

126, 128, and 132 South Kenwood Street Project

Final Environmental Impact Report

Prepared for:

City of Glendale
Community Development Department
Planning Division
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Glendale, California 91206

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1.0 INTRODUCTION

PURPOSE

This Final Environmental Impact Report (Final EIR) has been prepared for the North Central Avenue Apartments Project (“Project”) by the City of Glendale (“City”). The purpose of a Final EIR is to provide an opportunity for the lead agency to respond to comments made by the public and agencies on the information, analysis, and conclusions in the Draft EIR.

The City prepared this Final EIR in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code Section 21000 *et seq.*) and the “Guidelines for the Implementation of the California Environmental Quality Act” (California Code of Regulations, Title 14, Section 15000 *et seq.*, “State CEQA Guidelines”).

ORGANIZATION OF FINAL EIR

As required by the State CEQA Guidelines Section 15132, this Final EIR includes the following information:

- The Draft EIR or a revision of the draft. This Final EIR incorporates the Draft EIR by reference;
- A list of persons, organizations, and public agencies commenting on the Draft EIR;
- The comments received on the Draft EIR;
- The responses to significant environmental points raised in the comments received; and
- The revisions to the Draft EIR.

The Draft EIR and Final EIR are available for review at the following location:

City of Glendale
Community Development Department
Planning Division
633 East Broadway, Room 103
Glendale, California 91206

In addition, the Final EIR and Draft EIR are available on the City’s website at:

www.glendaleca.gov/government/departments/community-development/planning-division/current-projects/environmental-review

ENVIRONMENTAL REVIEW PROCESS

The City is the Lead Agency responsible for preparation of this Final EIR because it has the principal responsibility for approving and implementing the Project.

The City conducted a preliminary review of the Project and determined that preparation of an EIR was required to evaluate the potential significant effects of the Project on the environment. On June 24, 2016, the City circulated a Notice of Preparation (NOP) of an EIR for review and comment by the public and the responsible and reviewing agencies. The 30-day NOP review period ended on July 26, 2016.

The purpose of a public and agency review of a NOP is to assist in identifying potential environmental effects of the Project as proposed to assist the lead agency in:

- Focusing the EIR on the effects determined to be potentially significant;
- Identifying the effects determined not to be significant;
- Explaining the reasons for determining that potentially significant effects would not be significant; and
- Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the Project's environmental effects.

During the 30-day NOP comment period, the City received written comments from two different agencies.

The City prepared the Draft EIR and released it for public review on October 19, 2016. The Draft EIR included an analysis of potential environmental effects related to the following environmental topic:

- Cultural Resources (Historical Resources)

The Draft EIR was made available for public review for 30 days, from October 19 through November 21, 2016.

A Notice of Availability (NOA) of the Draft EIR was published by the *Glendale News-Press* newspaper on October 19, 2016, and filed with Los Angeles County Clerk.

Following the completion of the 30-day public review period for the Draft EIR, the City prepared this Final EIR in accordance with Sections 15089 and 15132 of the State CEQA Guidelines.

Prior to considering approval of the Project, Section 15090 requires the City to certify the following:

- That the Final EIR was completed in compliance with CEQA;
- That the Final EIR was presented to the City Council, and that the City Council reviewed and considered the information contained in the Final EIR prior to considering approval of the Project; and
- That the Final EIR reflects the City's independent judgment and analysis.

Section 15191 of the State CEQA Guidelines requires the City to make one or more written findings of fact for each significant environmental impact identified in a certified Final EIR. The possible findings include the following:

- The Project was changed (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the impact;
- Changes to the Project are within another agency's jurisdiction and have been or should be adopted; or
- Specific considerations make mitigation measures or alternatives infeasible.

After considering the information in the Final EIR and making the required findings, the City may consider approval of the Project. Section 15097 of the State CEQA Guidelines requires the City to adopt a Mitigation Monitoring and Reporting Program (MMRP) to ensure that the mitigation measures identified for the Project in the EIR are implemented.

2.0 SUMMARY

This section provides information on the background of the Project, as assessed in this EIR, and a summary of the information in this EIR identifying the potential environmental impacts of the Project, the measures identified to mitigate these impacts, and the alternatives evaluated to provide additional information on ways to avoid or lessen these impacts.

OVERVIEW OF PROPOSED PROJECT

The Project site is in the northern downtown portion of the City of Glendale, approximately 10 miles north of the City of Los Angeles Civic Center and 5 miles west of the City of Pasadena Civic Center. State Route (SR) 134 and SR 2 (the Ventura and Glendale Freeways) and Interstate 5 (the Golden State Freeway) provide regional access to the Project site. From a local perspective, the Project site is located at 126–132 South Kenwood Street in downtown Glendale. The Project site is in the East Broadway District as defined in the City's Downtown Specific Plan (DSP).

The Project site consists of three adjoining parcels: a vacant lot (126 South Kenwood), a single-family Craftsman residence (128 South Kenwood), and a multifamily residential triplex (132 South Kenwood). The multifamily residential triplex consists of a single-family Craftsman residence and a rear duplex building that includes two residential units above a double-car garage. The approximately 0.52-acre Project site is bordered by South Kenwood Street to the west; a 5-story, 35-unit residential condominium building to the north; a public alley located parallel between South Kenwood Street and South Jackson Street to the east; and three 2-story multifamily residential buildings on Harvard Street to the south.

The applicant, Westlife Real Estate Management, LLC, is proposing to develop a new 44-unit, multifamily residential project on the site, including a publicly accessible open space area, landscaping, lighting, utilities, a subterranean parking garage, and associated amenities. The two existing single-family homes and duplex on the site would be demolished as part of the Project.

The residential units would be designed in a variety of layouts and sizes to include one-, two-, and three-bedroom units that surround a central courtyard open toward the north. The proposed 5-story structure would be approximately 74 feet 6 inches in height to the stair tower and have a floor-area ratio (FAR) of 2.75. As previously indicated, the Project site is located with the East Broadway District of the DSP, which permits by right a maximum of 4 stories/65 feet and a FAR of 2.50. Developments seeking incentives in the East Broadway District are permitted a maximum of 5 stories/80 feet and FAR of 2.75. The applicant is proposing to use the DSP open space incentive to obtain the maximum height and density bonus.

In conformance with DSP Section 7.2.4, Public Open Space, the Project is providing additional publicly accessible open space to obtain the maximum number of stories and maximum FAR in the DSP East Broadway District. The DSP provides that for every one (1) square foot of publicly accessible open

space provided above the total minimum required, an additional ten (10) square feet (SF) of floor area may be added. A total of 1,688 SF of publicly accessible open space is provided just south of the building and adjacent to the public sidewalk. This area has been designed to encourage casual use by neighborhood residents by featuring outdoor seating benches, a fountain element, and landscaping planters with shade trees; and is completely open to the sky. As such, this area complies with the standards set forth for the DSP open space incentive. Because it is offering an additional 563 SF of publicly accessible open space over the minimum 1,125 SF of open space required by code, the Project is eligible for a height and density bonus.

Parking for the Project would be provided on site in conformance with Glendale Municipal Code (GMC) requirements. The Project would require 89 parking spaces (1 space for one-bedroom units, 2 spaces for two- or three-bedroom units, and 1 guest space for every 10 units). These 89 spaces would consist of 68 standard spaces and 21 spaces in a tandem configuration. Five of the spaces would be for guest parking. Parking would be located in a two-level subterranean parking garage. One vehicular access point to the garage would be provided from the alley at the rear of the Project site. No driveway access via Kenwood Street is proposed.

The architectural design of the proposed Project would be a contemporary style with a variety of exterior materials and architectural details consistent with this style. The proposed materials consist of smooth finish cement plaster, painted brick veneer, prefabricated aluminum louvers set within an aluminum clad frame system, cable rail balcony railings, and steel canopies. The base of the building would be faced with painted white brick veneer. The upper four floors would feature aluminum frame and prefabricated aluminum louver systems. This treatment would be used on the three exposed elevations (west facing Kenwood, south facing the existing, 2-story residential developments, and east facing the alley); the north elevation abutting the 5-story condo project is simply finished with smooth stucco with control joints in a grid pattern, with several slightly recessed panels that help break up the wall surface. Details are consistent with the proposed contemporary style with simple, rectilinear transitions between the different materials and building elements. The volume of the building would be broken down through the use of a projecting metal grid frame that is punctuated by louvered metal panels, stucco walls, windows and recessed balconies.

PROJECT OBJECTIVES

The CEQA Guidelines require an EIR to include a statement of the objectives of the Project that address the underlying purpose. The applicant, Westlife Real Estate Management, LLC, is proposing to develop a new 44-unit, multifamily residential project on the site. The objectives of the Project are to:

- Support the goals of the Downtown Specific Plan for the East Broadway District;
- Redevelop underutilized property to provide additional housing opportunities in downtown Glendale in close proximity to employment opportunities, public facilities, goods and services;

- Provide well-designed development that is compatible and complementary with surrounding land uses;
- Utilize architectural design, lighting, and landscape design to enhance the architectural character of the proposed buildings and contribute to creating an attractive downtown Glendale.
- Provide property tax revenues to the City of Glendale;
- Generate construction employment opportunities in the City and in the region.

SUMMARY OF ALTERNATIVES

This EIR considers a range of Alternatives to the Project were in accordance with State CEQA Guidelines Section 15126.6. This section of the CEQA Guidelines requires that an EIR describe and evaluate a range of reasonable alternatives to a project to promote informed decision-making.

The Alternatives to the Project evaluated in this Draft EIR include:

- Alternative 1—No Project/No Development
- Alternative 2—Relocation of Craftsman Homes
- Alternative 3—Development of Site with Craftsman Homes Remaining

According to the CEQA Guidelines, the discussion of alternatives should focus on alternatives to a project or its location that can feasibly avoid or substantially lessen the significant effects of the proposed project. The EIR concludes that Project implementation would not result in significant and unavoidable environmental impacts. Nonetheless, the City of Glendale identified and considered several alternatives to the Project to determine that would provide for a range of alternatives to the Project. These alternatives included the No Project Alternative, Relocation of the Craftsman Homes, and Development of Site with Craftsman Homes.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Concerns related to the potential environmental effects of the Project that were raised include potential impact to local Glendale historic resources.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A summary of the potential environmental impacts of the Project and the measures identified to mitigate these impacts is provided in **Table 2.0-1, Summary of Project Impacts** below for each topic addressed in this EIR. **Table 2.0-1** has been arranged in four columns: the identified impact under each EIR issue area; the level of significance prior to implementation of mitigation; mitigation measures that would avoid or reduce the level of impacts; and the level of significance after implementation of mitigation measures.

**Table 2.0-1
Summary of Project Impacts**

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
Cultural Resources (Historic Resources)			
<p>The subject property does not meet the criteria of the Glendale Register of Historic Resources or the California Register of Historical Resources, and does not meet the definition of a “historical resource” or “historically significant” property under the California Environmental Quality Act. Additionally, the two Craftsman homes at 128 and 132 South Kenwood Street that make up the subject property, do not, as a pair or grouping of properties, have historic significance or meet the eligibility criteria for the various register programs, including the City’s Historic District Overlay Zone.</p> <p>The subject properties were not associated with an important builder, architect, resident, or group who significantly contributed to the history of the nation, state, region, or city. After a review of residents living at both homes, no persons of significance or potential significance were found to be associated with 128 and 132 South Kenwood Street.</p>	Less than significant	No mitigation measures are required.	Less than significant

3.0 RESPONSES TO COMMENTS

INTRODUCTION

This section of the Final Environmental Impact Report (EIR) presents copies of comments on the Draft EIR received in written form during the public review period, and it provides the City of Glendale's (City) responses to those comments. Each comment letter is numbered and the issues within each comment letter are bracketed and numbered. Comment letters are followed by responses, which are numbered to correspond with the bracketed comment letters.

The City's responses to comments on the Draft EIR represent a good-faith, reasoned effort to address the environmental issues identified by the comments. Under the California Environmental Quality Act (CEQA) Guidelines, the City is not required to respond to all comments on the Draft EIR, but only to those comments that raise environmental issues. Refer to *CEQA Guidelines* Section 15088(a). Case law under CEQA recognizes that the City need only provide responses to comments that are commensurate in detail with the comments themselves. In the case of specific comments, the City has responded with specific analysis and detail; in the case of a general comment, the reader is referred to a related response to a specific comment, if possible. The absence of a specific response to every comment does not violate CEQA if the response would merely repeat other responses

Organization and Table of Comment Letters

The City received a total of two comment letters from organizations and individuals. **Table 3.0-1, Comment Letters Received on 126, 128, and 132 South Kenwood Street Project Draft EIR** provides a list of all comment letters received and the identification number for each letter.

Table 3.0-1
Comment Letters Received on the 126, 128 and 132 South Kenwood Street Project Draft EIR

Agency/Entity/Individual	Name of Commenter	Date of Comment	Letter No.
Other Organizations and Individuals			
Abundant Housing	Josh Stephens	November 9, 2016	1
The Glendale Historical Society	Greg Grammer	November 21, 2016	2

Abundant Housing LA

November 9, 2016

Vilia Zemaitaitis, Senior Planner
City of Glendale Planning Division
633 E Broadway, Room 103
Glendale, CA 91206

To whom it may concern,

We are writing to you to in support of the proposed 44-unit apartment building at 126, 128, and 132 S Kenwood St. Below are our comments on the Draft Environmental Impact Report (EIR).

The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing. By creating new housing in a desirable neighborhood, it will help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is located in the Downtown Specific Plan – East Broadway District, in a fantastic location for housing. It is one-quarter mile from the intersection of Brand & Broadway, where frequent transit service is available in all directions (Metro Routes 180/181 and 780 on Broadway, Metro Route 92 on Brand, and Glendale Beeline Routes 1, 2, and 3), with additional service nearby at Colorado & Glendale (Metro Routes 90/91, 183, and Glendale Beeline Routes 6 and 11).

Thanks to excellent planning efforts by the city, downtown Glendale is one of the most walkable neighborhoods in the region. The Americana is only one-quarter mile from the proposed development, and there are countless restaurants, retail shops, and service establishments within easy walking distance. A great deal of employment is located nearby, with Glendale's central business district also within a short walk.

This project will help serve the goals of the Downtown Specific Plan and help serve regional housing needs. The mix of units (4 one bedroom, 34 two bedroom, and 6 three bedroom) helps provide a variety of housing for many people of different walks of life. The project is designed with both public open space and a private, sheltered courtyard, with architectural design and massing that contributes to the streetscape of downtown. Vehicular access from the alley allows the street façade and curb line to continue uninterrupted.

The city, and indeed the region, has many Craftsman homes, and as such, we do not see any reason to needlessly burden the project with additional costs or constraints which would result from attempting to relocate or build around these structures. The environmentally superior alternative, and that which best serves the goals of the Downtown Specific Plan and best meets regional housing needs, is the project as proposed.

This project is a good project for Glendale and the region. We believe that the EIR satisfies the requirements of CEQA, and that the project serves the goals of the Downtown Specific Plan, helping to meet regional housing needs.

1-1

Best Regards,



Josh Stephens
11645 Chenault St #401
Los Angeles 90049



Mark Vallianatos
3591 Canada St
Los Angeles 90065



Matt Dixon
620 W Wilson Ave Unit H
Glendale 91203



Emerson Dameron
750 Garland Ave #213
Los Angeles 90017

Andy Freeland
1111 S Grand Ave #717
Los Angeles 90015

Richard Bourne
363 S Berendo St
Los Angeles 90020

Ross Zelen

Ariel Levi Simons

Joshua Blumenkopf

Brent Gaisford

Shane Phillips

Scott Frazier

1. Letter from Abundant Housing LA, Josh Stephens, dated November 9, 2016.

Response 1-1

Comment is in support of the project due to serving the goals of the Downtown Specific Plan and regional housing needs. These comments do not pertain to the adequacy or completeness of the Draft EIR and no further response is required.



P.O. Box 4173 Glendale CA 91202
www.GlendaleHistorical.org

November 21, 2016

Ms. Vilia Zemaitaitis
Director of Community Development
City of Glendale
633 East Broadway
Glendale, CA 91206

RE: DRAFT EIR for 126 – 132 S. Kenwood Street

Dear Ms. Zemaitaitis:

On behalf of the Board of Directors of The Glendale Historical Society (TGHS), I would like to thank you for the opportunity to comment on the draft EIR for the multi-family residence project at 126, 128 & 132 S Kenwood St. Established in 1979, TGHS is a non-profit organization with more than 650 members dedicated to the preservation of Glendale's history and architectural heritage through advocacy and education.

We are pleased that the City changed its position and required the preparation of an EIR for the proposed project. We continue to disagree, however, with the findings of the historic resources consultant that the Craftsman houses at 128 and 132 S. Kenwood are not historic resources under CEQA. We believe that the consultant's assessment is once again fundamentally flawed: Arroyo Resources fails to detail adequately the architectural significance of the properties; to perform adequate comparisons to other properties surveyed and found eligible for the Glendale Register in the "Historic Resources Technical Report" for the 2007 Downtown Specific Plan and the 2007 Craftsman Survey; and to include all readily available facts about the Rev. Clifford Cole and his significance to the city, region, and state. Francesca Smith, an expert who meets and exceeds the Secretary of the Interior's Professional Qualification Standards has found 128 and 132 S. Kenwood to be eligible for the Glendale and California Registers. In the rest of this letter, and in the attached DPR 523 forms, we provide substantial evidence that the properties are historic resources under CEQA. We ask that the EIR be revised to reflect this assessment and that it present serious alternatives to the project as required under CEQA.

2-1

2-2

2-3

2-4

The Reverend Clifford Cole

Arroyo Resources' previous evaluation neglected to mention Clifford Cole's decades-long ownership of and residence at 132 S. Kenwood or his contributions to the city, the region, and

The Glendale Historical Society (TGHS) advocates for the preservation of important Glendale landmarks, supports maintaining the historic character of Glendale's neighborhoods, educates the public about and engages the community in celebrating and preserving Glendale's history and architectural heritage, and operates the Doctors House Museum. TGHS is a tax-exempt, not-for-profit 501(c)(3) organization, and donations to TGHS are tax-deductible to the extent permitted by law.

2-5

the state. The most recent evaluation does much to amend that indefensible gap. It provides many details of Cole's career in Glendale and in California, some of these gleaned from Cole's Biography File located in Special Collections at the Glendale Public Library (the existence of such a file, incidentally, is generally evidence that a person was considered locally significant).

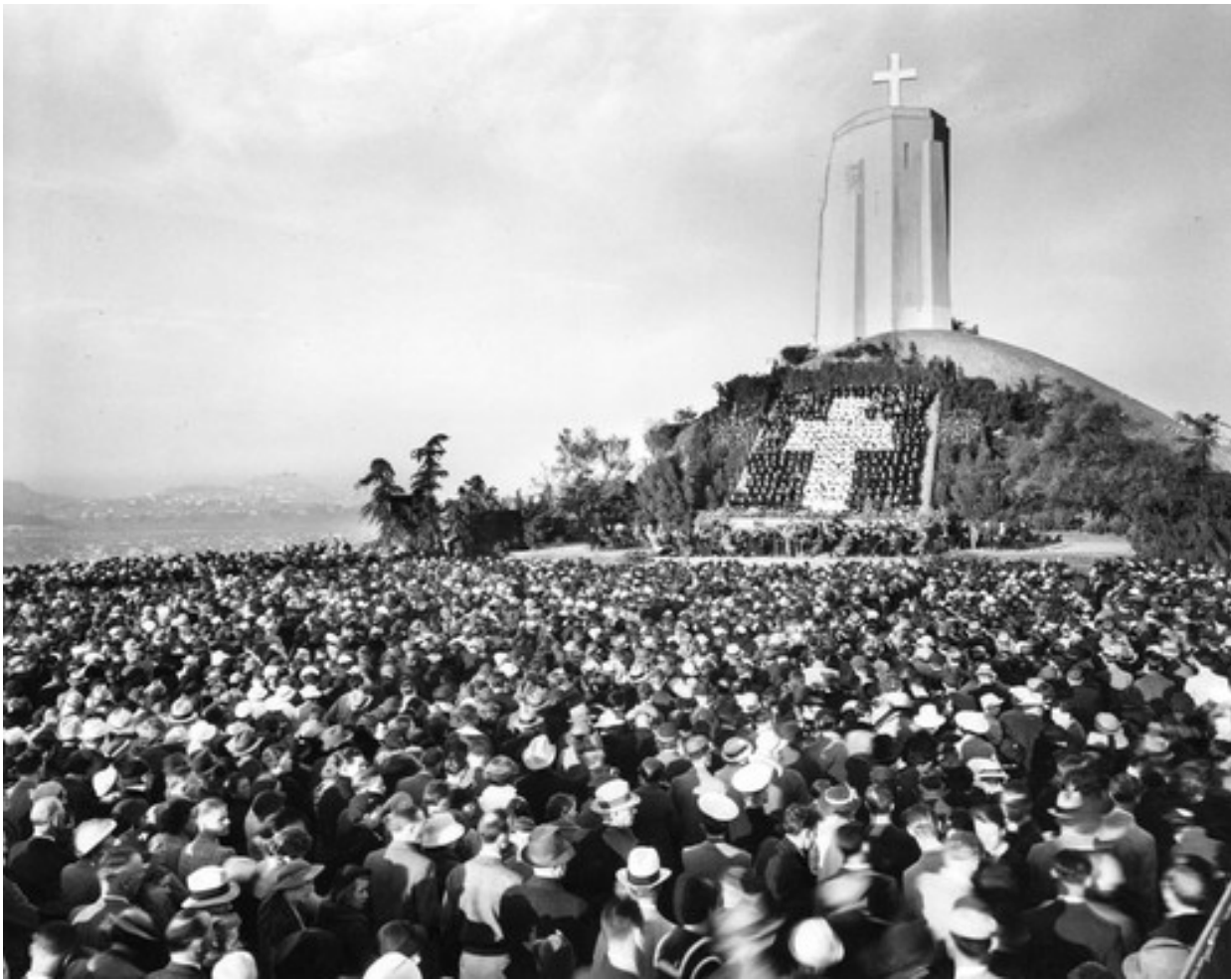
Arroyo Resources does not believe that Cole, who owned the property at 132 S. Kenwood from 1918 – 1963 and resided there for all but a dozen years of that time, is significant to the history of Glendale because, basically, there were lots of religious leaders in the city, and "[d]uring this time, religious leaders were supposed to be upstanding citizens with exemplary interests in their community" (p. 42). Cole's activities and accomplishments within and on behalf of Glendale, the region, and the state substantially exceed this meager reckoning, because the consultant frequently does not know or adequately characterize them.

The consultant observes that the Central Christian Church (Disciples of Christ) grew significantly during his tenure as pastor there, from 1917 to 1938, and that he led the efforts to construct a new church building at 304 E. Colorado Street (no longer extant). She also notes his activity in other community groups, although some are left out or downplayed: for example, he was *one of the first Board Members of the Glendale YMCA*, a *charter member and first vice president* of the Glendale Kiwanis Club, and he was a *thirty-year* member of the Glendale Parks and Recreation Commission ("C. A. Cole, News-Press Writer, Dies," *Glendale News-Press*, Oct. 13, 1965, 5-A). A *News-Press* article about his retirement from the pastorate of the Central Christian Church noted that as of 1938 he had also five times served as President of the Glendale Ministerial Association, a position of leadership within the city's community of clergy ("Dr. Clifford A. Cole Resigns Pulpit," *Glendale News-Press*, June 10, 1938, included in Arroyo Resources, "Historic Resources Assessment," October 18, 2016, Exhibit 9). Other activities included membership on the Board of Trustees at Chapman College in Orange, where the Clifford A. Cole Memorial Scholarship continues to fund students training for the ministry.

2-5

These activities (with the exception of the duration of his role on the Parks and Recreation Commission) likely fall within the normal range of religious leadership; others do not. For twenty-three years Cole presided over the Forest Lawn Easter Service as President of the Glendale Community Sunrise Easter Service, for which he received a citation from the Glendale City Council, the Parks & Recreation Commission, Forest Lawn Memorial Park, and the *Glendale News-Press* in 1946 (Clifford Cole, *Glendale Community Book*, 1957, included in Arroyo Resources, "Historic Resources Assessment," Oct. 18, 2016, Exhibit 9). This information is nowhere mentioned in the consultant's evaluation, despite copious annual coverage of the Service in the *Los Angeles Times* and the *Glendale News Press*, Forest Lawn's self-evident importance to Glendale, and reference to his leadership in the *Community Book*. Begun in 1924, the Forest Lawn Easter Service was a signature regional religious and civic event; as its popularity grew it was attended by tens of thousands of people and involved a processional, multiple sermons and addresses, musical performances by the Los Angeles Philharmonic and other concert groups, and, famously, flights of doves from the Tower of Legends. Cole's association with the event is first mentioned in 1926, when he delivered the benediction ("Glendale Announces Program for Easter Celebration," *LA Times*, March 22, 1926, A8), and for nearly two decades (1929 – 1948) his name appears in annual newspaper coverage. He delivered either the invocation or the benediction and was specifically identified on multiple occasions as the event's Program Chair. Other clergymen played a role at the services, but these

individuals changed each year; only Cole was a mainstay for more than twenty years, helping to shape this important annual event in the life of the community.



2-5

Figure 1. Easter Service, Forest Lawn, 1937 (Los Angeles Public Library Collection)

The consultant also seems to find nothing remarkable in the fact that despite his very active role in the church and the community, for more than twenty years Cole found time to write a *daily* column on the editorial page of the *Glendale News Press*. Cole's "Our Preacher Says" appeared in 1938; eventually the name was changed to "The Daily Pulpit," and it ran under this title until 1965, the year of his death (although by the 1960s the editorial page and the column appeared multiple days a week rather than daily). It was syndicated in other Copley papers as well ("C.A. Cole, News-Press Writer, Dies"); the fifteen newspapers owned by Copley Press were concentrated mainly in southern California and Illinois, so Cole's syndicated column ran throughout the region as well as elsewhere in the country.

The consultant dismisses Cole's efforts by saying that his contribution was "not outstanding compared to other writers or leaders at the Glendale News Press," while offering no evidence on which to base this conclusion or on what grounds such a determination might be made. What is remarkable about Cole's local contribution is precisely that he was not a professional journalist, and that he was viewed as a sufficiently important member of the community to become for almost thirty years the *Glendale News-Press*' spokesman for religion and a moral life outside his

own Church, beyond even a community of church-goers, to the Glendale population at large. Moreover, while religious leaders “were supposed to be upstanding citizens with exemplary interests in their community,” according to Arroyo Resources, a column of this frequency and duration was hardly business-as-usual for the clergy. Cole was Glendale journalism’s official spokesman as a local religious leader; the column, in other words, distinguished him from other clergy in the city.

The consultant notes that Cole resigned as pastor of the Central Christian Church in 1938, after which he became the State Secretary of Christian Churches in 1939, a position he held until 1956, when he retired to become head of “a statewide assembly of churches called Mid-Century Church Extension.” The consultant has little to say about this Church Extension program or its significance in Cole’s religious activities, beyond that he held the directorship for a year and its program, which he designed, was “regarded as a considerable model by those in his field for its claim that churches were capable of self-support.” This analysis ignores the concrete, material effects of this program throughout the region and state, which he began working on by 1948 in his capacity as State Secretary. Cole presciently recognized the enormous implications of the regional population boom through migration and childbirth and that churches must keep pace (“Monetary Crusade by Church Urged,” *LA Times*, Oct. 1, 1948, 14). The program was officially initiated in 1951; it was notable because Christian Churches fundraised to buy new sites and erect initial buildings within rapidly growing communities in California *before a congregation for the church yet existed*. The State Secretary’s job was to recruit and appoint the first pastor and conduct business and administration for the congregation until it became viable. Thirteen churches were built throughout suburban areas of southern California as a direct result of Cole’s “Build it and they will come” Church Extension program, including in Arcadia, Monterey Park, Rivera, Woodland Hills, Garden Grove, Fontana, West Covina, Puente, and Fullerton (Edwin C. Linberg, *The Disciples in the Pacific Southwest Region*, 2009; “50 Preachers Aid in Raising New Sanctuary,” *Los Angeles Times*, Nov. 22, 1952, A3; “Former School to Be Dedicated as Church,” *Los Angeles Times*, May 15, 1954, A3; “Christ Disciples to Open Church,” *Los Angeles Times*, Nov. 6, 1954, A3). Nearly two decades after Cole’s death, a residence hall at Loch Leven Christian Camp and Conference Center in the San Bernardino Mountains was named in his honor (1978) and still bears his name (Loch Leaven “History” and “Lodging” <http://www.lochleven.org/history.html>). An article announcing Cole’s retirement as State Secretary mentioned that in his more than twenty years as State Secretary a total of twenty-eight new churches had been built in southern California (“Disciples of Christ State Secretary Retires,” *LA Times*, March 3, 1956, A3, included in Arroyo Resources, “Historic Resource Assessment, Oct. 18, 2016, Exhibit 9). This is a remarkable record of accomplishment—especially given that construction virtually ground to a halt during World War II—that far exceeds the expectations of the local church leader as “upstanding citizen.”

2-5

The consultant’s application of National Register guidance to gauge the significance of Clifford Cole as owner and resident of 132 S. Kenwood is misguided. Glendale Register criteria take precedence: there is no requirement that a person’s significant work had to have been performed at the property for it to be considered for local designation, and for good reason; if that were the case, virtually no residences associated with important men and women of business, politics, public affairs, sports, or entertainment—i.e. the kind of figures who usually contribute significantly to the city, region, state, or nation—would be eligible for listing. For example, the residence of Casey Stengel (1663 Grandview Avenue, GR #109) would not have been found eligible for the Glendale Register under its associative criterion; only a handful of baseball

stadiums would qualify for that honor. Arroyo Resources further states that “it is arguable that most of this work is to be associated with [Cole’s] public place of work, the Central Christian Church, not his private home.” Cole resigned as pastor there in 1938; he had a productive career in religious and literary matters for more than two decades, work that surely went on some place else. Beyond that, the consultant notes that the Central Christian Church has been demolished, as though that were an end to the matter. The demolition of that building is further reason to recognize the association of Cole with his residence at 132 S. Kenwood rather than the contrary.

Arroyo Resources’ evaluation is remiss in not acknowledging Cole’s leadership in the Forest Lawn Easter Service, in not providing a proper reckoning of his significance as a daily columnist in Glendale’s paper of record, and in not including details of Cole’s role in the Mid-Century Church Extension program and its influence on the southern California region and the state. A property is eligible for the Glendale Register under Criterion 2 when it is “associated with a person, persons, or groups who significantly contributed to the history of the nation, *state*, *region*, or *city*” (emphasis added). Arroyo Resources did not even consider Cole’s role in regional history. His outstanding participation in Glendale’s civic and religious community; his prominence as pastor, Commissioner, and journalist, as well as his connection with Forest Lawn, among other vital roles; and his leadership in the state organization of the Disciples of Christ and as the driving force behind the construction of new churches throughout the burgeoning southern California region in the 1940s and 1950s, qualify as a significant contribution to the city, region, and state. 132 S. Kenwood is eligible for the Glendale Register under Criterion 2: “Associated with the lives of persons important to local, California or national history.”

2-5

Architectural Significance

128 S. Kenwood was found eligible for the Glendale Register in a city-adopted historic resources survey conducted in 2006 by Jones & Stokes for the Downtown Specific Plan. In finding the property not eligible for the Glendale Register, Arroyo Resources does not adequately consider the context of that “Historical Resources Technical Report” and reverts instead exclusively to the Craftsman Survey of 2006-2007, which did not include areas zoned for multi-family use, of which the S. Kenwood property is part.

This distinction matters: the 2006 Technical Report surveyed every property in the Downtown Specific Plan area. It found only three single-family houses from the post-World War I period to be eligible in downtown. 128 S. Kenwood was found eligible under Criterion 3, as “one [of] the last intact single-family residential structures remaining from downtown Glendale’s development following the First World War, and contains exemplary elements of design, detail, materials and craftsmanship from this period.” We note that 128 S. Kenwood is also the only post-World War I Craftsman residence found eligible; the other two postwar houses, at 112 N. Columbus and 216 S. Kenwood, are both Spanish Colonial Revival style, the architectural style in Glendale to which the Craftsman most notably gave way. Only six other Craftsman houses, built between 1905–1915, were found to be eligible in the entire downtown area covered by the Technical Report, a part of Glendale once blanketed with houses of that style. 128 S. Kenwood’s significance must be understood in relation to the area in which it was surveyed and its zoning (multi-use), which does much to explain the scarcity of the style within it. It was found eligible more than a decade ago and since that time, it is not known precisely how many Craftsman style houses have been demolished, but fewer remain than existed at that time, which makes it more exceptional than in 2006.

2-6

In finding 128 and 132 S. Kenwood not eligible for designation on the Glendale Register, Arroyo Resources misapplies California Register Criterion 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.” Her analysis states, in the sort of flat, overly generic language common to suggest that architecturally interesting properties are not historic resources: “Both homes are representative of the Craftsman period in Glendale, both exhibit key character-defining features of the Craftsman style, notably the front porch, wood horizontal siding, and wide roof overhangs. The two homes have features that are common and found to be non-distinctive.” The consultant neglects both obvious and subtle differences between these Craftsman examples to avoid describing how each articulates different features of the Craftsman style. Beyond that, the claim that the houses have features in common and thus do not embody the “distinctive characteristics of a type, period, region or method of construction” is senseless. “Distinctive” in this criterion means distinctive *to* the Craftsman style, not distinctive *from* it.

Arroyo Resources compared the subject property to “a representative sample of eight of the 444 properties found ineligible for listing” in the Craftsman Survey. These were high-integrity Craftsman Bungalows “built within a period close to the subject property.” She also compares 128 S. Kenwood to eight of the fifty-four Craftsman properties found eligible for the Glendale Register. Strangely, though, the sample here is drawn entirely from properties that were built before 128 S. Kenwood: the comparisons were built in 1909, 1911 (2) 1912, 1913 (2), 1914, 1916. There were no comparisons to Craftsman Colonial properties, which are more appropriate in terms of 128 S. Kenwood’s style and date of construction (1920s). The comparison properties are from a period when the Craftsman style was in ascendance rather than when it was on the wane and influenced by Colonial Revival features in Glendale.

The house at 128 S. Kenwood is Colonial Craftsman in style. Colonial style features include the overall horizontal orientation, roughly symmetrical façade, its side-gabled roof, and partial width front porch with a notable segmental arch and sheltered front gable, supported on simple wood-on-brick posts. The entrance porch is enclosed by a low painted brick wall with matching pedestals and concrete caps; the short, tapered, painted wood posts, which support the porch, are more usually associated with the Bungalow style. Exterior walls are finished in painted shiplap siding and all windows and doors have wide, painted wood casings. A large, subtly curved and distinctive header supports the porch which is tied into the posts with classical moldings. Its roof has exaggerated, block-like purlines, and decorative, front-facing, alternating stick work punctuates the attic vent at the apex of the gable. The painted wood entry door has a recessed, single panel which, with its hardware, appears to be original. Only four Colonial Craftsman style houses were found eligible for the Glendale Register in the Craftsman Survey. 128 S. Kenwood compares favorably, as described in the DPR. The subject property is the rarer for having an intact garage in a different Colonial Craftsman sub-type—the Clipped Colonial—which exhibits horizontal wood siding, exposed rafter tails, and wide wood door and window casings.

At the rear, the house notably features exceptionally rare hay loft doors (Figure 2). This feature is not known to exist elsewhere in Glendale and is mentioned nowhere in the consultant’s assessment. Hay lofts are more typically featured on barns, but even the one extant barn in Glendale, the Le Mesnager barn (built 1911, Glendale Register #11), does not possess this feature. The only known hay loft doors in the area are in Pasadena (Raymond Flower District

2-6

stable) and the Walt Disney Barn at Griffith Park (c. 1950, relocated 1999). Neither was historically ever used as a residence, and neither of those structures is located in Glendale.



Figure 2. View east of the rear of the house at 128 S. Kenwood, showing hay loft, five-panel doors at the apex of the main gable. The hay loft doors are flanked by decorative attic vents on either side.

2-6

Our letter and the attached DPR bear out the preliminary determination of the 2006 Historic Resources Technical Report that 128 S. Kenwood is eligible for the Glendale Register under Criterion 3, because “[t]he proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction” and Criterion 5, because “The proposed historic resource exemplifies the early heritage of the city,” when the Craftsman style, now endangered throughout the City, was ubiquitous even downtown. It is also discretionarily eligible for the California Register under Criterion 3.

The attached DPR for 132 S. Kenwood indicates that it is eligible for the Glendale Register not only under Criterion 2, for its association with the Rev. Clifford Cole, but also under Criterion 3, as a robust example of an intact middle-class Craftsman Bungalow residence. It is not a high-style example, but its low sloping roof, generous eave overhangs, decorative exposed rafter tails and beams, partial-width porch supported on a tapered squared post and low, capped brick walls, and somewhat unusual alternating wide and narrow shiplap siding that is flared at the corners are each character-defining features of the style that was especially popular in Glendale between 1905 and 1925. The property also meets Criterion 5; the design of the house and garage embodies distinctive characteristics of the Craftsman type and exemplifies the early twentieth century period for the same reasons as its neighbor. It is also discretionarily eligible for the California Register under Criterion 2 and 3.

Project Alternatives

As the draft EIR is currently prepared, the Project Alternatives section is superfluous, because the consultant does not find the subject properties to be historic resources under CEQA, and thus no action to avoid or mitigate significant impacts caused by the proposed project is required.

2-7

We have argued in detail why that finding is flawed and why 128 and 132 S. Kenwood should be considered locally significant and thus historic resources under CEQA. We request that the EIR be revised or supplemented reflecting their demonstrated historic significance and that a Project

TGHS Comments on 126, 128, & 132 S. Kenwood St.

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Alternatives section be added that actually meets CEQA requirements and provides clear project objectives and an analysis of alternatives to the proposed project. CEQA Guidelines Section 15126.6 require a description of “a range of reasonable alternatives to the project, or to the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.”

2-7

The project objectives as currently described in the draft EIR are vague and ambiguous. Economic feasibility arguments are made without any evidence to support them; the same is true for the finding that “successful relocation of these existing wood frame residential buildings would likely not be feasible.” A project alternative to allow new development on the site inexplicably only considers the construction of a twelve-unit apartment building on the vacant lot at 126 S. Kenwood. A serious on-site development alternative would take into account additional, reasonable possibilities for development.

Consultant Qualifications

We note that the historic resources consultant should append her professional qualifications as part of the EIR. We herewith submit those of our qualified, volunteer Architectural Historian Francesca Smith (attached).

2-8

Conclusion

This letter and the attached forms indicate that the historic resources consultant’s assessment is again fundamentally flawed. TGHS believes that we have provided substantial evidence that the 128 and 132 S. Kenwood properties are historic resources under CEQA and that the proposed project would cause a significant impact on the environment if those buildings were to be demolished. In this letter and the DPR 523 forms filed with the state of California, TGHS has presented facts, reasonable assumptions predicated on those facts, and expert opinion supported by facts to prove that both properties should be considered eligible for listing on the Glendale Register and are eligible discretionarily for the California Register. We respectfully request that the EIR be amended to reflect that status and that project goals be presented clearly and fully and serious project alternatives considered as required under CEQA.

2-9

Thank you for your consideration.

Sincerely,

Greg Grammer

President
The Glendale Historical Society

cc: Mr. Phil Lanzafame, Director of Community Development
Mr. Jay Platt, Senior Urban Designer

TGHS Comments on 126, 128, & 132 S. Kenwood St.

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Francesca Smith is a professionally qualified Architectural Historian with more than three decades of experience in the field. She holds degrees from the College of Charleston (B.A., Political Science with a minor focus in Architectural History) and Columbia University (M.S. in Real Estate Development, completed requirements for M.S. in Historic Preservation, Planning emphasis). Throughout her career, she has earned a successful professional reputation working with State Historic Preservation Officers throughout the United States including California, Colorado, Illinois, Nevada, New York, Ohio, Texas and Utah. Her thousands of National Register findings have received concurrence in nearly each case; an exception was the eligibility of a single railroad bridge in Texas. Evaluated resources have ranged from commercial, public, and residential buildings to bridges, power plants, early freeways, railroad lines and public housing projects. Her professional judgment has earned her unchallenged determinations of eligibility for numerous federal and state agencies and numerous project awards.

Her diverse resume includes numerous successful National and California Register listings, local landmark designations, certified rehabilitations, relocations, reconstructions and challenges to environmental impact reports (EIRs), Environmental Impact Statements (EISes) and cultural resources technical reports. She was privileged to have served as staff or consultant to the cities of Beverly Hills, Carmel, Los Angeles, Monterey, Orange, Pasadena, San Francisco and Vallejo. Mrs. Smith has acted as Master Reviewer for Los Angeles Unified School District and is Professionally Qualified Staff, Principal Architectural Historian for the State of California, acting for the Federal Highway Administration and Advisory Council on Historic Preservation. She has served as an instructor in historic preservation, design, history and construction management courses at UCLA and USC.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code 3CS, 5S3
Other Listings Review Code	Reviewer	Date

Page 1 of 5

Resource name(s) or number (assigned by recorder) Kenwood Property No. 1

P1. Other Identifier: 128 South Kenwood Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Burbank Quad Date: 1994 T R ¼ of ¼ of Sec . B.M.

c. Address: 128 South Kenwood Street

City: Glendale Zip: 91205-1023

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 5624-007-040

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The subject property is a single-story, Colonial Craftsman style residence. Its Colonial characteristics include the overall horizontal orientation, its side-gabled roof, roughly symmetrical façade, the small, partial width front porch, with a notable, rare segmental arch and sheltered front gable, supported on simple wood-on brick posts. The lack of a pergola separates the subject property from other Colonial Craftsman examples. The entrance porch is enclosed by a low, overpainted brick wall with matching posts with concrete caps; the pair of short tapered, painted wood posts evoke the Bungalow subtype. Exterior walls are finished in painted shiplap siding and all windows and doors have wide, painted wood casings. A distinctive, subtly curved header with vertical returns supports the porch which is tied into the posts with classical moldings. Its roof has exaggerated, block-like purlins and decorative, front-facing, alternating stick work punctuates the attic vent at the apex of the gable. The painted wood entry door has a recessed, single panel which, with its hardware, appears to be original. All visible windows are wood sash. On each side of the porch, there are picturesque, fixed windows with multiple, small, two-high, eight-wide uppers and larger, fixed lights below. On the north (left-hand) bay it is a single window, on the porch bay, the same window is wider and expressed in three parts. At the rear of the house, there are multi-panel hay loft doors at the apex of the roof, a feature not observed elsewhere in Glendale (Photo 1, p. 4). The moderate-sloped, side gabled roof has extended rafter tails. The level, rectangular lot has a high, continuous concrete curb at the sidewalk with arroyo stone berms. The building is set back from the street by a lawn with mature trees and bushes. A front-gabled garage is detailed notably with a jerkinhead or clipped gable roof and faces the rear alley. The only visible alterations are *terra cotta* pavers at the front walk and porch, a rain gutter at the main eave (before 2006), the garage door, a side and possibly some rear windows were replaced (dates unknown). A large, metal fence with a gate encloses the paved, rear yard. The subject property is located in the built-up Central Business District, and other than the lot to the north (Kenwood Property No. 2), is abutted by a vacant lot (south) and mid-rise apartment buildings.

*P3b. Resource Attributes: (list attributes and codes) HP2-Single-family property

*P4. Resources Present: ☒ Building Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Photo: (view and date)
View southwest April, 2016

*P6. Date Constructed/Age and Sources: ☒ historic
1920, Southwest Builder & Contractor

*P7. Owner and Address:
unknown

*P8. Recorded by: (Name, affiliation, and address)
F. Smith
The Glendale Historical Society
PO Box 4173
Glendale, CA 91202

*P9. Date Recorded:
November 19, 2016

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation:

Property Evaluations for 128 and 132 South Kenwood Street, The Glendale Historical Society 2016.

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

DPR 523A (1/95)

*Required Information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 3CS, 5S3

*Resource Name or # Kenwood Property No. 1

B1. Historic name: W.G. Boyd House (Glendale Architectural and Historical Survey, 1984)
B2. Common name: none
B3. Original Use: single-family residence B4. Present use: single-family residence

*B5. Architectural Style: Craftsman Colonial (house) and Clipped Gable (garage)

*B6. Construction History: (Construction date, alterations, and date of alterations) Completed in 1920 (Office of the Los Angeles County Assessor). Alteration: *terra cotta* paving added on front walk and porch, rain gutter added at front eave (pre-2006), garage door and one window replaced (dates unknown).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: garage

B9a. Architect: NA

b. Builder: Wm. Guthrie Boyd

*B10. Significance: Theme: Pre-World War II Automobile Suburbs

Area: Glendale

Period of Significance: 1920-1931 Property Type: Residential Architecture Applicable Criteria: 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity) The subject property building was constructed in 1920 by noted Glendale area builder, William Guthrie Boyd (*Southwest Builder & Contractor*). Boyd was born in Illinois and came to Glendale with his mother, following his father's death around the turn of the 20th century. Known as W.G., he may have owned a carpet business before moving to California and continued that trade in Glendale. Boyd lived with his family at 326 N. Jackson Street (no longer extant) and died in 1968 (Census, Sherer and Death Index). In 1920 he established Glendale Construction Co. "with \$100,000 in capital stock to engage in building housing structures at Glendale" (*Southwest Builder & Contractor*). Boyd may have owned the subject property until 1931.

By that year, David B. Keers, Jr., a streetcar conductor was the owner (Building Permit). Mr. Keers was born in Coleraine, Ireland, in 1892 and lived with his elderly parents. His parents, David, Sr. and Jeanne Keers, were also born in Ireland in 1847 and 1857 (Census). The Keers family may have emigrated from Ireland in the mid-1920s, but little other consequential information was found regarding their lives. Two decades later, the subject property resident was Louis Hayes Keers, a real estate broker who was likely related to the other Keers (*Directory of Brokers...*). Subsequent owners were: Kathleen Allred (1906-1986) in 1955, and a "Mrs. Stockwell," possibly Alice Marie (1894-1974), in 1960. As of 1961, Ruby Carter was the owner (various building permits). Ms. Carter led an unsuccessful class action against the City of Los Angeles after the end of World War II alleging that women Department of Water & Power employees performed work out of their classifications during the war, but reverted to lower- paying jobs after veterans returned (*Carter v. City of Los Angeles*). When she acquired the property, it was converted from single-family use to an adult board and care facility (various permits and letters). No additional information of note was found regarding previous owners or tenants.

(See Continuation Sheet, page 3)

B11. Additional Resource Attributes: (List attributes and codes)

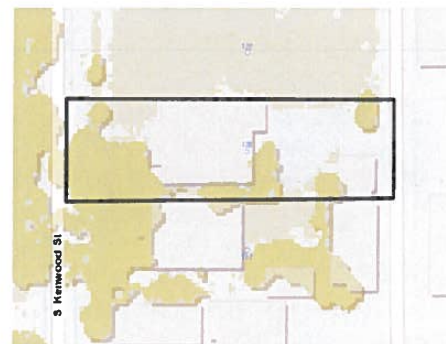
*B12. References: (See Continuation Sheet, page 4)

B13. Remarks:

*B14. Evaluator: Francesca Smith

*Date of Evaluation: November 19, 2016

Sketch Map subject property in black, no scale ↑ N



DPR 523B (1/95)

*Required information

State of California — The Resources Agency

Primary #

DEPARTMENT OF PARKS AND RECREATION

HRI#

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) Kenwood Property No. 1

*Recorded by: F. Smith

*Date: Nov. 19, 2016

☒ Continuation Sheet

***B10. Significance** (Continued from page 2)

The building and garage retain high integrity. In 1984, it was identified in the Glendale Architectural and Historical Survey (1984) as the W.G. Boyd House and was not found eligible for listing in the National Register. The California and Glendale Register had not been established at the time. In 2006, the property was found "Eligible for Glendale Register" in the "Historic Resources Technical Report for the Glendale Downtown Specific Plan EIR" as "one the last intact single-family residential structures remaining from downtown Glendale's development following the end of the First World War," and because it "contains exemplary elements of design, detail, materials and craftsmanship from this period" (Jones & Stokes, attached). That EIR was adopted on 11/7/2006, thus those survey findings were adopted by the city. It was the only single-family Craftsman house of any type built after 1918 to be found eligible in the Downtown Specific Plan area. In the 2007 Craftsman Survey, only four other Colonial Craftsman style buildings were identified as locally eligible. Those other properties are 436 and 529 N. Jackson, 418 Raleigh, and 573 W. Stocker. Two have only small entry porches beneath front-facing gables (529 N. Jackson, Raleigh), while Stocker has a full-length porch (Stocker). The Raleigh property has a segmentally arched entrance porch, but it lacks the size and delicacy of the subject property's, is limited to one bay in width (and thus is better characterized as an entrance embellishment than a front porch), and contributes to its pronounced asymmetrical facade. Each of the comparable properties, like the subject property, has few identifiable alterations, and share most common character-defining features of the Craftsman Colonial style. That survey focused solely on multi-family zoned properties and did not include the subject property. It is assumed that the subject property would have been identified as locally eligible, based on the registration requirements described in the methodology section of that survey if it were evaluated at that time.

Under the Pre-World War II Automobile Suburbs theme identified in the draft South Glendale Context Statement (HRG for City of Glendale August 2014), the subject property would not qualify as eligible for its association with an important event or person. Under design association, it could only be considered only as a district contributor, and too few other similar single-family homes remain on the subject city block to identify a potential historic district.

The subject property was evaluated twice in 2016, but both reports were flawed (Arroyo Associates). They did not include or demonstrate developed research on the lives and achievements of previous owners or tenants (lists and analyses do not constitute the same level of consideration) and failed to note the rare hay loft doors at the rear of the house. The evaluations were not complete as they discounted the rarity of the property within the context of the 2007 Jones & Stokes Technical Report and did not meaningfully compare the subject property with the results of the adopted 2007 Craftsman Survey.



Photograph 1: View east of the rear of the subject property house showing the paired, five-panel hay loft doors at the apex of the main gable. Photograph April 23, 2016.

The hay loft at the rear of the house is an extremely rare feature as part of a residence or a barn in Glendale. Hay lofts are attic-like spaces where hay is stored, generally in the rafter areas of barns to keep hay dry. As described by Sonoma County, where barns are a much more common resource type, "Hay lofts in a barn are similar in character to a loading dock in a warehouse." ("Barn Hay Loft Doors"). It is notable that there are no other known instances of hay loft doors in Glendale, on barns or residences. The only known example of an extant barn in Glendale, the relocated Le Mesnager barn (built in 1911, Glendale Register, #11,) does not contain hay loft doors. Hay loft doors are extremely rare in residential buildings throughout the United

States (*The Preservation of Historic Architecture*). The only other known hay loft doors in the area are in Pasadena and Los Angeles (Griffith Park). The Raymond Florist Historic District (60–62 E. California Blvd., 597 S. Raymond Ave.) contains hay loft doors on a stable that was constructed in the 1890s. It is a contributor to a historic district and was determined eligible for the National Register in 2015.

(See Continuation Sheet, page 4)

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Primary #

DEPARTMENT OF PARKS AND RECREATION

HRI#

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) Kenwood Property No. 1

*Recorded by: F. Smith

*Date: Nov. 19, 2016

☒ Continuation Sheet

*B10. Significance (Continued from page 3)

The Disney Barn (or Walt's Barn) in Griffith Park was built circa 1950 at Walt Disney's Carolwood Drive residence for his large-scale, backyard toy train. That barn was dismantled and relocated to its present location at 5202 Zoo Dr. in Griffith Park in 1999 ("Where Walt Disney Ate"). As a relocated barn structure, it may not be eligible for listing in the National or California Registers unless all other properties associated with Disney were no longer extant or lost significant integrity. The barn-like hay loft doors at the subject property may be the only ones of their type in Glendale.

The subject property is not eligible for listing in the National Register separately or as a contributor to a previously unevaluated historic district. Under Criterion A, it was not found to be directly associated with important events. It is not significant under Criterion B, as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. It is not significant nationally at a state level or regionally for its architecture, design, engineering or construction methods (Criterion C). There is no reason to believe that the property is eligible under Criterion D for its data potential.

As found in the adopted 2006 survey, the subject property is locally significant. The subject property house and garage retain modest integrity of their original location, they have not been relocated, but the setting has changed over time. Their early twentieth century Colonial and Clipped Colonial *designs* remain intact; nearly all of their initial exterior *materials* remain (except the garage door, a single window and possibly some windows at the rear and application of pavers at the walk and porch), their overall, early carpentry and masonry *workmanship* remains, and the *feeling* and *association* of the buildings remain unchanged. The property's setting was compromised when the small building on the north side was demolished. Its southern neighbor at 132 S. Kenwood (Property 2) retains its original scale, proportions and overall integrity and is locally eligible as well. On the south side, the small house at 122 S. Kenwood was demolished sometime before 2007.

Because the subject property contains a Craftsman Colonial style house and Clipped Colonial garage, each retaining high integrity, the property is eligible for listing in the Glendale Register under Criteria 3 and 5. Its significance under Criterion 3 is because the property embodies the distinctive and exemplary characteristics of the Colonial and Clipped Colonial variants of the Craftsman style. The residence displays the requisite symmetrical façade, shiplap siding, side-gabled-roof and decorative attic vents. Moreover, the house features hay loft doors at the rear, which are not known to exist elsewhere in Glendale. The hay loft demonstrates a sort of Midwestern practicality in whoever built them. The garage retains its original siding, distinctive Clipped-gable roof configuration, eaves and rafter tails and window and door openings. Fewer than 60 examples of the Clipped Colonial variant remained when the Craftsman Survey was completed nearly a decade ago, and intact garages are far rarer still. The property retains high integrity and dates from the period immediately following World War I, illustrating the early development of the then-growing, small city (Criterion 5).

Of the numerous remaining Craftsman style buildings in Glendale, very few have clipped gables and fewer still retain high integrity. This property is a rare example of two Craftsman subtypes, Colonial and Clipped Craftsman. It is still somewhat more unusual that different subtypes of the style would be built on one property. Because the property meets Glendale Register Criteria 3 and 5 it is locally eligible and has discretionary eligibility for the California Register. It is considered a "historical resource" as defined in CEQA.

*B12. References:

Arroyo Associates. "Historic Resource Assessment 126, 128, 132A and 132B South Kenwood Street" January 11, 2016 and October 18, 2016.

Carter v. City of Los Angeles, Civ. No. 14499. Second Dist., Div. Two. Jan. 12, 1945.

California, State of. "California Death Index 1940-1997."

Commerce, U.S. Department of. "Sixteenth Census of the United States: Population Schedule" Glendale, CA. 43rd District. April 1940: 2A.

Galvin Preservation Associates for Glendale, City of. "Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture, 2006-2007."

Glendale City Directories, various.

Glendale, City of, building permits (various).

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(See Continuation Sheet page 5)

State of California — The Resources Agency

Primary #

DEPARTMENT OF PARKS AND RECREATION

HRI#

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder) Kenwood Property No. 1

*Recorded by: F. Smith

*Date: Nov. 19, 2016

☒ Continuation Sheet

"Glendale Permits" and "Personal & Trade Notes" *Southwest Builder & Contractor*. Volume 55, February 13, 1920.
Historic Resources Group for Glendale, City of. "South Glendale Historic Context Statement (Administrative Draft)" August 14, 2014.

Interior, U.S. Department of. *The Preservation of Historic Architecture: The U.S. Government's Official Guide to Preserving Historic Homes*. (Guilford, Conn: Lyon Press) 2004.

KCET "Food: Where Walt Disney Ate" <<https://www.kcet.org/food/where-walt-disney-ate>> accessed on November 19, 2016.

Jones and Stokes for Glendale, City of "Historic Resources Technical Report for the Glendale Downtown Specific Plan EIR, 2006, adopted 11/7/2007.

Sherer, John C. *History of Glendale and Vicinity*. (Glendale: The Glendale Publishing Company), 1922.

Sonoma, County of. "Barn Hay Loft Doors" Technical Bulletin Permit and Resource Management Department, effective 9/1/01, revised 12/31/2001: B-3.

DPR 523L

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: W.G. Boyd House

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 128 S KENWOOD ST City Glendale Zip 91205-1023
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN(s): 5642007040

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The property contains a one-story single-family residence, constructed in 1920. The residence appears individually eligible for listing on the Glendale Register of Historical Resources, pending an intensive-level survey and formal evaluation, under Criterion D because it is one the last intact single-family residential structures remaining from downtown Glendale's development following the end of the First World War, and contains exemplary elements of design, detail, materials and craftsmanship from this period.

Current Survey Evaluation: Determined individually eligible for California Register by reconnaissance-level survey, pending intensive-level survey and formal evaluation.

Prior Evaluations: NR (6) W.G. Boyd House, 1983/84 Glendale Architectural and Historical Survey (evaluated as "6")

Integrity: Good

* P3b. Resource Attributes: (List attributes and codes) HP02 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1920 (Estimated) Tax Assessment

* P7. Owner and Address:
Varooh Saroian
3254 Emerald Isle Dr
Glendale, CA 91206-1110

* P8. Recorded by: (Name, affiliation, address)
Christopher J. Hetzel
Jones & Stokes
811 W 7th ST, Suite 800
Los Angeles, CA 90017

* P9. Date Recorded: 7/7/2006

* P10. Survey Type: (Describe)
Glendale DSP EIR Reconnaissance-Level
Historical Resources Survey

* P11. Report Citation: (Cite survey report/other sources or "none")

Historical Resources Technical Report for the Glendale Downtown Specific Plan EIR

* Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

DPR 523A (1/95)

* Required Information

DPR 523L

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code 3CS, 552
Other Listings Review Code	Reviewer	Date

Page 1 of 5

*Resource Name or #: Kenwood Property No. 2

P1. Other Identifier: 132 South Kenwood Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Burbank Quad Date: 1994 T R ¼ of ¼ of Sec . B.M.

c. Address: 132 South Kenwood Street

City: Glendale Zip: 91205-1023

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 5624-007-042

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property is a single-story, Craftsman Bungalow style main residence (132A) with a two-story vernacular apartment unit (132B) at the rear of the property. Bungalow characteristics of the residence include its studied asymmetry, the horizontal orientation, the inset partial length porch, its low-sloping, overhanging roof and exposed eaves. The main building is clad in alternating wide and narrow painted shiplap siding, which is notably flared at the corners. The corner entrance porch is enclosed by a low brick wall with a matching pedestal, concrete cap and tapered, painted wood post, typical of the style. A large header supports the porch. The two multi-light entry doors appear to be original. All windows and doors have wide wood casing with thumbrails, illustrative of the style. The central tripartite, front window group has double-hung side windows flanking a wider, central picture window. All visible windows are wood sash. The low-sloping, side gabled roof has extended rafter tails and a low, central shed-roofed dormer with paired horizontal vents. No alterations are visible from the street and the main building is in excellent condition. The rear apartment unit is only visible from the alley. It is two stories in height, configured in an irregular square and has a hipped roof with closed eaves. The building is two bays wide, is finished in smooth stucco and has steel, 3- and 4-light high casement windows. The second floor is cantilevered over an inset side garage. The apartment building front wall is set at the edge of the alley. The garage door and the single entrance door were replaced (dates unknown). The level, rectangular lot has a low, concrete retaining wall at the sidewalk, some of which features an oatmeal finish. The main house is set back from the street by a lawn and there is a concrete, Hollywood style, side driveway that leads to a small mid-lot, front-gabled garage. The garage is detailed to match the residence, but its door was replaced (year unknown). The subject property is on a street with large, camphor street trees in the built-up Central Business District, and other than the lot to the south (Kenwood Property No. 1), is surrounded by mid-rise apartment buildings.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family residence HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

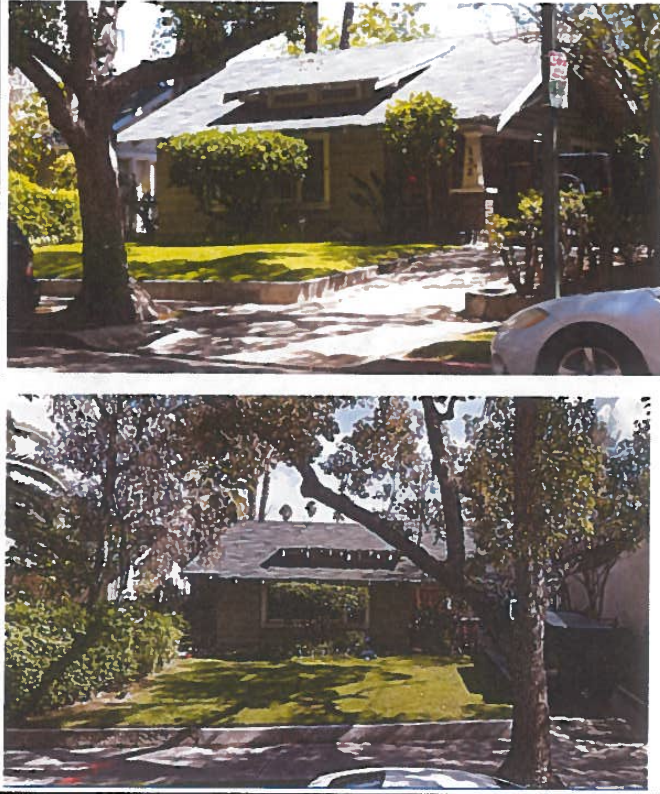
H&I # _____

Trinomial _____

Page 2 of 5

*Resource Name or #: Kenwood Property No. 2

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View southeast, April 2016

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1920, 1953 (Los Angeles County Office of the Assessor)

*P7. Owner and Address:

unknown

*P8. Recorded by: (Name, affiliation, and address)

C. Jurca, F. Smith
The Glendale Historical Society
PO Box 4173
Glendale, CA 91202

*P9. Date Recorded: November 18, 2016-revised

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Property Evaluation for 128 and 132 South Kenwood Street, The Glendale Historical Society 2016.

*Attachments: ☐ NONE ☐ Location Map

☐ Sketch Map ☒ Continuation Sheet

☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record

☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (List):

DPR 523A (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 3CS, 553

*Resource Name or # (Assigned by recorder): Kenwood Property No. 2

B1. Historic Name: Rev. Clifford A. Cole Residence

B2. Common Name: 132 South Kenwood Street

B3. Original Use: single-family residence

B4. Present Use: multi-family residence

***B5. Architectural Style:** Craftsman Bungalow, 132A) and Minimal Traditional (132B)

***B6. Construction History:** (Construction date, alterations, and date of alterations) Main residence built in 1920 (Office of the Los Angeles County Assessor). Apartment units constructed in 1953 (Office of the Assessor of Los Angeles County). Garage doors and rear apartment unit door replaced (dates unknown).

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:** garage

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Residential Architecture, Local Civic Leaders **Area:** Glendale

Period of Significance: 1920-1964 **Property Type:** Craftsman Architecture in Glendale: 1904-1920, Early 20-Century Christian Leaders

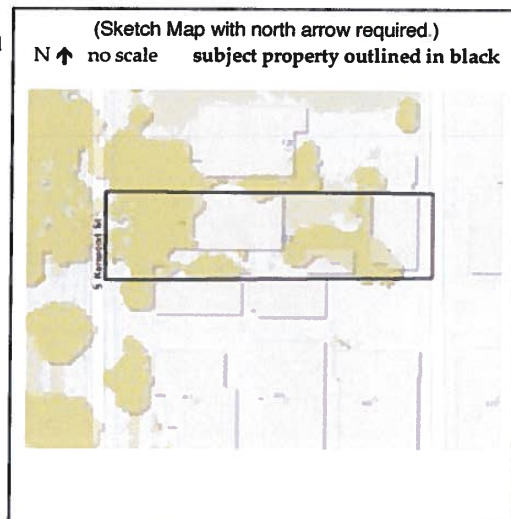
Applicable Criteria: 2/3

The subject property main residence was built in 1920 (LA County Assessor). The earliest known owner was Rev. Clifford A. Cole in 1919 (City Directory). Rev. Cole was listed at the same address in subsequent directories, including *Who's Who On the Pacific Coast* (1951) and lived at the subject property for more than a quarter of a century. Dr. Cole moved to a convalescent home and died in 1965. He was born in Kansas in 1881, attended a local college and married Bessie Mae Garton (1882-1964). Cole was a midwestern minister until relocating to Glendale with his young family in 1916. He was pastor at Central Christian Church (Disciples of Christ) until 1938 and oversaw the finance and construction of a new church in 1922; he served at least five times as President of the Glendale Ministerial Association ("Dr. Clifford A. Cole Resigns Pulpit"). In 1939, Dr. Cole was named State Secretary of Christian Churches, and retained that position until 1956. In that capacity he initiated the Mid-Century Church Extension program, which anticipated the need for new churches amid the burgeoning suburban areas of postwar southern California. Twenty-eight new churches were built in southern California during his tenure as State Secretary ("Disciples of Christ State Secretary Retires"). He was energetically engaged in the community, serving on the Parks Commission for three decades, notably presiding over the hugely popular Sunrise Easter Service at Forest Lawn Memorial Park for more than two decades (beginning in 1929) and wrote a syndicated newspaper column on religion from 1938 until 1965, the year of his death. Cole was a longtime member of the boards of directors of numerous church and civic groups, including Community Chest and Chapman College. As an officer of the local Kiwanis, Cole was instrumental in funding the Glendale YMCA and chaired a successful bond issue drive for Glendale schools and City Hall. In 1946 he received a citation from the City Council of Glendale, Parks & Recreation Commission, Forest Lawn and the *News-Press* for his leadership. Six years later, Glendale Historical Society cited his accomplishments and community service ("Dr. Clifford A. Cole, News-Press Writer, Dies"). A recorded interview with the Rev. Cole that first aired on KFI is currently on the city website. After his retirement, Rev. Cole published a book of children's poems and at least ten hard and soft cover books on faith and family.

The property was previously evaluated for historic significance in 1984 (Architectural and Historical Survey of Central Glendale) and 2006 (Downtown Specific Plan EIR). It was not found eligible for listing in the National Register in either survey, but the latter asserted that the property "may warrant special consideration in planning." Both surveys were reconnaissance-level and neither received concurrence from SHPO. The property is not listed in the latest print-out of the California Office of Historic Preservation-maintained "Historic Property Data File for Los Angeles County" and Glendale's historic survey data are not readily available. (see Continuation Sheet, page 3).

B11. Additional Resource Attributes: (List attributes and codes)
n/a

(This space reserved for official comments)



State of California C Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary# HRI # Trinomial
CONTINUATION SHEET	
Property Name: _____	
Page _____ of _____	

Page 4 of 5

*Resource Name or # (Assigned by recorder) Kenwood Property No. 2

Recorded by: C. Jurca, F. Smith

Date: Nov. 18, 2016-rev

☒ Continuation

☒ Update

***B10. Significance:** (continued from page 3)

The only significant changes in the property's setting were the development of the apartment units at the alley, made during Rev. Coles' lifetime and ownership, and the replacement of surrounding buildings with large, mid-rise apartment buildings. The 2007 Craftsman Survey described what was required for a property to retain high integrity: "For a property to exhibit high integrity, the building must contain the majority of its original character-defining features that are visible from the public right-of-way. Buildings with high integrity may exhibit a few minor reversible alterations; however, overall the windows, window openings, porches, siding, and architectural characteristics should be fairly intact. The typical character-defining features that contribute to the significance of a Craftsman style building include: one- to two-stories in height, wood framing, foundation of poured concrete or fieldstone, siding materials that are either horizontal wood boards or wood shingles, a low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eaves, (gables often feature vents in a variety of configurations, including rectangular, vertical slats, horizontal slats, latticework, and "picket fence"), exposed roof rafters, shed, gabled or eyebrow dormers on the roof. Full- or partial-width porches with roofs supported by tapered square columns, wood windows that consist of fixed, double-hung, or casement sash with either multiple lights or single panes of glass, typical Craftsman door that is stained wood with multiple lights, windows and doors surrounded by wide casings or a lintel above the window.

The subject property remains nearly unchanged, retaining its character-defining features visible from the street: the original windows, window openings, its porch, siding and other architectural characteristics, including the alternating width siding, the wide, low pitched side-gabled roof and shed-roofed, vented dormer, open eaves and exposed, extended rafter tails. The building retains its partial width porch, tapered square column, wood sashed, fixed, casement and double-hung windows, some with multiple lights over single panes, and a pair of multi-light, stained entrance doors. This clearly demonstrates integrity of the house's original *design*, the *location*, its *workmanship*, nearly all of its original *materials*, the *feeling* of a small, middle-class home, and it is recognizable to the time of its *association* with Rev. Cole. A 2007 local Craftsman Survey did not evaluate the property, but it was not conducted at an intensive level. A planning consultant recently prepared an evaluation and found the subject property not eligible for National or California Register listing or local designation (Arroyo Resources 2016). That survey did not adequately consider its association with Rev. Cole and inaccurately applied National Register requirements to local criteria. In that first report, only architectural evaluations were made, no DPR forms were prepared, and no information was provided into former owners or residents (January 2016). In the second evaluation exhaustive lists of previous owners or renters who may have been directly associated with the property as well as permits for alterations that are not germane (electrical, plumbing, and interior modifications) and litany of other ministers were presented without thoughtful application of professional judgment or well-reasoned consideration of local significance.

The property is not eligible for the National Register under Criteria A, B, C or D, because its architectural and associative significance is merely local, and as a Craftsman bungalow it is a reasonably common building type nationally. The property is eligible for listing in both the California and the Glendale Registers because of its direct association with Rev. Cole and as an increasingly rare remaining intact vernacular Craftsman Bungalow residence with a consistently styled, original garage in Glendale. The only known alterations to the subject property are the addition of the apartment unit in 1953, and the replacement of garage doors and one unit door.

(see Continuation Sheet, page 5)

State of California C Natural Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary# HRI # Trinomial
CONTINUATION SHEET	
Property Name: _____	
Page _____ of _____	

Page 5 of 5 *Resource Name or # (Assigned by recorded) Kenwood Property No. 2
Recorded by: C. Jurca, F. Smith *Date: Nov. 18, 2016--rev

While the subject property is not a high style example of Craftsman architecture, it is a robust local example of a side-gabled roof type, middle-class Craftsman Bungalow residence. The low sloping roof, generous eave overhangs, flared siding, decorative exposed rafter tails and beams, partial-width porch supported on a tapered, square post and low, capped brick walls are each character-defining features of the style which was popular nationally between 1905 and 1930.

The property is eligible for listing in the Glendale Register under Criteria 2, 3, and 5. It was directly associated with Dr. Clifford Cole, the locally significant, civic-minded minister who helped shape local customs including Sunrise Service at Forest Lawn, published popular Christian books and a nationally syndicated newspaper column, and built at least one local church and was responsible for the construction of twenty-eight more regionwide during his tenure as State Secretary of Christian Churches. The design of the main house and garage embody distinctive characteristics of the Craftsman type and exemplifies the early twentieth century period when Glendale developed from a small town to a growing community. The property's intact Craftsman design and original materials convey a sense of historic and architectural cohesiveness through its design, materials, workmanship and association.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

_____. "Lay Corner-Stone: Many Attend Ceremonies at New Church in Glendale" *Los Angeles Times*. 6 February, 1922:17.

Cole, Clifford A., *Celebrating Together in Our Family*, 1955.

Cole, Clifford A., *Modern Women in a Modern World*, 1965.

Cole, Clifford A., *The Prophets Speak*, 1954.

Cole, Clifford A., *Faith for New Frontiers*, 1956. hard and soft, 156 pages \$5.00

Cole, Clifford A., *The Revelation in Christ*, 1963, hard and soft, 346 pages \$5.00

Cole, Clifford A., *Working Together in Our Families*, 1957, soft, 52 pages B \$2.00

"Disciples of Christ State Secretary Retires," *Los Angeles Times*, 3 March, 1956: A3.

"Dr. Clifford A. Cole, News-Press Writer, Dies" *Glendale News-Press*. 13 October, 1965: n.p.

"Dr. Clifford A. Cole Resigns Pulpit," *Glendale News-Press*, 10 June, 1938, n.p.

Glendale, City of. "Glendale History, Glendale Historical Society Citations," accessed on 27 March, 2016.

<<http://www.glendaleca.gov/government/departments/library-arts-culture/glendale-history/glendale-historical-society-citations>>

"Historical Society to Hold Citation Night" *Glendale News-Press*. 20 November 1952: n.p.

Jones & Stokes for City of Glendale. "Downtown Specific Plan" 10/17/2006, no adoption date.

Year Book ... of International Convention of Disciples of Christ, 1920: 88.

SUNRISE SERVICES: GLENDALE ANNOUNCES PROGRAM FOR
LOCAL CORRESPONDENCE
Los Angeles Times (1923-Current File); Mar 22, 1926,
ProQuest Historical Newspapers: Los Angeles Times
pg. A8

SUNRISE SERVICES

Glendale Announces Program for Easter Celebration

(LOCAL CORRESPONDENCE)
GLENDALE, March 21.—In preparation for the sunrise service arranged by the Glendale Community Services in co-operation with the churches of Glendale and San Fernando Valley towns to be held on Mt. Forest Lawn in Forest Lawn Memorial Park, Glendale, at sunrise on Easter morning April 4, a massed and surpliced choir of approximately 250 children and adult voices is being rehearsed by J. Arthur Myers, director of the Glendale symphony orchestra, according to an announcement by V. M. Hollister, chairman of the committee for the Easter celebration of the Glendale Community Service.

At sunrise on Easter morning the huge choir will form in the shape of a cross in front of the "Tower of Legends" on the top of Mt. Forest Lawn. The body of the cross will be formed of white surpliced choristers outlined by choristers in dark surplices. The choir will be supported by the Glendale symphony orchestra of fifty-one pieces.

The program for the sunrise service includes a processional while the chorus marches to its place; a trumpet solo by John Arant, accompanied by orchestra; an invocation by Rev. C. M. Childerwell of the First Congregational Church of Glendale; hymn by the chorus, supported by the orchestra; Easter message by Rev. W. W. Bustard of Cleveland, O.; solo, Hosanna, by Mme. Constance Balfour; reading of Van Dyke's "God of the Open Air," by Frederick Warde; hymn by chorus and congregation, and benediction by Rev. Clifford A. Cole of the Central Christian Church, Glendale.

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Monetary Crusade by Church Urged
Los Angeles Times (1923-Current File), Oct. 1, 1948,
ProQuest Historical Newspapers: Los Angeles Times
pg. 14

Monetary Crusade by Church Urged

SAN FRANCISCO CHRONICLE NEWS BUREAU
SAN FRANCISCO, Sept. 30—Clifford A. Cole, secretary of the Southern California Christian Missionary Society in Los Angeles, today asked for a more fervent monetary crusade within the Disciples of Christ.

He spoke at the closing session here of the Disciples of Christ 85th annual international convention, attended by more than 4500 delegates representing 7844 churches in the United States and Canada.

Cole said the "State organization in this particular area could use judiciously, economically and with foresight \$1,000,000 to start new churches in the Bay area, in greatly underchurching communities. He said a crusading church would provide the funds."

Migration Figures Cited

Cole referred to the "startling figures" of migration to the West Coast. "They reveal that since 1940 more than 3,860,000 new residents have entered Washington, Oregon and California.

"Any crusade that neglects this unparalleled situation is not a crusade," said Cole. "The Disciples of Christ have allocated in crusade money less than \$300,000 for a three-year program... What can be done with this amount of money to establish new churches in scores of new communities, most of which have no church or only a scant beginning of religious work?" the Southern Californian asked the delegates.

Cole cited a "grudging" reluctance among members to contribute funds for "such a small proposition as the evangelization of one State or of one great metropolitan area."

'Home Base' Vital

He said they "long for the thrill and impact that come with a vision of heathenism and paganism's enslaved and degraded hundreds of millions.

"The glamour of foreign missions beclouds the vital work of extending the home base."

Cole, a native of Kansas, is also general chairman of the Forest Lawn Easter Sunrise pageant and was Commissioner of Parks and Recreation for Glendale from 1926 to 1946.

In another address at the concluding session, Methodist Bishop G. Bromley Oxnan, New York City, declared churches must counter Fascism and Communism by affirming everywhere "the infinite worth of every human being as child of God.

Follow Jesus' Teachings

"It is less the pronouncements of the great world assemblies of the churches that will bring us fellowship than the practice of the simple teaching of Jesus in the family and in the community."

He said "treating the Jew and the Negro as a brother in the little town in which we live makes a greater contribution to fellowship than the passage of a resolution opposing anti-Semitism and discrimination against the Negro at a world council of churches." The bishop declared: "Let them

ferret out the disloyal who prefer the Swastika or the Hammer and Sickle to the Stars and Stripes and let them be tried in our courts and serve sentences in our jails for acts contrary to law; but let the Congress give us legislation designed to release the creative mind, to increase productivity and within the conditions of freedom to move toward economic and justice and racial brotherhood."

Rebuke Motion Deferred

Earlier, delegates referred to committee for study a resolution praising America's capitalistic system and seeking to rebuke the World Council of Churches for the manner in which it condemned capitalism at Amsterdam.

The Rev. Donald D. F. West, minister of the First Christian Church of Oakland, told the disciples there was too much talk about unification of Protestantism and not enough of doing something about it.

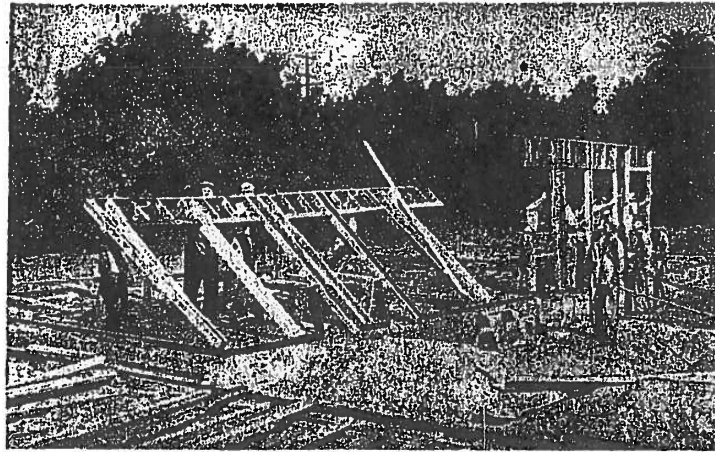
The convention without dissent approved a resolution deploring "the continued encroachment of the military upon the civilian functions of government." It was adopted after it was altered to note "we recognize valuable service to our nation of certain men of military experience"—considered an obvious reference to Secretary of State George Marshall.

The resolution called "upon Christians everywhere to demand that the civilian functions of government be strengthened and that this encroachment of the military upon civilian policy cease."

The convention rejected a resolution asking for use of the Bible as a textbook in public schools.

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50 Preachers Aid in Raising New Sanctuary
Los Angeles Times (1923-Current File); Nov 22, 1952;
ProQuest Historical Newspapers: Los Angeles Times
pg. A3



BUILDING BEE—Ministers of Southland Disciples of Christ churches raise part of structure of chapel and Sunday-school room for new church in Rivera. It is one of 12 churches to be built as part of Disciples of Christ church extension drive.

Times photo

50 Preachers Aid in Raising New Sanctuary

Fifty preachers brought their saws and hammers to 8415 S. Parsons Blvd., Rivera, and labored all day recently to raise a new church there. By nightfall its framework was in place.

In subsequent days the roof was completed, plumbing and electric wiring installed and today the new sanctuary is ready for plastering. Opening services will be conducted within it Feb. 1, officials predicted.

This sanctuary will be second of 12 churches to be constructed in the Southland as part of the Disciples of Christ "midcentury church extension program." The dozen churches are to be completed by 1954.

\$400,000 Needed

About \$400,000 will have to be raised over a four-year period to finance construction of these churches, made necessary by the rapid growth of population in Southern California.

The Rivera sanctuary is being built near the spot where, in 1870, the Disciples of Christ held their first service in the Southland.

The Rev. B. F. Standerfer had come from Lake County to Downey to hold evangelistic meetings. His first one was conducted in nearby Gallatin, the modern Rivera.

First in Downey

Downey, where the Disciples erected their first church and college, became a sort of Jerusalem for the communion. The second Disciples church was organized at Los Angeles.

First of the 12 new churches to be built was begun recently at Monterey Park. The next will be started at Norwalk, according to Frank L. Funnell, director of church development.

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Christ Disciples to Open Church
Los Angeles Times (1923-Current File), Nov 6, 1954.
ProQuest Historical Newspapers: Los Angeles Times
pg. A3

Christ Disciples to Open Church

The eighth new church organized within three years by the Disciples of Christ of Southern California will be dedicated tomorrow at Santa Anita Ave. and Colorado St., Arcadia, according to the Rev. Willard C. Dorsey, pastor.

The First Christian Church of Arcadia is one of 12 new churches planned for organization within four years. The morning dedication service, beginning at 10:45 a.m., will feature Dr. Clifford A. Cole, State secretary, delivering the sermon and the Rev. Frank Purnell, director of church development, leading dedicatory vows and prayers.

At 3 p.m. Mr. Purnell and the Rev. Thomas J. Gibbs Jr. will preside over a second dedication service.

Other Disciples ministers taking part include the Rev. George W. Crain and Dr. Wesley P. Ford of Pasadena, and the Rev. Heber H. Pittman of El Monte.

Church to Be Dedicated

The first unit of Wilshire Presbyterian Church, 940 Wilshire Ave., Santa Ana, will be dedicated at 11 a.m. tomorrow, according to the Rev. Garland G. Lacey, pastor.

The Rev. Robert B. Shattuck, director of missions for Los Angeles Presbytery, and Dr. Benjamin F. Bieber of the Santa Ana Council of Churches will take part.

Begun two years ago, the church began regular services early in 1953 and was formally organized with 72 charter members May 24 of that year.

The first unit represents an investment of about \$45,000, with land and other costs totaling about \$20,000. When fully equipped it will represent about \$75,000.

Meetings Planned by Evangelist

Dr. Samuel Miller, staff evangelist for the Augustana Lutheran Church, will conduct a series of meetings at Angelica Lutheran Church, 14th St. at Arlington Ave., tomorrow through Thursday.

The series begin in the morning and continue with 7:30 p.m. evening meetings, according to Dr. Carl W. Segerhammar, pastor. Dr. Miller is founder of the Lutheran Bible Institute of Minneapolis.

Vermont Presbyterian Raises School Fund

The Vermont Ave. Presbyterian Church has raised \$50,000—half of its target figure—toward building a Sunday school home for its 758 pupils, according to the Rev. Arthur L. Herries, pastor.

Construction is to begin on the two-story building in the spring, he said. Chairman of the building fund campaign is John D. Rush.

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FORMER SCHOOL TO BE DEDICATED AS CHURCH
*Los Angeles Times/1954 Current File; May 15, 1954;
Los Angeles Times/1954 Current File; May 15, 1954;
Los Angeles Times/1954 Current File; May 15, 1954;
Pg. A3*

FORMER SCHOOL TO BE DEDICATED AS CHURCH

A former school building will be dedicated tomorrow as a Christian church. It is the seventh church and the latest of a program of the disciples mid-century school at Fullerton was bought at auction for \$40,200. The latest building placed in by the Disciples of Christ is at East Whittier, with another nearly completed in Arroyo. A congregation was formed there under leadership of the Rev. Hugh McCullum, who came from Oakland for the task.

The building at Orangeburg Ave. and Brookhurst St. is on a 2 1/2-acre site and has an auditorium seating 200, adequate church school facilities, kitchen, dining room, office space and other rooms.

Rev. Carlton Ruck, First Christian of Fullerton, delivering the sermon, Dr. Clifford Cole, State secretary, stating the policy on establishment of new churches, and the Rev. Frank Russell, State evangelist, presiding.

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DR. CLIFFORD A. COLE

Dr. C. A. Cole, News-Press Writer, Dies

Dr. Clifford A. Cole, 84, retired Glendale minister and News-Press-columnist, died in his sleep in the Broadview Convalescent Home.

The former Glendale civic leader was pastor of the Central Christian Church from 1916 to 1937. He then served as area pastor, or executive secretary, of Christian Churches (Disciples of Christ) of Southern California.

He was the author of a history of the church and the editorial page feature, "Daily Pulpit," which appeared in the News-Press and other Copley newspapers each day for 23 years.

In Glendale he was a 30-year member of the Parks and Recreation Commission, a charter member and first vice president of the Glendale Kiwanis Club, one of the first members of the Board of Directors of the Glendale YMCA.

Taught in School

Dr. Cole was educated at Drake University and Fairmount College. He received his Doctor of Divinity degree from Chapman College in 1913.

He began his career as a clergyman at Abilene, Kan., where he also taught in the public high school. During this time he taught the Eisenhower children.

He came to Glendale after a five-year pastorate in St. Louis.

2. Letter from The Glendale Historical Society, Greg Grammer, dated November 21, 2016**Response 2-1**

The commenter expressed that the Glendale Historical Society disagrees with the findings of the Historic Resources Technical Report. Based on research, analysis, and documentation conducted (in compliance with applicable criteria, standards, and practices), the Historic Resources Technical Report concludes that the properties are not eligible for the “Glendale Register of Historic Resources” and the “California Register of Historical Resources”. The Report additionally concludes that the properties do not qualify as “Historical Resources” under the CEQA definition.

The Consulting Firm (Arroyo Resources) is led by Juliet M. Arroyo, a qualified historic resource consultant completed the Report. She meets and exceeds the Secretary of the Interior’s Professional Qualification Standards in Architectural History. She has over 16 years of professional historic resource experience specializing in historic resource assessment in California, and was confirmed as a qualified consultant by the California State Office of Historic Preservation in 2007.

Response 2-2

The commenter feels that the Historic Resources Technical Report is “fundamentally flawed” and fails to 1) adequately detail architectural significance, 2) to perform adequate comparisons to other properties in the 2007 Downtown Specific Plan Historic Report and the 2007 Craftsman Survey, and 3) to include all readily available facts about the Reverend Clifford Cole.

The Report was conducted in accordance with professional guidance, standards, and methodology as published by the keeper of the National Register of Historic Places, and by the California State Office of Historic Preservation. The Report includes an extensive evaluation of the architectural style, including documentation of the character- defining features, and an analysis of architectural integrity. The Report includes a comparison with all prior related surveys on the subject properties including the 2007 Craftsman Survey, the 2007 Downtown Specific Plan Historic Report, as well as the 1984 Architectural Survey. All three prior surveys were conducted at a reconnaissance-level and evaluated with limited information, including a street-side visual inspection. For all three prior surveys, there was not enough information to make solid conclusions regarding significance and eligibility. The Report includes an exhaustive research on the Reverend Clifford Cole, using some information that was readily available and some that has been uncovered through database searches and archival collections. The commenter has provided information on Clifford Cole, however, all the information provided was previously obtained, included in the Historic Resources Technical Report and considered in the findings and

conclusions in the Report. This comment, therefore, does not provide any new information that was not considered in the Historic Resources Technical Report.

Response 2-3

The commenter indicated that their volunteer Architectural Historian, Ms. Francesca Smith has found that the two properties are eligible for the Glendale Register and the California Register.

Based on her background summary included with the letter, Ms. Francesca Smith, does appear to be a qualified Architectural Historian, and it is acknowledged that she reached different conclusions than the Architectural Historian that prepared the Historic Resources Technical Report.

As stated in Section 15151. Standards for Adequacy of an EIR, “Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts.”

The Final EIR includes these comments and responses, which summarize the main points of disagreement between the historic resources expert that prepared the Historic Resource Technical Report and the historian that prepared these comments for the Glendale Historical Society, in conformance with this standard to disclose all available information.

Response 2-4

The commenter indicated that they have provided substantial evidence that the properties are historic resources under CEQA and is requesting that the EIR reflect this information and present serious alternatives to the project. A review of all information provided by the Glendale Historical Society was completed and it was determined there is no new additional information that was not already obtained and evaluated in the Historical Resources Technical Report. While the conclusion in the Draft EIR was that the subject property does not contain historic resources, alternatives to the Proposed Project that would reduce impacts to the existing buildings on the Project Site were defined and evaluated in the Draft EIR.

Response 2-5

The commenter’s letter provides 10 paragraphs about Mr. Cole highlighting his role in local and regional church and civic institutions.

Based on the research, documentation, and analysis, the Historic Resources Technical Report concluded Reverend Clifford Cole does not meet the eligibility criteria as a person who has significantly contributed

to the City or the State. All the information provided was obtained and considered as a part of the Report and is reflective of the findings made. No new information about Mr. Cole was presented.

Mr. Cole was a long-time pastor in Glendale who lived at the 132 S. Kenwood home for much of his adult life. Based on several newspaper accounts, Mr. Cole was active in his church activities, involved in many civic institutions in the City, and a member of the Glendale Historical Society. He was also active in his church (Central Christian) across Southern California. His two most notable roles were 1) leading the building effort to erect a new church building on Colorado Street (demolished in the 1970s), and 2) writing about the history of the Central Cristian Church in southern California about which he self-published a book. In summary, the Report found that in the context of early Glendale churches and their respective building campaigns from 1917 to 1939, the period between the wars, the activities of the Central Christian and the role of Mr. Cole were not different from the activities of the 15-21 other active churches in Glendale during this period including the activities of the Baptist Church, the Methodist Church, the Holy Family Roman Catholic Church, the Presbyterian Church, and many others. Glendale has a strong religious heritage that is well documented consistent with religious tradition. Although his tenure as a pastor was longer than average, it was not marked by significant contributions. From the many accounts included in the Report, it is clear he was a devoted pastor. There were no accounts of the role of his wife. In all the recorded accounts of his activities documenting his participation, both civic and religious, none specifically described his role as significant or indicated if and how his role contributed to the growth and development of the community, or that he advanced his profession in some way, large or small. There was no evidence that he shaped the direction of the activities he participated in professionally, or as a civic-minded, respected member of the community, or that his role made a significant contribution in one way or another. For example, Mr. Cole wrote a religious column in the *"Glendale News-Press"*, but nothing in the record indicates he was instrumental in shaping the advancement of this important Glendale institution.

Response 2-6

The commenter provides eight (8) paragraphs about the Craftsman style and features of the two properties.

Based on the research, documentation, and analysis, the Report finds that the two Craftsman homes do not meet the eligibility criteria for architectural significance. The Report reviewed and considered prior surveys on the two properties: the 2007 Craftsman Survey, the 2007 Downtown Specific Plan Survey, and the 1984 Architectural Survey. Because those surveys were conducted at a reconnaissance-level, and were a part of a multiple property survey, there was not enough information provided from which

statements were made regarding significance and eligibility. Those surveys were largely observations from the field and were conducted primarily for planning purposes.

The two homes are Craftsman in style, both have retained most of their character-defining features, and have “high” integrity in setting, materials, and design. However, based on past and current assessments, along with a comparison with other properties found to be eligible, the two homes do not rise to the threshold level of architectural importance. This does not mean that the two homes are not good examples of Craftsman architecture.

The commenter describes the features of the two properties. The two homes are distinct from one another based on their respective features, notably the difference between the two front porches. The commenter claims that the 128 South Kenwood Street residence has “Colonial Revival” influences, but none of those influences were found in the architectural evaluation.

The commenter includes a photo of the “hay loft door” at the rear of the property. This feature is recognizable but is not considered a character-defining feature of the home. It does not particularly identify the home as Craftsman in style.

Response 2-7

The commenter feels that the project alternatives and objectives are not defined enough.

CEQA requires that an EIR contain a “statement of the objectives sought by the proposed project. The statement of objectives should include the underlying fundamental purpose of the project” (State CEQA Guidelines Section 15124[b]). These objectives clearly identify the underlying fundamental purpose of the project as proposed is to provide additional housing opportunities in downtown Glendale consistent with the City’s Downtown Specific Plan. Secondary objectives are also identified that are less specific.

- Support the goals of the Downtown Specific Plan for the East Broadway District;
- Redevelop underutilized property to provide additional housing opportunities in downtown Glendale in close proximity to employment opportunities, public facilities, goods and services;
- Provide well-designed development that is compatible and complementary with surrounding land uses;
- Utilize architectural design, lighting, and landscape design to enhance the architectural character of the proposed buildings and contribute to creating an attractive downtown Glendale.
- Provide property tax revenues to the City of Glendale;
- Generate construction employment opportunities in the City and in the region.

Section 15126.6(c) of the State CEQA Guidelines states that an EIR should briefly describe the rationale for selecting the alternatives to be discussed and the reasons for eliminating alternatives from detailed consideration in an EIR. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR is failure to meet most of the basic Project objectives, infeasibility, or inability to avoid or substantially reduce significant environmental impacts

As concluded in **Section 4.0, Environmental Impact Analysis**, the property does not meet the criteria of the Glendale Register of Historic Resources or the California Register of Historical Resources, and does not meet the definition of a “historical resource” or “historically significant” property under CEQA. Additionally, the two Craftsman homes at 128 and 132 South Kenwood Street that make up the property, do not, as a pair or grouping of properties, have historic significance or meet the eligibility criteria for the various register programs, including the City’s Historic District Overlay Zone. So, historic resource impacts were less than significant and any defined alternative would not avoid or substantially reduce significant impacts, as none exist. Nonetheless, the City of Glendale (“City”) identified and considered several alternatives to the Project that would provide for a range of alternatives to the Project. These alternatives included the No Project Alternative, Alternate Site (considered but eliminated from detail), Relocation of the existing Craftsman Homes located on the Project site, and Development of the Project site with Craftsman Homes. It was concluded that these alternatives would not avoid or substantially reduce significant environmental impacts, and would not feasibly achieve the project objectives.

Response 2-8

The commenter provided a background summary of their qualified consultant, Ms. Francesca Smith. Included (as attached in **Appendix A** of this Final EIR) is a background summary for Ms. Juliet M. Arroyo, qualified Architectural Historian with Arroyo Resources having an office in Los Angeles, California at 817 S. Los Angeles Street, No. 3M, Los Angeles Ca, 90014.

Response 2-9

The commenter summarizes comments made earlier in the letter. Please refer to Response 2-1 to 2-8 above.

4.0 REVISIONS TO THE DRAFT EIR

In accordance with Section 15132(a) of the State CEQA Guidelines, this section of the Final EIR provides changes to the Draft EIR that have been made to clarify, correct, or supplement the environmental impact analysis for the Project. Such changes are a result of recognition of inadvertent errors or omissions, as well as individual, public, and agency comments received in response to the Draft EIR. The changes described in this section do not result in any new or increased significant environmental impacts.

Provided below are corrections and additions to the Draft EIR, including where appropriate, the associated technical appendices. Changes are identified below by the corresponding Draft EIR section and subsection, if applicable, and the page number. Additions are underlined, and deletions are shown in strikethrough (~~strikethrough~~) format.

Section 6.0 Effects

The following revision has been made to address a minor and necessary text edit.

<u>Page</u>	<u>Revision</u>
6.0-6	Consequently, the proposed Project would be required to adhere to the construction emission Mitigation Measures MM 4.2-2(a) through MM 4.2-2(s) <u>MM 4.2-2(g)</u> from the DSP MMRP, which would further reduce these emissions.

APPENDIX A

Juliet Arroyo Bio

BIO - JULIET M. ARROYO

Ms. Juliet M. Arroyo is a qualified Architectural Historian and owner of Arroyo Resources, a four-person historic resource consulting firm located in Los Angeles, California providing services to cities and counties, government agencies, owners and developers, and non profit community groups. She has over 15 years of experience as a historic resource professional with five additional years as a volunteer community preservation advocate. For over the past 11 years she has been a professional consultant in historic resources, prior to that she served as the historic preservation officer for the City of Glendale. During her five-year tenure at the City of Glendale she was instrumental in drafting the historic district ordinance and the demolition review ordinance. She activated the Mills Act incentive program and assisted with the increased number of local listings.

Her work in California included conformance findings with the Secretary of the Interior's Standards for Rehabilitation, historic resource surveys (reconnaissance and intensive), historic resource technical reports and assessments, grant writing for historic rehab and field surveys, Section 106 review and compliance, CEQA review and compliance, local preservation programming, historic register listings, historic context statement development, preservation ordinances, preservation incentives, and other related historic resource services. She has assisted with adaptive reuse projects for large and small developments. She has prepared numerous historic resource assessment report on all types of properties. Ms. Arroyo was the peer reviewer for historic studies and reports associated with the LAUSD new school construction program as well as reviewing modification plans to older and historic LAUD schools and school related properties.

She is currently a consultant to the City of San Marino providing preservation ordinance development services as well as historic resource assessments. She has provided historic resource consulting services to the Cities of Glendale, Santa Ana, Azusa, San Gabriel, El Monte, and Placentia. She wrote the historic resource identification report for Downtown El Monte, the City's original town center. She has conducted work for private owners and developers owning property or doing work in the cities of Glendale, Los Angeles, West Hollywood, Fresno, Sacramento, Beverly Hills, and Inglewood. She has also provided consulting services to non profits, community groups, and advocacy organizations including the "Society for the Preservation of Downtown Los Angeles" and the non profit organization operating the San Gabriel Mission Playhouse.

She is a member of the Los Angeles Conservancy, the Los Angeles Historic Theater Foundation, and the California Preservation Foundation. She has received awards for her work in preservation including from the Glendale Historical Society. She was a speaker at several conferences and panels on historic preservation.

She has a MA degree in Urban Planning from UCLA, and completed courses in the Historic Preservation certificate program at USC. She has attended numerous workshops and lectures on historic preservation throughout the State sponsored by the California Preservation Foundation or other industry groups. She wrote three books on Glendale history for Arcadia publishing.