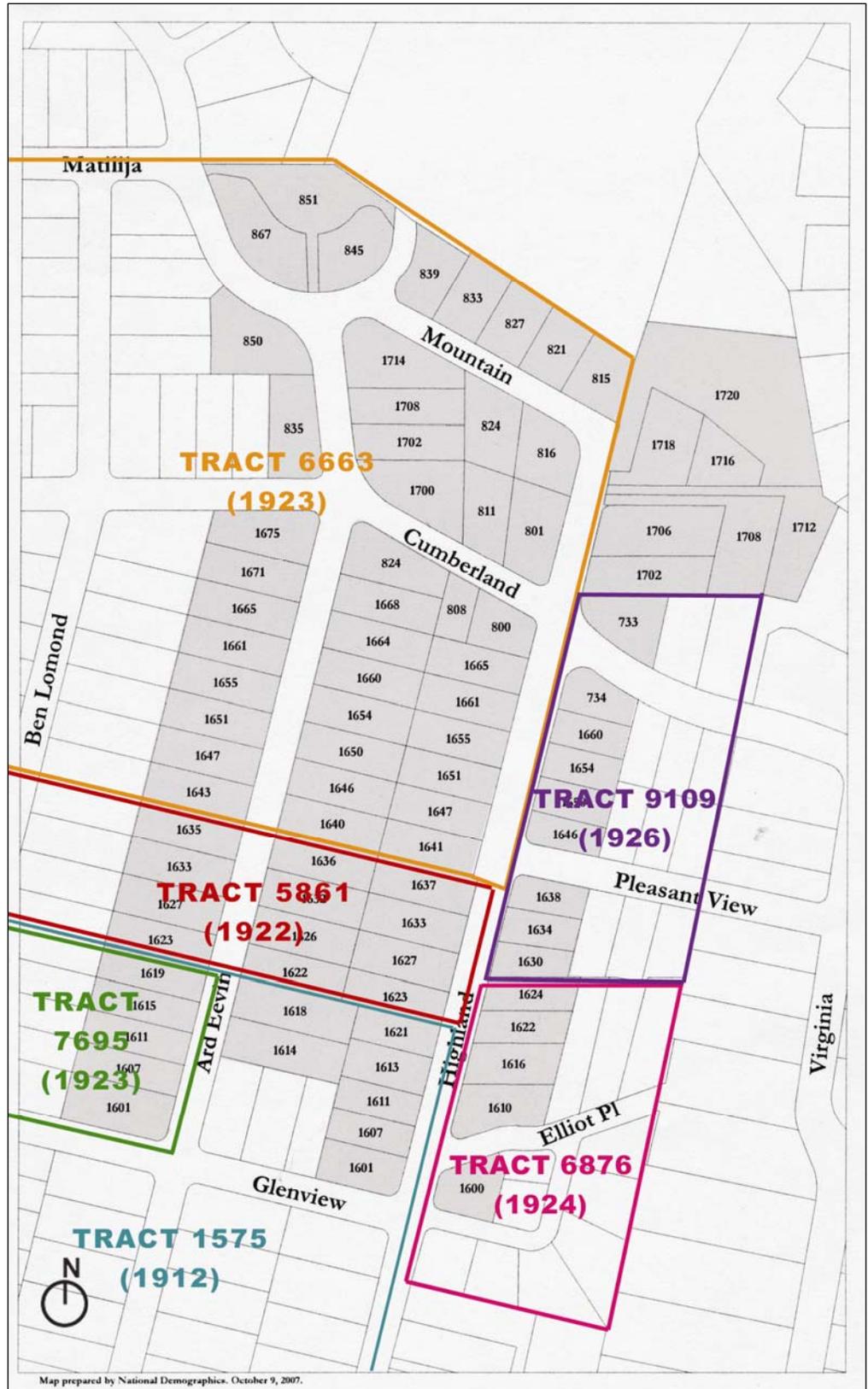


Figure A: Potential Local Historic District

Contributing properties are highlighted.

Map repeated from page 2.

Figure D: Major Subdivisions Affecting the Study Area





## GLOSSARY

**Designation:** The act of recognizing, labeling, or listing a property as being historic, at the Federal, state, and/or local level.

**District Contributor:** A property within the boundaries of a designated historic district that contributes to the district's significance.

**District Non-Contributor:** A property within the boundaries of a designated historic district that does not contribute to the district's significance.

**Historic Context:** The pattern or trend in history by which a specific occurrence, property, or site is understood.

**Historic District:** A significant concentration, linkage, or continuity of properties united historically or aesthetically by plan or physical development. Locally, a historic district must meet the requirements outlined in section 24.455.120.1 of the Glendale Municipal Code.

**Historic Significance:** The importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation.

**Integrity:** The ability of a property to convey its significance.

**Local Evaluation:** Eligibility for designation at the local level.

**Period of Significance:** The length of time when a property was associated with the important events, activities, or persons, or attained the characteristics that qualifies it for listing as an historic resource.



## BIBLIOGRAPHY

### CITY OF GLENDALE

*City of Glendale Historic Preservation Element*. City of Glendale, Planning Division, 1977.

*The City of Glendale Register of Historic Resources*. City of Glendale, Planning Division.

City of Glendale Municipal Code. Accessed July 2008.

City of Glendale Subdivision Maps

### STUDIES AND REPORTS

Heumann, and Gleye And Associates . *Glendale Architectural and Historical Survey:1983-1984 (Final Report)*. Glendale Historical Society, 1984.

City of Glendale and Historic Resources Group. *Historic Resource Survey Report for the Cumberland Heights Neighborhood*. City of Glendale, Planning Division, 2004.

Teresa Grimes in association with Leslie Heuman and Associates. *Historic Context Statement: City of Glendale*. City of Glendale, 1993.

### OTHER SOURCES

California State Historic Resources Inventory, Los Angeles County. State Office of Historic Preservation, December, 2007.

*National Register Bulletin 16A. How to Complete the National Register Registration Form*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997.

*National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985.

National Register of Historic Places, website ([www.nationalregisterofhistoricplaces.com](http://www.nationalregisterofhistoricplaces.com)). National Park Service, U.S. Department of the Interior. Accessed October 2006.

Sanborn fire insurance maps. City of Glendale, 1926, 1953.

*Technical Assistance Series #7 How to Nominate a Resource to the California Register of Historical Resources*. State Office of Historic Preservation, September, 2001



## APPENDIX A: CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

A review of the established criteria commonly used in the evaluation of historic resources is contained in the following pages.

### *National Register of Historic Places*

On the national level, an historic district can be designated for listing on the National Register of Historic Places. 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 to indicate what properties should be considered for protection from destruction or impairment." The National Register program is administered by the National Park Service. Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or Federally-assisted projects; eligibility for Federal tax benefits; consideration in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. The criteria for listing in the National Register follow the standards for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for nomination. In addition to meeting any or all of the criteria listed below, properties nominated must also possess integrity of location, design, setting, feeling, workmanship, association, and materials:

- A. Associated with events that have made a significant contribution to the broad patterns of our history
- B. Associated with the lives of persons significant in our past
- 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
- D. Yield, or may be likely to yield, information important in prehistory or history

The evaluation of integrity is grounded in an understanding of a property's physical features and how these features relate to its historic significance. It is through the retention of original character-defining features that the significance of a resource is conveyed. The National Register recognizes

seven aspects or qualities that, in various combinations, define the integrity of a property. They include:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property.
4. **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association** is the direct link between an important historic event or person and a historic property.

### *Period of Significance*

Historic resources are identified as being significant during a specified period of time, referred to as the *period of significance*. The National Park Service defines the period of significance as "the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for listing" in National, State or Local registers. A period of significance can be "as brief as a single year or span many years." It is based on "specific events directly related to the significance of the property," for example the date of construction, years of ownership, or length of operation as a particular entity.<sup>20</sup>

### *Historic Districts*

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic *districts*. The National Park Service defines an historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."<sup>21</sup>

An historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

---

<sup>20</sup> *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. p. 42.

<sup>21</sup> *National Register Bulletin 15. How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U. S. Department of the Interior, 1997. p. 5.

*“The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties”.*<sup>22</sup>

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

### *California Register of Historical Resources*

On the state level, an historic district can be designated for listing on the California Register of Historical Resources. The California Register of Historical Resources is an authoritative guide in California 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, to the extent prudent and feasible, from substantial adverse change.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes California properties listed in the National Register, those formally Determined Eligible for listing in the National Register, California Registered Historical Landmarks from No. 0770 onward, and those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register. Other resources which may be nominated for listing in the California Register include historical resources with a significance rating of Category 3 through 5 in the State Inventory, individual historical resources, historical resources contributing to historic districts, and historical resources designated or listed as a local landmark.<sup>23</sup>

The criteria for eligibility for listing in the California Register are based upon National Register criteria and may include any resource that:

- 1) Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) Is associated with the lives of persons important to local, California or national history.

---

<sup>22</sup> Ibid.

<sup>23</sup> *Technical Assistance Series #3. California Register of Historical Resources: Questions and Answers.* California Office of Historic Preservation, revised May 9, 2006.

- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

### *Local Designation of Historic Resources*

The City of Glendale has established procedures for identifying, designating, and preserving historic resources locally. As stated in chapter 15.20 of the Glendale Municipal Code:

*... the recognition, preservation, protection and use of historic resources are required in the interest of the health, prosperity, social and cultural enrichment and general welfare of the people.*

The City also specifically provides for the designation of historic districts:

*Recognizing that historic resources are sometimes found in various geographical groupings, where individual resources when combined within their original historical context are worthy of preservation consideration, this code provides for the designation of historic districts... through a change of zone that establishes a historic overlay zone.<sup>24</sup>*

A historic district is defined in the Glendale Municipal Code as a

*A geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties. Properties must contribute to each other and be unified aesthetically by plan or historical physical development.*

Criteria for a historic district overlay zone is stated as follows:

- A. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B. Is identified with persons or events significant in local, state, or national history;
- C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Represents the work of notable builders, designers, or architects
- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;

---

<sup>24</sup> Glendale Municipal Code, 30.25

- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
- G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;
- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
- I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.<sup>25</sup>

---

<sup>25</sup> Glendale Municipal Code, section 30.25.020



## APPENDIX B: DEPARTMENT OF PARKS AND RECREATION FORMS

Primary Record forms documenting properties within the Study Area.