

To: AUX Architecture

From: Christine Lazzaretto, Robby Aranguren

Date: October 12, 2016

We have evaluated the single-family property located at 1118 N. Columbus Avenue in the City of Glendale, California for potential historic significance. Our review included observation of the property, and research of building permits and other primary and secondary sources. The conclusions in this report are based on a review of the relevant historic contexts and an analysis of the eligibility criteria and integrity thresholds for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Glendale Register of Historic Resources. HRG has determined that the property located at 1118 N. Columbus Avenue is not eligible for historic designation at the national, state, or local levels.

Previous Surveys and Evaluations

The property located at 1118 N. Columbus Avenue was documented as part of the 2007 study of Craftsman architecture in Glendale.¹ The focus of that study was to “identify single-family Craftsman buildings within the City’s neighborhoods zoned for multi-family use that may have potential historic significance.”² In that survey, 1118 N. Columbus Avenue was assigned a California Historical Resources Status Code of 6L, which is defined as “determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.”³ The subject property is one of 444 buildings assigned a 6L status code as part of the 2007 survey; according to the survey report, this status code was assigned to buildings that were identified as “standard historic fabric;” they were documented in order to “allow the planners to look at them, as necessary on an individual basis during the planning process.” The report further states that “most, if not all of these buildings, do not appear to have historic significance.”⁴

¹ Galvin Preservation Associates, *City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture*, prepared for the City of Glendale, October 2007.

² Galvin Preservation Associates, ii.

³ California Historical Resources Status Codes, <http://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>.

⁴ Galvin Preservation Associates, 41.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
historicacla.com

The single-family residence at 1118 N. Columbus Avenue in the City of Glendale was constructed in 1922 by builder/contractor J. E. Peters for Fred and Gertrude Blodgett. Peters was a local building contractor who was involved in the construction of the First National Bank in Glendale, in addition to single-family residences in the city.⁵ He unsuccessfully ran for City Council in 1916. In 1928, he purchased a property on the southwest corner of Brand and Harvard Boulevards and constructed a small office building.⁶

Fred E. Blodgett was originally from Iowa, but settled in California after serving in the military.⁷ He married Gertrude, who was originally from Pennsylvania, in 1900. Blodgett was a letter carrier for a short period, and then no occupation is listed. He died in 1944; his wife Gertrude remained in the house until she passed away in 1965.

Casa Verdugo Villa Tract

1118 N. Columbus Avenue is located in the Casa Verdugo Villa Tract in the southwestern portion of the city. The Casa Verdugo Villa Tract was subdivided in 1906 by Leslie Brand. Brand was one of Glendale's most visible boosters and a significant early real estate developer. The tract consists of 142 parcels, and is generally bounded by Loraine Street to the north, Central and Melrose Avenues to the east, Fairview Avenue to the south, and San Rafael Avenue to the west. The tract was named for its proximity to the Casa Verdugo Adobe. It is located in the foothills of the Verdugo Mountains, and featured single-family residences set back from the sidewalk with graded streets and trees. Lots ranged in size from one-quarter to one acre. Today, the area is composed of multi-family residences dating from the late 20th century, with a small collection of residences from the original period of development scattered throughout. The 2007 survey did not identify an intact collection of Craftsman residences from this period in the Casa Verdugo Villa tract.

Craftsman Architecture

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide

⁵ *Southwest Builder and Contractor*, Volume 59, 1922.

⁶ Biographical information from ancestry.com.

⁷ Biographical information from ancestry.com.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

By World War I, the Craftsman style had declined in popularity. Craftsman bungalows continued to be built into the 1920s, but were often painted in lighter colors, stripped of dark wood interiors, or blended with characteristics of various Period Revival styles.

Character-defining features include:

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch
- Heavy porch piers, often of river stone or masonry
- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)

ARCHITECTURAL DESCRIPTION

1118 N. Columbus Avenue is located on the east side of Columbus Avenue between Stocker Street to the north and Dryden Street to the south. The building is set back from the sidewalk by a landscaped yard. The property is flanked to the north by multi-family residence and to the south by a single-family residence. The building is in the Craftsman style, one-story in height with a square plan. It is of wood frame construction with a concrete foundation. It has a cross-gable roof clad in composition shingles, with open eaves and exposed rafter tails. The primary (west) façade is asymmetrically composed with projecting partial-width porch supported by wood posts. The exterior is clad in wood clapboard siding. Fenestration consists primarily of groups of aluminum single-hung

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

windows with a simple window surround. There is a detached garage at the rear of the parcel.

Alterations

1118 N. Columbus Avenue has undergone several alterations over time. In 1940, the original partial-width porch on the primary (west) façade was enclosed for a bedroom addition; at that time, the bay window was added. Based on a comparison of the 1925 and 1950 Sanborn maps, the existing porch was added sometime during that period, likely when the bedroom addition was completed. The original door appears to have been replaced, and a security door has been added to the primary entrance. All of the windows have been replaced with aluminum windows, and some window openings may have been altered. Based on a comparison between Sanborn maps and aerial photographs, there appears to be an addition at the rear.

Character-defining Features

Character-defining features are those visual aspects and physical features or elements that give the building its character and help to convey its significance. Character-defining features are constructed during the property's period of significance, and contribute to the historic integrity of the property. In general, retaining character-defining features retains the integrity of an historic property, and therefore helps to retain the property's eligibility as an historic resource. Significant impacts on a historic resource result from major change to character-defining features, or from many incremental changes over time.

1118 N. Columbus Avenue has been altered, and retains few character-defining features of its original Craftsman architecture:

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails
- Exterior walls clad in wood siding

EVALUATION CRITERIA

Historic resources may be designated at the federal, state, and local levels. Current landmark designations available for properties located in Glendale include listing in the National Register of Historic Places; the California Register of Historical Resources; and the Glendale Register of Historic Resources. In order for a building to qualify for listing in the National Register or the California Register, or as a local resource, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”⁸ and is administered by the National Park Service. Listing in the National Register assists in preservation of historic properties through recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or Federally-assisted projects; eligibility for Federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

In order for a property to qualify for listing in the National Register of Historic Places, it must meet one or more identified criteria of historic significance. “Historic significance” is defined by the National Park Service as “the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation.”⁹ Historic significance is achieved by association with important events, activities, or patterns; association with important persons; distinctive physical characteristics of design, construction, or form; or potential to yield important information.¹⁰ The criteria for listing in the National Register follow established guidelines for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for listing if they meet any or all of the following criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.¹¹

⁸ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1997).

⁹ *National Register Bulletin 16A*, 3.

¹⁰ *National Register Bulletin 16A*, 3.

¹¹ Criterion D addresses potential archaeological resources; therefore, it is not analyzed as part of this report.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

Integrity

In addition to meeting one or more of the designation criteria listed above, properties must also possess “historic integrity.” *Historic integrity* is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”¹² The National Park Service defines seven aspects of integrity: *location, design, setting, materials, workmanship, feeling, and association*. These qualities are defined as follows:

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.¹³

California Register of Historical Resources

The California Register is an authoritative guide used by State and local agencies, private groups, and citizens to identify the State’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The criteria for listing in the California Register are based on the National Register criteria:

¹² *National Register Bulletin 16A*, 3.

¹³ U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1990), 44-45.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California, or national history;
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 value; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.¹⁴

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.

Glendale Register of Historic Resources

The City of Glendale has adopted historic preservation regulations and established procedures for identifying, designating, and preserving historic resources that are exceptional architectural examples of a particular period or character, have a distinguished history, or were occupied by a distinguished individual. A property may be listed in the Glendale Register of Historic Resources if it meets at least one of the following criteria:

1. The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;
2. The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;
3. The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;

¹⁴ Criterion 4 addresses potential archaeological resources; therefore, it is not analyzed as part of this report.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

4. The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city;¹⁵ and/or
5. The proposed historic resource exemplifies the early heritage of the city.

HISTORIC RESOURCE ASSESSMENT

Evaluation of Integrity

As noted above, the National Park Service defines seven aspects of integrity for historic resources. These are *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The integrity of 1118 N. Columbus Avenue is evaluated below based on these seven aspects:

- Location: The building remains on its original site; therefore, it retains integrity of location.
- Design: The primary façade has been substantially altered, all of the windows have been replaced with incompatible windows, and the building retains few character-defining features of its original Craftsman-style architecture. Therefore, the building no longer retains integrity of design.
- Setting: The property was originally located in a primarily single-family residential neighborhood. Over time the area was rezoned for multi-family residences, and the property is now surrounded on two sides by large, multi-family buildings. Therefore, it does not retain integrity of setting.
- Materials: The property has undergone several material changes, including alterations to the primary façade and the replacement of all of the windows. Therefore, it does not retain integrity of materials.
- Workmanship: Although the property has been altered, it retains craftsmanship of the period. Therefore, it retains integrity of workmanship.
- Feeling: Despite alterations, 1118 N. Columbus Avenue continues to express the aesthetic or historic sense of the period in which it was constructed; therefore, it retains integrity of feeling.
- Association: Integrity of location, design, setting, materials, workmanship, and feeling combine to convey integrity of association. Because the property does not

¹⁵ This criterion addresses potential archaeological resources; therefore, it is outside the scope of this study and not analyzed as part of this report.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

retain integrity of design, setting, and materials, it therefore does not retain integrity of association.

9

Evaluation of Significance

Criterion A/1/1,5

The property located at 1118 N. Columbus Avenue is not associated with important events that have made a significant contribution to the broad patterns of national, state, or city history, nor does it exemplify significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city. The property is among the last remaining single-family residences from the Casa Verdugo Villa Tract, which was subdivided by Leslie Brand, who played a significant role in the early development of Glendale. However, the property has been significantly altered and no longer conveys its historic significance. Therefore, it is not significant under Criterion A/1/1,5.

Criterion B/2/2

1118 N. Columbus Avenue is not associated with the lives of persons significant in our past, with the lives of persons important to local, California, or national history, or with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city. The Blodgett family occupied the house from 1922 to 1965, but there is no evidence that they made a significant contribution to national, state, or local history. The property therefore is not significant under Criterion B/2/2.

Criterion C/3/3

1118 N. Columbus Avenue does not embody the distinctive characteristics of a type, period, or method of construction; nor does it represent the work of a master; nor does it possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The building lacks most of the significant character-defining features of the Craftsman style. No architect is associated with its design, and it does not possess high artistic value or examples of craftsmanship. Therefore, it is not significant under Criterion C/3/3.

CONCLUSION

The single-family residence at 1118 N. Columbus Avenue was documented as part of the 2007 Craftsman survey and assigned a status code of 6L, allowing for individual review by the planning department. This additional review considered not only the potential architectural merit of the property, but also looked at potential cultural or social significance based on patterns of development or an association with a significant person. This research did not reveal any important associations with the property, it is not an excellent example of a style or type, and it has been altered. Therefore, it does not appear

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the Glendale Register of Historic Resources.

10

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

HISTORIC RESOURCES GROUP

BIBLIOGRAPHY

11

Arroyo, Juliet M. *Early Glendale*, Charleston, SC: Arcadia Publishing, 2005.

Glendale City Directories, Glendale Public Library

Perry, E. Caswell and Carroll W. Parcher. *Glendale: Area History*. Glendale, CA: Soldado Publishing Company, 1974.

Sanborn Fire Insurance Maps, Glendale, 1925 and 1950.

U.S. Department of the Interior. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 1990.

---. *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Washington, D.C.: National Park Service, 1997.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

HISTORIC RESOURCES GROUP

PERMIT HISTORY**12**

Date	Permit No.	Permit Type	Work	Owner	Architect/Builder
1922-02-21	5037	New Construction	Construct single-family residence	F. E. Blodgett	J. E. Peters (Contractor)
1940-08-15	16761	Alteration	Add to front bedroom 6' x 13'6"	F. E. Blodgett	Howard C. Mertins (Contractor)
1949-09-06	89795	Plumbing	Inspection of sewer and cesspool		
1964-12-14		Plumbing	Inspection	G. E. Blodgett	
1966-04-08		Electrical	Inspection – 100amp service	Harry Ward	Gordon Dawn

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

HISTORIC RESOURCES GROUP

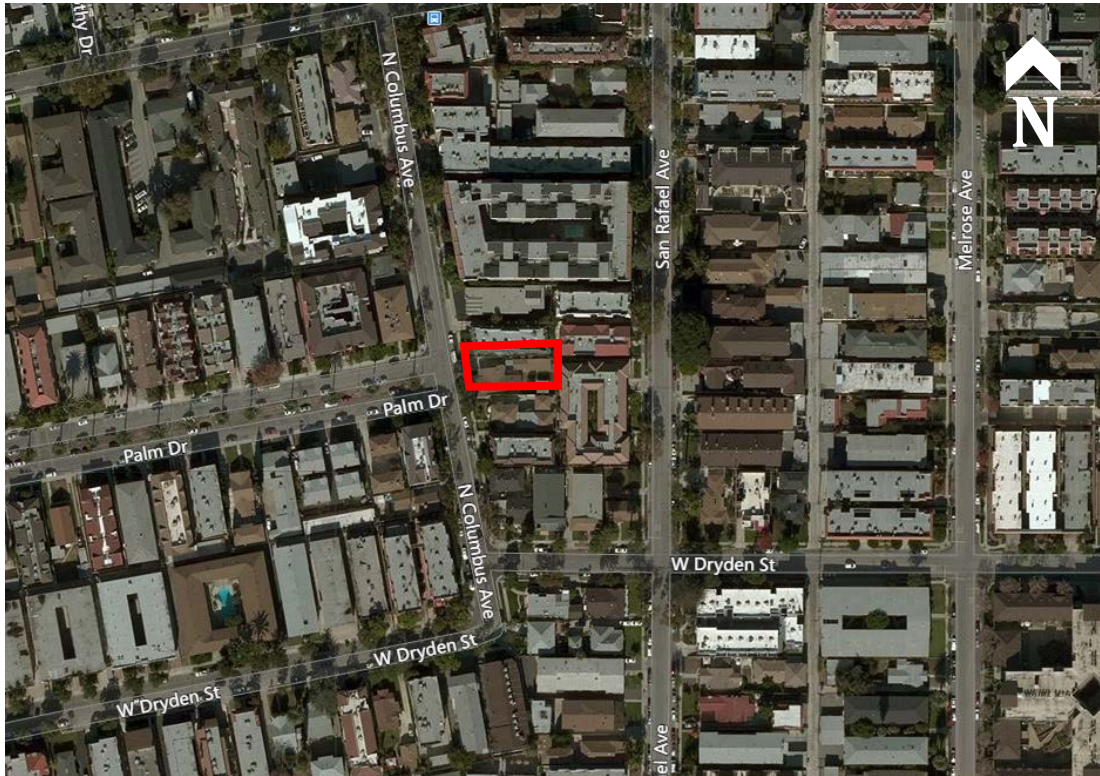
PHOTOGRAPH**Existing Condition Photographs: 1118 N. Columbus Avenue**

1118 N. Columbus Avenue, view facing southeast.

MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

HISTORIC RESOURCES GROUP



MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment

HISTORIC RESOURCES GROUP



MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment



MEMO

1118 N Columbus Avenue, Glendale, California Historic Resource Assessment