

**HISTORIC BUILDING ASSESSMENT:
401, 405, 409 HAWTHORNE STREET AND 141 S. COLUMBUS
AVENUE FOR A PROPOSED REDEVELOPMENT PROJECT IN
THE CITY OF GLENDALE, LOS ANGELES COUNTY,
CALIFORNIA**

Assessor Parcel Numbers (APNs) 5695-007-037, -038, and -039
Glendale Valley View Tract, Block J, Lots 34, 35, and 36

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MANAGEMENT SUMMARY

The property owner proposes to demolish two residential buildings along Hawthorne Street (405 and 409) and renovate three structures at 401 Hawthorne and 141 S. Columbus Avenue including a shared garage. On the lots at 405 and 409 Hawthorne Street, a new three-story, 17-unit multi-family residential building and semi-subterranean parking garage will be built. This new property is located in the R-1250 (High Density Residential) Zone. The proposed redevelopment project (hereafter “Project”) is being reviewed by the City of Glendale’s Design Review Board. The Project is situated on the northwest corner of Hawthorne Street and S. Columbus Avenue in the western portion of the City of Glendale, Los Angeles County, California. The Project encompasses Assessor’s Parcel Numbers (APNs) 5695-007-037, -038, and -039, which are Lots 34, 35, and 36 of Block J in the Glendale Valley View Tract. These three parcels comprise approximately 0.44 acres (ac) within a portion of the San Rafael land grant in Township 1 North, Range 13 West, San Bernardino Baseline & Meridian.

Whenever a building over 30 years old is proposed for demolition, the City of Glendale is required under their Demolition Review Ordinance to assess whether or not the loss would have an adverse effect on a potential cultural resource. All four residences met the 50-year age threshold to be considered potential historical resources under the California Register of Historical Resources (CRHR). Therefore, the proposed Project is subject to compliance with the California Environmental Quality Act (CEQA), as amended. Applied EarthWorks, Inc. (Æ) was retained to conduct a historic buildings assessment in accordance with CEQA guidelines. The scope of work included a cultural resource records search through the South Central Coastal Information Center (SCCIC) at California State University (CSU), Fullerton; a search of the Glendale Register of Historical Resources (updated February 2014); an intensive-level pedestrian survey and inspection of the subject buildings; and background research on the history and development of Glendale and the subject parcels. This report provides the results of the study.

Meeting the age criteria to be considered a potential historical resource, the residential buildings at 401, 405, 409 Hawthorne Street and 141 S. Columbus Avenue were recorded and evaluated for historical significance during the current study. Æ architectural historian Josh Smallwood, M.A., who meets the U.S. Secretary of the Interior’s standards of professional qualification, evaluated the historical significance of these four residential buildings and associated garages based on in-depth historical background research and by applying the four criteria of the California Register of Historic Resources (CRHR). Historical background research on the settlement, development, and growth of Glendale, the ownership history of these parcels, and the architectural styles represented by these residential buildings, has indicated that two buildings, 405 and 409 Hawthorne do not meet any of the four criteria of the CRHR. Three structures situated on a single lot, 401 Hawthorne Street, 141 S. Columbus Avenue, and a shared garage were found to qualify for listing as a local structure of merit and therefore are “historical resources” under CEQA.

Field notes documenting the current investigation are on file at Æ’s Hemet office. A copy of this report and Department of Parks & Recreation (DPR) 523 recording forms documenting the subject buildings will be placed on file at the SCCIC for inclusion in the California Historical Resources Information System (CHRIS). They are attached herein.

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INTRODUCTION

The applicant, Klassic Engineering and Construction Inc., proposes to demolish two residential buildings and restore three historic structures in the City of Glendale's High Density Residential Zone (R-1250). The buildings at 405 and 409 Hawthorne Street will be demolished to make way for a three-story, 17-unit multi-family residential building. In addition, there will be a semi-subterranean parking garage with 39 parking spaces on the three adjoining properties. The proposed redevelopment project (hereafter "Project") will be reviewed by the City of Glendale's Design Review Board. The project therefore must comply with the California Environmental Quality Act (CEQA) and the City's Demolition Review Ordinance (see Appendix A). Two other residential buildings (401 Hawthorne Street and 141 S. Columbus Avenue) and a shared garage are considered historical resources and will be renovated as an element of the Project.

The Project is situated on the northwest corner of the intersection of Hawthorne Street and S. Columbus Avenue in the western portion of the City of Glendale, Los Angeles County, California (Figure 1). The Project encompasses Assessor's Parcel Numbers (APNs) 5695-007-037, -038, and -039, which are Lots 34, 35, and 36 of Block J of the Glendale Valley View Tract. These three parcels comprise approximately 0.44 acres (ac) within a portion of the former San Rafael land grant in Township 1 North, Range 13 West, San Bernardino Baseline & Meridian (Figures 2 and 3). Elevation of the Project is approximately 512 feet (ft) above mean sea level (amsl).

1.1 SCOPE AND PURPOSE OF INVESTIGATION

Applied EarthWorks, Inc. (Æ) was retained to conduct a historic buildings assessment of the four buildings and their attached garages. The scope of work included a cultural resource records search through the South Central Coastal Information Center (SCCIC) at California State University (CSU), Fullerton; an intensive-level pedestrian survey and inspection of the subject buildings; and background research on the history and development of Glendale and the subject parcels.

M. Colleen Hamilton, M.A., Senior Architectural Historian served as Æ's Project Manager and developed the scope of work, which included defining the Project area of potential impact, background research, and a historic buildings assessment. Æ conducted a cultural resource literature and records search at the SCCIC on April 21, 2016, that covered a one-quarter mile radius of the Project boundaries. Æ architectural historian Josh Smallwood, M.A., conducted a field inspection of the subject buildings on April 21, 2016, immediately followed by historical research and evaluation of their historical significance.

1.2 REGULATORY CONTEXT

The proposed Project is subject to compliance with CEQA, as amended and the City of Glendale is the CEQA lead agency for the Project. Therefore, cultural resources management work conducted as part of the proposed Project complied with the *CEQA Statutes and Guidelines* (California Governor's Office of Planning and Research 2015), which directs lead agencies to first determine whether cultural resources are "historically significant" resources. A project that



Figure 1 Project vicinity map.

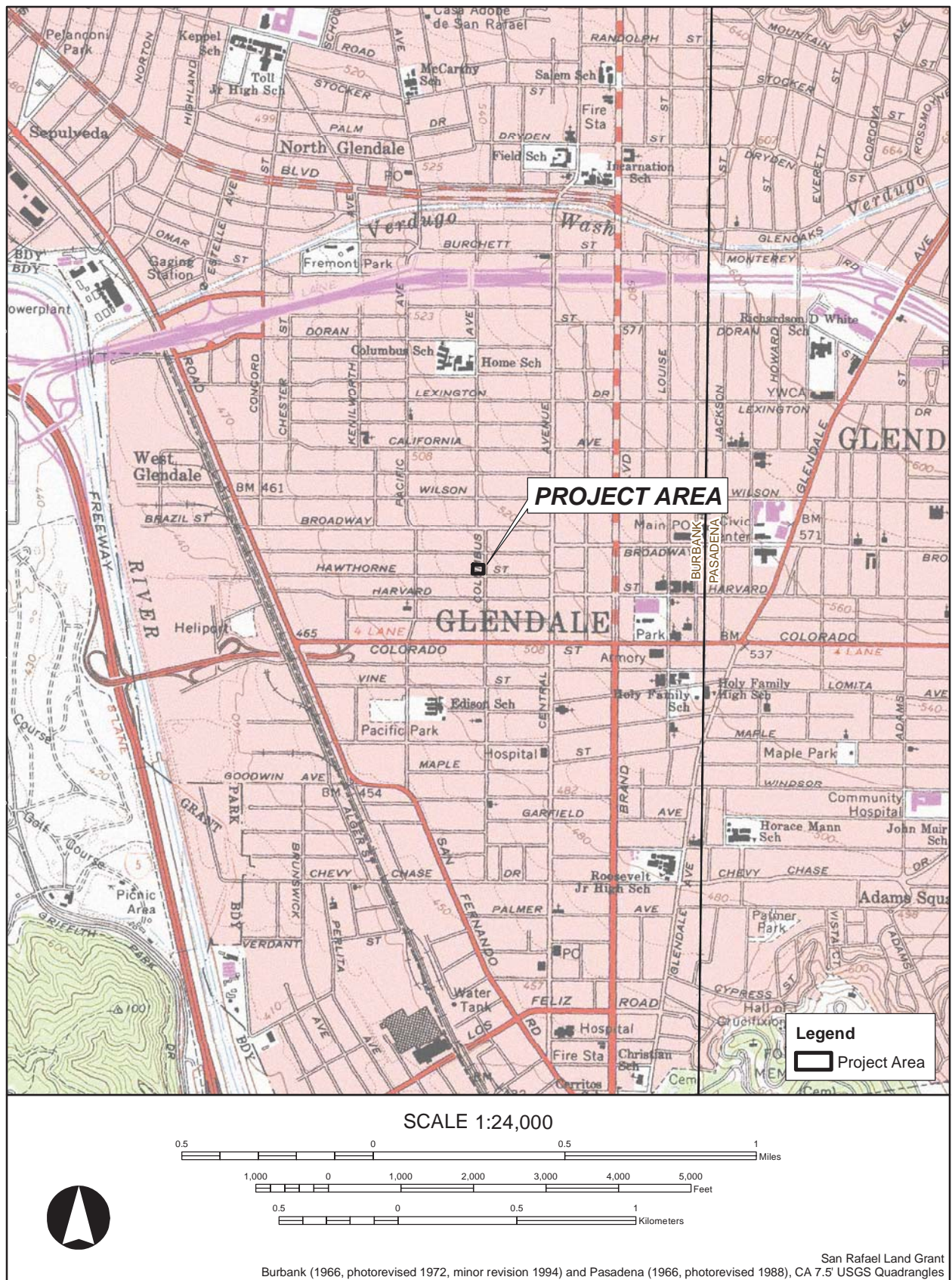


Figure 2 Project location map.



Figure 3 Detail of Project area.

may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant impact on the environment. Historical resources include those resources currently listed in, or determined eligible for, listing in the California Register of Historic Resources (CRHR) (Title 14 CCR, § 15064.5(a)(1)); resources included in a local register of historical resources or identified as significant in a historical survey (Title 14 CCR, § 15064.5(a)(2)); or resources determined to be “historically significant” by a lead agency if the resource is 45 years old or older and meets the requirements for listing on the CRHR by qualifying under at least one of four criteria:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- 2) Is associated with the lives of persons important in our past;
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,
- 4) Has yielded, or may be likely to yield, information important in prehistory or history. Title 14 CCR, § 15064.5; Title 14 CCR, § 452(b))

The lead agency may also determine that a property is a potential historical resource in cases where the resource was not listed in or determined eligible for the CRHR, was not included in a local register, or was not identified in a historical survey as meeting the criteria of significance and integrity (Title 14 CCR, § 15064.5(a)(4)).

These criteria, by which CRHR eligibility is judged, are essential for identifying and managing historical resources. In pragmatic terms, a substantial adverse change in the significance of a historical resource must be avoided or mitigated by feasible measures enforced by the Lead Agency through permit conditions, agreements, or other measures Title 14 CCR § 15064.5(b)(4)).

The cited statutes and guidelines specify how cultural resources are to be managed in the context of projects, such as the proposed redevelopment Project. Briefly, archival and field surveys must be conducted, and identified cultural resources must be inventoried and evaluated in prescribed ways. Prehistoric and historical archaeological resources, as well as historical resources such as buildings, structures and other built-environment features deemed “historically significant” must be considered in project planning and development.

The City of Glendale’s Historic Preservation Ordinance states that:

No structure shall be demolished until the city’s building department issues a demolition permit for which a clearance has first been granted in accordance with this chapter by the director of community development or designee (Ord. 5803 § 42, 2013; Ord. 5356 § 2, 2003).

Whenever a building in the City of Glendale is proposed for demolition and is over 30 years old, the City requires it be assessed to determine whether the loss would have an adverse effect on a structure that has the potential to be a historic resource. Therefore, the City of Glendale requested an assessment of these four buildings (see Appendix A .

1.3 REPORT ORGANIZATION

This report documents the results of a historic buildings assessment in accordance with CEQA and the City Demolition Review Ordinance. Chapter 1 has introduced the scope of the work and stated regulatory requirements. Chapter 2 synthesizes the historical setting of the Project area and surrounding region. Chapter 3 presents the results of the cultural resource literature and records search conducted at the SCCIC of the California Historical Resource Information System (CHRIS). A research design for carrying out this study is provided in Chapter 4. The survey methods employed during this investigation, as well as findings are provided in Chapter 5. An evaluation of historical significance is provided in Chapter 6. Conclusions and recommendations are included in Chapter 7, and bibliographic references are cited in Chapter 8. Department of Parks Recreation (DPR) 523 recording forms documenting the buildings at 410, 405, 409 Hawthorne Street and 141 S. Columbus Avenue are attached in Appendix A.

2 HISTORICAL BACKGROUND

The historical background of the City of Glendale is best presented by adhering to the familiar divisions of local history that have become standardized in the area's literature. Beginning with the early Spanish Missions in the late eighteenth century, the progression covers the initial settlement and activities that occurred in the region during the early and mid-1800s, and continues with formation and development of the town of Glendale since the 1880s. Further development of the region has occurred since World War II (WWII).

2.1 GLENDALE HISTORY

The Portuguese navigator, Juan Rodriguez Cabrillo, sailing under the Spanish flag, commanded the first expedition along the California coast in 1542. As he sailed the southern California coastline, he gave names to several geographical features, including San Pedro Bay, Santa Catalina Island, and Santa Monica Bay, where he is believed to have dropped anchor on October 9, 1542. Although the territory was placed under Spanish rule at that time, the territorial lands were not explored until 1769 when the King of Spain sent a party of missionaries to colonize California, creating missions up and down the coast one day's journey apart. Many of the soldiers of these early Spanish exploration parties were subsequently granted large tracts of land in payment for their services, which began the Rancho system in California.

In 1798, José María Verdugo, a corporal in the Spanish army from Baja California, received the Rancho San Rafael from Governor Diego de Borica, formalizing his possession and use of land on which he had been grazing livestock and farming since 1784. Rancho San Rafael was one of 25 Spanish concessions made in California. Unlike the later Mexican land grants, the concessions were similar to grazing permits, with the title remaining with the Spanish crown. Along with the rest of California, this land became Mexican territory in 1822. In 1831, Verdugo died and the Rancho San Rafael was passed to his heirs, Julio (his son) and Catalina (his daughter). In 1860, his grandson Teodoro Verdugo built the Verdugo Adobe, which is one of the oldest buildings in Glendale. The property is the location of the Oak of Peace, where early Californio leaders including Pio Pico met in 1847 and decided to surrender to Lieutenant Colonel John C. Frémont (City of Glendale 2016a).

The war that began in 1846 between the United States and Mexico ended Mexican rule and eventually brought an end to the now-romanticized Rancho lifestyle, as Euro-American settlers flooded Alta California during the second half of the nineteenth century. The territory was annexed by the United States in 1848. The discovery of gold and other precious metals after the annexation drew a stampede of hopeful miners to California, increasing demand for beef and other cattle products throughout the state, but especially in northern California. Ranchos continued to earn their keep through the cattle industry and other pastoral pursuits through the 1870s. However, the Los Angeles area's economy was booming in the 1880s, and as land was subdivided into smaller farm-sized parcels and town lots, it was obvious that the Los Angeles coastal region was focused on town building.

In 1861, Julio and Catalina Verdugo began dividing and selling off the Rancho lands, which included most of present-day Glendale, Burbank, Eagle Rock, and Highland Park (City of

Glendale 2016a). With the cession of California to the United States following the Mexican-American War, the 1848 Treaty of Guadalupe Hidalgo provided that the previous Mexican land grants would be honored. However, in 1871, claims to the Rancho San Rafael were dissolved by the United States Board of Land Commissioners during the court decisions of “The Great Partition of 1871” (GPA 2007:14). Most of the former Rancho land was sold off to ranchers and land speculators. As smaller parcels were created, many homes and businesses were developed.

The Southern Pacific Railway reached southern California in 1876, followed by the competing Atchison, Topeka and Santa Fe (AT&SF) Railway in 1887. The completion of the two transcontinental railways, particularly the latter, was a huge catalyst for economic development in southern California. A frantic rate war between the two railroad giants drastically drove down the cost of traveling to southern California from the East Coast.

During the boom period of the late-1880s, the town of Glendale was formed. Six ranchers contributed land to create the original 150-ac townsite which became Glendale: Cameron Thom, Erskin Ross, Benjamin Patterson, Harry J. Crow, Ellis Byram, and George Phelon (GPA 2007:15). The new community was platted, filed, and recorded with the Los Angeles County Recorder as the “Town of Glendale” in 1887 (City of Glendale 2016a). Its boundaries consisted of six blocks, with 1st Street (now Lexington Drive) to the north, and 6th Street (now Colorado Street) to the south (GPA 2007:15). Seventeen blocks extended east-to-west, bounded by today’s Central Avenue to the west and Chevy Chase Drive to the east. The center of town was Glendale Avenue and Wilson Avenue (formerly 3rd Street). The 75-room Victorian-style Glendale Hotel was built on a lot bounded by 3rd and 4th streets, and J and I streets in 1887 (Figure 4). The Los Angeles and Glendale Railway Company laid out a rail line through town along Glendale Avenue in 1887. Around 1905, this alignment became a segment of the San Pedro-Los Angeles-Salt Lake Railroad.

Despite the economic depression and drought years of the early 1890s, the town experienced a surge in growth between 1887 and 1905, and in 1906, the City of Glendale was incorporated (City of Glendale 2016a). Covering 1,486 ac, the city featured substantial commercial, residential, and industrial development, as well as peach orchards, citrus groves, and vineyards (Figure 5; GPA 2007:15). Due to inflated house prices in downtown Los Angeles, a housing and development boom in the Glendale area in the 1900s–1910s resulted in the annexation and expansion of the city’s boundaries beyond the original town site (Figure 6). This was the principal force in the local economy during that time. Over the next two decades, areas of the original city and outward expanses that had not been built began infilling with new housing and commercial development. Tract subdivisions predominated, swallowing up former agricultural lands with huge tract developments. By 1920, the City of Glendale had grown through nine annexations to over 7,000 ac (City of Glendale 2016a). From 1920 to 1930, 10 annexations brought the total area to 12,294 ac.

An important civic figure in Glendale was Leslie Coombs Brand (1859–1925), who built an estate in 1904 called El Miradero, featuring a mansion with architectural characteristics of Spanish, Moorish, and Indian styles. Brand partnered with Henry E. Huntington to bring the Pacific Electric Railway’s “Red Cars” to Glendale. Brand purchased the vacant Glendale Hotel in 1905 and converted it to the Glendale Sanitarium later that year. It was demolished around 1924 and rebuilt at a much larger scale. Brand also built a private airstrip in 1919, which eventually led to the development of the nearby Grand Central Airport during the 1920s. After



Figure 4 Glendale Hotel, 1905, after it was purchased and converted into the Glendale Sanitarium.

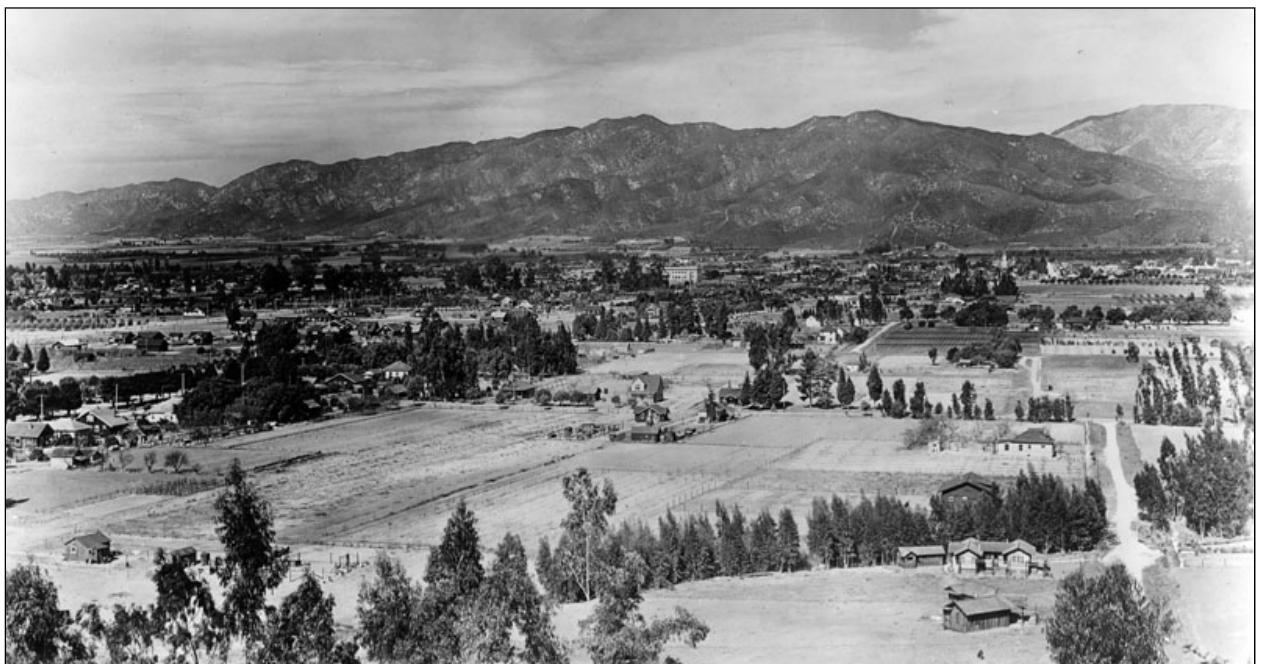


Figure 5 Glendale, circa 1910.



Figure 6 Looking south along Brand Boulevard, circa 1915.

Brand died in 1925, El Miradero became Brand Library, and the grounds became Brand Park, according to the terms of his will (City of Glendale 2016a).

The period 1930 to 1950 established many small annexations culminating in the 2,160-ac Whiting Woods and Verdugo Mountains annexations. This brought the area of the City to 15,140 ac, or 23.6 square miles (mi^2). Two major annexations, New York Avenue (in the La Crescenta area) and Upper Chevy Chase Canyon, and several smaller annexations enlarged the City to 29.2 mi^2 by 1952. Since 1952, 27 annexations have occurred. The largest of these was the 662.8-ac Inter-Valley Ranch, now known as the George Dukemejian Wilderness Park. Currently the City consists of 30.5 mi^2 (City of Glendale 2016a). Today, the City of Glendale is divided into 34 neighborhoods which are delineated by streets, washes, and mountain ridges; each of these neighborhoods has a distinct developmental history of its own (City of Glendale 2016a).

3 SOURCES CONSULTED

3.1 INTRODUCTION

Various sources were consulted as part of this historic buildings assessment. Included were cultural resources records and literature housed at the SCCIC on the campus of the California State University, Fullerton. Smallwood consulted the City of Glendale's Register of Historic Resources to ascertain whether or not any of these buildings was already listed as a significant historical resource. For information pertaining to the history and development of the subject parcels and the city of Glendale, numerous sources were consulted as part of historical background research. A detailed discussion of the sources consulted and results of these investigations are provided below, as well as in subsequent sections of this report that discuss the historical development of the subject parcels. The data gathered from reference consulted are on file at Applied EarthWorks' Hemet office and are fully referenced in Chapter 8.

3.2 CULTURAL RESOURCES LITERATURE AND RECORDS SEARCH

Prior to the historic building survey, a cultural resources literature and records search was conducted by Josh Smallwood at the SCCIC on April 21, 2016. The SCCIC is maintained under the auspices of the California State Office of Historic Preservation (OHP) as the CHRIS responsible for providing coverage of Los Angeles County. The objective of the records search was to determine whether or not any of the buildings on the subject parcels, or within the immediate vicinity, had been previously documented as a historical resource. The scope of the records search included the Project area and all the land within a one-quarter-mile radius of the Project boundaries, as is standard procedure in an urban environment. Sources consulted during the cultural resource literature and records search include DPR 523 recording forms and cultural resource location maps, the National Register of Historic Places (NRHP), the OHP Archaeological Determinations of Eligibility (ADOE), the OHP Directory of Properties in the Historic Property Data File, and the listing of California Historical Landmarks and California Points of Historical Interest.

The results of the records search indicate that only one previous cultural resource survey has been conducted within close proximity of the Project area. This study was for a proposed cell tower at 403 South Central Avenue (SCCIC Report # LA11930; Bonner 2012). No cultural resources were identified in or near the Project area as a result of that study, and none of the subject buildings within the Project area had been previously recorded in the CHRIS. Outside the one-quarter-mile radius, approximately 0.37 mi to the southeast within the historical downtown area of Glendale, a commercial building known as the Huntley-Evans Building, constructed in 1922 at 160 South Brand Boulevard has been recorded into the CHRIS and is listed on the NRHP. This building is not visible from the Project area, as numerous multi-story commercial buildings and a multi-level parking structure are situated to the east of S. Columbus Avenue and west of Brand Boulevard.

3.3 HISTORICAL BACKGROUND RESEARCH

For information pertaining to the history and development of the subject parcels, numerous sources were consulted as part of historical background research. These sources included historical USGS maps and aerial photographs; the Glendale Historical Society; archived records of the Los Angeles County Assessor; materials on file at the City of Glendale including building records; ancesory.com, historical newspapers, census records and literature on local architectural styles of the twentieth century (GPA 2007).

USGS maps included the Santa Monica, Calif. 1:62,500 scale quadrangle dated 1902 (surveyed in 1893); the Glendale, Calif. 1:25,000 scale quadrangle dated 1928 (surveyed in 1925); the Burbank, Calif. 1:24,000 scale quadrangle of 1953; and the Burbank, Calif. 1:24,000 scale quadrangle of 1966. Historical aerials from NETROnline (2016) dated 1952, 1964, 1972, 1977, 1980, 1989, 1994, and 2004 were also reviewed. Sources of information on twentieth-century American architecture include Virginia and Lee McAlester's *Field Guide to American Houses* (McAlester and McAlester 1993 and 2002).

In addition to these sources of information, the Glendale Historical Society was contacted by telephone on April 26, 2016, regarding the construction and developmental history of the subject parcels. No one was reached at this time. The City of Glendale provided two letters from the Glendale Historical Society dated June 8 and August 10, 2016, and are considered herein, although they were not available at the time the original report was submitted (May 2016).

3.4 GLENDALE REGISTER OF HISTORIC RESOURCES

Prior to conducting fieldwork, Smallwood consulted the City of Glendale's Register of Historic Resources and Historic Districts to ascertain whether or not any of these buildings was already listed as a significant historical resource. The list is available online at the Community Development Department's web page (City of Glendale 2016b). None of the buildings at these addresses was listed on the Glendale Register of Historical Resources, updated through February, 2014, or the Historic District Master List updated November 10, 2014. Smallwood spoke with Jay Platt, Senior Urban Designer, at the City of Glendale on April 27, 2016 about the eligibility status of the subject buildings.

4 RESEARCH DESIGN

The research design focuses on the identification, delineation, and documentation of any previously unidentified historic-period buildings and/or structures within the Project area, should they exist. For purposes of this study, cultural resources are defined as any building, structure, or object greater than 45 years old. The Glendale City Historic Preservation Ordinance requires buildings over 30 years of age be considered when evaluating historical resources. The residential buildings on the subject parcels of this study were all built between about 1910 and 1941, making all of them more than 70 years old. Meeting the National Park Service threshold of 50-year age to be considered a potential historical resource, all four residential buildings and their associated detached garages were recorded on DPR forms and evaluated for local, state, and national significance during the current study.

In order for any of these individual buildings to be considered important and/or significant from a cultural resource perspective, they must retain some degree of historical integrity, as the contextual information is paramount in providing valuable insight and/or advancements in our understanding of local history and culture. The NPS defines historic context as “information about historic trends and properties grouped by an important theme in the prehistory or history of a community, State, or the nation during a particular period of time...Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends” (NPS 1997:4). As well, a cultural resource must meet at least one of the criteria for listing on the CRHR in order to be considered significant at the state level.

Local significance of the subject properties was also considered. The City created the Glendale Register of Historic Places in September 1997. Since then, several hundred properties have been listed. A listing must be approved by the City Council. The legal criteria for getting properties listed on the Glendale Register as posted on the City’s website are:

- *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;*
- *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;*
- *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;*
- *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; and/or*
- *The proposed historic resource exemplifies the early heritage of the city.*

5 SURVEY METHODS AND RESULTS

5.1 SURVEY METHODS

The primary purpose of this historic building assessment is to inspect and document the buildings and structures on the subject parcels, assess their age, use, and condition, research their construction history, and evaluate their collective and individual significance to determine if any are eligible for listing on the CRHR or Glendale Register.

In order to complete this task, Æ architectural historian Josh Smallwood, first performed a desktop review of aerial and satellite imagery and historic maps, followed by a reconnaissance-level field inspection of the Project area on April 21, 2016. The purpose was to identify all buildings and structures located on the subject parcels, and any other features of the built environment, dating prior to May 1970, which would meet the 45-year age threshold for consideration as a potential historical resource as detailed above. The survey consisted of pedestrian transects across each parcel, and individual inspection of each building and structure found on the property.

Once the field recording was completed, additional research was conducted to explore the historical background and development of Glendale, as well as gain knowledge about the designer, builder, occupants, use, and age of each of the buildings and structures on the subject parcels. Finally, the appropriate DPR recording forms were compiled in the office to document the historic-age buildings that were encountered during this survey.

5.2 SURVEY RESULTS

In total, four residential buildings and three detached auto-houses (garages) have been identified within the Project area at 401, 405, 409 Hawthorne Street and 141 S. Columbus Avenue (see Appendix A for DPR recording forms). Buildings 401 Hawthorne and 141 S Columbus occupy a single lot and share a garage. Herein, these three structures are evaluated as a single resource although previously reported on separate DPR 523 B forms (P-19-192310 and P-19-192311). A description of each resource is provided below. Photographs of each of the buildings described are provided in the DPR recording forms in Appendix A.

5.2.1 401 Hawthorne Street (P-19-192311) and 141 S. Columbus Avenue (P-19-192310)

The first of the two residences situated on APN-5695-007-039 is a single-family home fronting S. Columbus Avenue at what is now the northwest corner of Hawthorne Street and S. Columbus Avenue. Originally, the street address for 141 Columbus Avenue was 403 Hawthorne Street. The house is situated on the north end of the parcel on Lot 36 of Block J of the Glendale Valley View Tract. All three structures on this lot, including the detached garage, were built in similar design. A building permit was issued to Stephen C. Packer for the lot in 1921 and the buildings were constructed on the property in 1922 by G. W. Calkins, a local contractor (City of Glendale 1921). Donald Packer, presumably related to Stephen, resided at 141 S. Columbus Avenue by 1923 (Glendale City Directory 1923).

The wood-frame single-family residence at 141 S. Columbus Avenue rests on a brick perimeter footing and is designed in the Colonial Revival style of architecture popular during the early twentieth century nationwide. More specifically, it represents a local subtype of the Craftsman style known as “Clipped-Gable Colonial.” It is surmounted by a cross-hip-on-gable roof with boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white. The symmetrical primary façade, facing east, features an accentuated front door with a decorative arched pediment supported by slender columns. To each side of the door are tall, wood-frame tripartite windows with dog-ear sashes and wide trim. A short concrete stoop leads up to a full-length concrete porch. The north and south-facing elevations feature a series of wood-frame single and triple windows with dog-ear sashes. A concrete sidewalk runs along the edge of the front lawn.

The second house, also a single-family residence, is located on the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on the south end of APN 5695-007-039. Construction of the two residences and their shared garage was permitted in 1921, and constructed by G. W. Calkins in 1922. The residence at 401 Hawthorne is the larger of the two houses.

This building, fronting Hawthorne Street, is a wood-frame single-family residence which rests on a brick perimeter footing and is also designed in the Colonial Revival style identified locally as a subtype of the Craftsman style known as “Clipped Gable Colonial.” It is surmounted by a cross-hip-on-gable roof and boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white. The symmetrical primary façade, facing south, features an accentuated front door with a decorative arched pediment supported by slender columns. To each side of the door are tall, wood-frame tripartite windows with dog-ear sashes and wide trim. A short concrete stoop leads up to a full-length concrete porch painted burgundy. The east-facing elevation features a recessed side entryway and raised concrete porch nestled between two side-facing gables. The side entry exhibits glazed double-doors flanked by wood-frame double-hung windows with dog-ear sashes. The veranda is sheltered beneath a shed roof overhang supported by wood posts. The concrete porch is painted burgundy to match the front entry.

To the north, situated between the two residences and fronting S. Columbus Avenue, is a detached garage of similar construction and appearance to the houses. It is surmounted by a cross-hipped-on-gable roof with boxed eave returns. The roof is covered with gray composition shingles, while the exterior walls are clad with narrow clapboard siding painted white. The structure has been partitioned into two separate spaces each accessible to one of the residences. The primary entrance to the garage is on the east elevation. A wood-framed garage door with a fixed wood-frame window is centered on the upper third of the door. The window is a later addition. This door accesses the north portion of the garage. The west elevation access to the southern portion of the garage has been sealed with plywood. Concrete sidewalks run along the edge of the front lawn, while concrete walkways and driveways lead up to each house.

According to building permits, Stephen C. Packer owned the property in 1921 when a permit was filed to construct the structures (City of Glendale 1921). All three buildings were completed by contractor G. W. Calkins in 1922. City Directory listings indicate that Stephen Packer lived at 362 Riverdale Drive in Glendale in 1923 (Glendale City Directory 1923). Donald Packer resided at 141 S. Columbus Avenue, on the north half of the parcel, in 1923. Elizabeth Black resided at 401 Hawthorne Street during the 1920s, followed by Alfred and Anna Reid during the

early 1930s, Burt and Charlotte Lloyd during the mid-1930s, and Albert and Mildred Morgan during the late-1930s and 1940s. Abraham and Mary Farney lived at the address in 1952, followed by Susan Von Arsdale in 1956, and Abraham and Meron Farney in 1962 (Glendale City Directories 1923, 1949, 1951, 1953, 1957, 1969). Los Angeles County Assessor records for this parcel are either missing or misplaced, as records prior to 1952 could not be found. Donald H. Packer and Doris P. Edwards held title to the property from at least from 1952 through 1966 (Los Angeles County Assessor 1952–1955, 1955–1961, 1962–1966). Based on City Directories, it appears that one or both of the residences on this parcel were primarily rental properties.

5.2.2 405 Hawthorne Street (P-19-192312)

This multiple-family residence is located 80 ft west of the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on APN 5695-007-038, comprising Lot 35 of Block J of the Glendale Valley View Tract. A detached two-car garage is situated to the rear of the parcel. Built in 1941, this wood-frame duplex residence rests on a raised concrete perimeter footing and is designed in the Minimal Traditional style of architecture popular during the middle twentieth century. It is surmounted by a low pitch hip roof with narrow eaves. The roof is covered with gray composition shingles. The exterior walls are covered with smooth stucco painted white. The asymmetrical primary façade, facing south, features a central door with a bay window projection to one side and a corner wrap tripartite window to the other side. A concrete stoop leads up to the front door and is sheltered by a shed roof extension supported by a single wood post. The attached rear unit of this duplex is of original construction and is nearly identical to the front, except it faces to the west. The central door has a bay window projection to one side and a corner wrap tripartite window to the other side. A concrete stoop leads up to the front door and is sheltered by a shed roof extension supported by a single wood post. A concrete sidewalk runs along the edge of the front lawn, while a concrete walkway leads up to the front porch. Adjacent to the west side of the building is a two-track concrete driveway that leads to a small detached two-car garage at the rear of the parcel. The garage is a wood-frame stucco building with hip roof and two large hanging wood doors with center divider. The garage dates to the same construction period as the house and appears to be original in its materials, design, and construction.

According to building permits filed with the Glendale Community Development Department, William A. Wolfe owned the property in 1940 when a permit was filed to construct a duplex residence at 405 Hawthorne Street (City of Glendale 1940). The residence was completed in 1941. From 1941 to 1952, Los Angeles County Assessor records for this parcel are either missing or misplaced, as records for this period could not be found. According to Assessor records, title to this property was held by William A. and Cecilia A. Wolfe from at least 1952 through 1971 (Los Angeles County Assessor 1952–1955, 1955–1961, 1962–1966). Roy A. and Florence C. Meyers acquired the property in February 1971 (Los Angeles County Assessor 1962–1966). City Directory listings indicate that numerous individuals resided at this address through the present and were occupied as rental units (Glendale City Directories 1923, 1949, 1951, 1953, 1957, 1969).

5.2.3 409 Hawthorne Street (P-19-192313)

This single-family residence is located 130 ft west of the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on APN 5695-007-037, comprising Lot 34 of Block J of the Glendale Valley View Tract. A detached garage, which has been modified, is situated to the rear of the parcel. This wood-frame single-family residence rests on a brick perimeter footing and is designed in the National Folk style of architecture popular during the early twentieth

century nationwide. As McAlester and McAlester relay, National Folk architecture in urban environments throughout the U.S. built from 1905 through the 1930s tended to have rectangular floor plans, partial length porch, wide eaves, and clapboard siding. Those with square plan tended to have equilateral hipped roofs. Most urban examples tended to express the details popular to the region (McAlester and McAlester 1993:100). In the context of the development of Glendale, this structure would be identified as a Transitional Craftsman reflecting a shift away from the styles of the Victorian-era and locally referred to as a Hip-Roofed Cottage style (Smith 2016).

The 409 Hawthorne Street building is surmounted by a pyramidal hip roof with wide eaves and a centrally located lattice-filled dormer. The roof is covered with gray composition shingles and is in poor condition. Building permits indicate it was last replaced in 1947 (see below). The exterior walls are clad with narrow clapboard siding painted white. The asymmetrical primary façade, facing south, features a recessed corner veranda supported by wood posts set on a pony wall. To one side of the door is a wood-frame picture window with a diamond-lattice upper sash and wide trim. A second window opening on the front of the building has been replaced with a modern aluminum-frame window albeit in the original window opening. A short concrete stoop leads up to the porch.

The east and west-facing elevations feature a series of wood-frame and aluminum-frame windows. Six out of 10 windows on the east and west façades have been replaced and the window type and appearance has changed. The original windows have been replaced with aluminum sliding windows and jalousie sash. The three remaining original windows on the west side of the building are simple one-over-one wood sash windows now obscured from view by an apartment building. At least one window has been changed in size. A shed-roof rear addition with board-and-batten siding and aluminum-frame windows was added to the north-facing elevation circa 1942—1943. A concrete sidewalk runs along the edge of the front lawn, while a concrete walkway leads up to the front porch. The building is set back from the street. Adjacent to the east side of the building is an asphalt-paved driveway that leads to a small auto-house at the rear of the parcel. The garage is a wood-frame building with gable roof and large wood double-door. Its construction dates to the same period as the house, but the exterior has been covered with stucco in more recent decades.

This residence appears to have been built during the 1910s based on the style, design, and materials used in its construction. According to building permits filed at the Glendale Community Development Department, a permit from the 1910s or 1920s identifies Ed Holmes as the owner of the parcel, but the permit is incomplete leaving the construction date of the residence in question (City of Glendale n.d.). G. W. Wolfe owned the property in 1921 when another permit was filed to remodel the existing residence at 409 Hawthorne Street (City of Glendale 1921). Between 1942 and 1943, S. B. Cuppett constructed an addition at the rear (City of Glendale 1942). Wolfe remained the owner holding title to the property in 1947 when a permit was issued for a new roof (City of Glendale 1947). Los Angeles County Assessor records for this parcel are either missing or misplaced, as records prior to 1952 could not be found. According to subsequent Assessor records, title to this property passed through several hands during the 1950s and 1960s. George and Nellie Keech and William J. Fryer held title to the property from at least 1952 through 1956 (Los Angeles County Assessor 1952–1955, 1955–1961). Algot and Caroline Winnoth acquired the property in April 1956, and sold it to Walter and Nannie Music in October 1957 (Los Angeles County Assessor 1955–1961). The Musics held title through at least 1966 (Los Angeles County Assessor 1962–1966). It is unknown

whether or not any of these owners ever resided on the property, or if the residence's primary function was as a rental property (Glendale City Directories 1923, 1949, 1951, 1953, 1957, 1969).

EVALUATION OF HISTORICAL SIGNIFICANCE

The residential buildings and detached garages located at 401, 405, and 409 Hawthorne Street and 141 S. Columbus Avenue are situated within Lots 34, 35, and 36 of Block J of the Glendale Valley View Tract. The residences at 401 Hawthorne Street and 141 S. Columbus share the same lot (36). According to a *Los Angeles Times* newspaper article, the Glendale Valley View Tract was originally planted in vineyards in the 1870s by Judge Andrew Glassell. It was sold for residential development around 1906, and by 1907, house lots were being subdivided and sold at a phenomenal rate (Harnisch 2006; HRG 2014:34; Figure 7). By 1907, the tract boasted 72 homes constructed and over 500 parcels sold, out of the 763 that were available for purchase. The tract encompassed the area west of Central Avenue, south of present-day Broadway, east to Vine Street, and west to San Fernando Road (HRG 2014:35). It was advertised by the Erkenbrecher Syndicate, Ltd. tract agent as the “Crème de la Crème of Subdivisions” with lots selling for \$200 and up (HRG 2014:34; Figure 7). The Glendale Valley View Tract was annexed by the City of Glendale in 1918 (Los Angeles County Assessor 1961). The decade of the 1920s was a boom period in the development of Glendale and the rest of southern California (USGS 1902, 1928).

47 Lots Sold in November
34 Lots Sold in October
88 Lots Sold in Sept'mber
50 Lots Sold in August

Come In and Go Out
 And see for yourself why we are selling more lots in Glendale Valley View Tract than all the other agents in Glendale are selling in all the other tracts in Glendale.
 It is a fact and we can prove every word of it.

Glendale Valley View
 was started on merit
 founded on honor
 and sells on sight.

Crème de la Crème of Subdivisions
Glendale Valley View Tract
ERKENBRECHER SYNDICATE
 OWNERS' AGENT.

LOT \$275 UP TO \$500
 EVERY MODERN IMPROVEMENT

Lot Prices
\$275 Up to \$500
 A Few Corners Higher

Easy to Buy
Easy to Pay For
No Interest and No Taxes

Over \$35,000 spent for improvements. Over five miles of streets—all graded and ciled. Over 5 miles of cement walks and curbs. Over 5 miles of water pipe. Over 200 electric light poles. High school, grammar school, churches, stores, library, two banks, good society. The finest equipped electric car service in Southern California; fast and frequent service and only 7½ fare by book; closer in by running time than West Adams Heights. Splendid soil. No mud in winter or dust in summer. Everything grows luxuriantly. We can sell any lot in the tract for \$10 down and \$10 per month—no interest, no taxes. Investigate. Do it now. Nearly 100 homes now up and running.

Erkenbrecher Syndicate Ltd.
 Owners' Agents 122 West Sixth Street Ground Floor

Figure 7 Advertisement for house lots in the Glendale Valley View Tract subdivision, circulated in the *Los Angeles Times* issue of December 2, 1907 (Harnisch 2006).

6.1 RESOURCE SIGNIFICANCE EVALUATIONS

Historic aerial photographs reveal that the neighborhood in which these residential buildings are located underwent substantial redevelopment from the 1960s through the 1980s, as multi-story apartment complexes were built in the surrounding area (NETROnline 2016). Numerous residential buildings were removed as a large parking structure was built across Columbus Avenue during the 1970s, at the same time the street was widened and realigned. By this date, Block J of the Glendale Valley View Tract had lost the vast majority of its early twentieth century homes.

No information has been found to suggest that any of these buildings are directly associated with an important historical event (CRHR Criterion 1), or directly associated with the productive life of an important historical person (CRHR Criterion 2). None of them appear to be an important work of a master architect, nor do any of them possess high artistic value (CRHR Criterion 3). None of them exhibit data potentially important to the study of our local, state, or national history (CRHR Criterion 4).

Yet three of the buildings represent transitional Craftsman style architecture popular in Glendale during the 1890s and early 1910s. Building 409, while built in a transitional style at the end of the Victorian era has been significantly altered and no longer retains integrity. It is not eligible for the CRHR. The building at 405 Hawthorne Street was built at a later date (1941) (City of Glendale 1940) and represents a simplified Minimal Traditional style house of the post World War II era. It is not eligible for the CRHR. The three buildings located at the corner of Hawthorne Street and S. Columbus Avenue do appear to be individually eligible at a local level for listing on the CRHR and Glendale Register. Taking them as a group enhances their significance as “Clipped-Gable Colonial” Craftsman architecture, a style relatively underrepresented in Glendale (GPA 2007:37). A detailed evaluation of the historical significance of each of these building based on the CRHR and Glendale Register criteria is provided below.

6.1.1 401 Hawthorne Street (P-19-192311) and 141 S. Columbus Avenue (P-19-192310)

These two residential structures and their shared garage represent a single historical resource. They are located on a single residential lot (Lot 36 of Block J in the Glendale Valley View Tract) and were constructed as a unit between 1921 and 1922 (City of Glendale 1921). They were built for Stephen C. Packer and one of the residences was occupied in 1923 by Donald Packer. It seems likely that Stephen built the two residences and garage as a rental property, perhaps one that his son would own and operate for many years. Elizabeth Black occupied 401 Hawthorne in the 1920s, likely as a renter, while Donald resided in 141 S. Columbus Avenue (Glendale City Directory 1923). Both buildings had two bedrooms and a split single car garage. The house fronting Hawthorne Street was the larger of the two homes. Each of the three buildings was constructed with “Clipped-Gable Colonial” Craftsman detailing seen elsewhere in rental units in Glendale (GPA 2007: 33). The residences remained in the possession of Donald Packer and Doris P. Edwards through 1966.

CRHR Criterion 1: No information has been found to suggest that the residences at 401 Hawthorn and 141 S. Columbus Avenue were directly associated with any historical events of importance in local, state, or national history as required under CRHR Criterion 1. The residences appear to have been built around 1921, but numerous other homes were built in the

Glendale Valley View Tract subdivision during the development boom period of the 1920s. The residences are not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residences are associated with the pre-WWII-era history and development of the City of Glendale, this was a pattern that was repeated region-wide in the greater Los Angeles area and is not specific to Glendale.

CRHR Criterion 2: No information has been found to suggest that the residences at 401 Hawthorne and 141 S. Columbus Avenue are directly associated with the productive life of a person important in local, state, or national history as required under CRHR Criterion 2. Title to the residence was held by Donald H. Packer and Doris P. Edwards from at least 1952 through 1966. Neither of these individuals is known to be an important local historical figure. Donald resided at 141 S. Columbus but the extent of his residence there is not known. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: Both residences are modest examples of the Colonial Revival architectural style with Craftsman details. They were built in the substyle known as “Clipped-Gable Colonial” that were first built in the 1910s but did not really gain popularity until the 1920s (GPA 2007:31). The residences and garage do embody the distinctive characteristics of a type, period, or method of construction—most notably a sub-variant of the Craftsman style of architecture—they are considered significant under Criterion 3 at a local level as important examples of this style within the City of Glendale. The grouping of the buildings makes them a rare example. Therefore, the residences at 401 Hawthorne Street and 141 S. Columbus Avenue and the shared garage do appear to be eligible for CRHR Criterion 3.

CRHR Criterion 4: The residences at 401 Hawthorne and 141 S. Columbus Avenue do not appear to meet CRHR Criterion 4 for having the potential to provide information important to the study of pre-WWII-era residences in Glendale, or Colonial Revival architecture in the region. This criterion is typically reserved for archaeological resources, ruins, or rare built-environment resources of which little is already known, and that are considered to be the sole source of historical data.

6.1.2 405 Hawthorne Street (P-19-192312)

CRHR Criterion 1: No information has been found to suggest that the residence and detached garage at 405 Hawthorne Street are directly associated with any historical events of importance in local, state, or national history under CRHR Criterion 1. The duplex residence and detached garage were built around 1941 in the Minimal Traditional style. The building is not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residence and detached garage are associated with the history and development of the City of Glendale during the mid-twentieth century, there is no indication that association is significant.

CRHR Criterion 2: No information has been found to suggest that the residence and detached garage at 405 Hawthorne Street is directly associated with the productive life of a historical person of importance in local, state, or national history under CRHR Criterion 2. Title to the residence was held by an unknown number of individuals, none of whom is known to have resided on the property. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: This duplex residence is a modest example of the Minimal Traditional architectural style that was popular during the 1930s and 1940s (McAlester and McAlester 1993:478). This particular building was constructed around 1941 (City of Glendale 1940). While the residence does embody the distinctive characteristics of a type, period, or method of construction—most notably the Minimal Traditional style of architecture—it is not considered to be an important or unique example of this style within the City of Glendale, the region, state, or the nation. The residential duplex is a modest example of the Minimal Traditional style, and it does not exhibit any special or unique architectural merits that would stand it apart from other examples of the style found in the region. Therefore, the residence at 405 Hawthorne Street does not appear to be eligible for CRHR Criterion 3 for any design or construction merits.

CRHR Criterion 4: The residence and detached garage at 405 Hawthorne Street does not appear to meet CRHR Criterion 4 for having the potential to provide information important to the study of mid-twentieth-century residences in Glendale, or Minimal Traditional architecture in the region. This criterion is typically reserved for archaeological resources, ruins, or rare built-environment resources of which little is already known, and that are considered to be the sole source of historical data.

6.1.3 409 Hawthorne Street (P-19-192313)

CRHR Criterion 1: No information has been found to suggest that the residence and garage at 409 Hawthorne Street are directly associated with any historical events of importance in local, state, or national history as required under CRHR Criterion 1. The residence and garage appear to have been built during the 1910s, as were numerous other homes in the Glendale Valley View Tract subdivision. The residence is not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residence is associated with the pre-WWI-era history and development of the City of Glendale, there is no indication that association is unique. This was a pattern that was repeated region-wide in the greater Los Angeles area and is not specific to Glendale.

CRHR Criterion 2: No information has been found to suggest that the residence at 409 Hawthorne Street is directly associated with the productive life of a historical person of importance in local, state, or national history as required under CRHR Criterion 2. Title to the residence was held by several individuals, none of whom is known to have resided on the property. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: This residence is a modest example of what is known locally as a Transitional Craftsman cottage reflecting a shift away from the styles of the Victorian era. It is built in the Hip-Roofed Cottage style, an architectural subtype that was popular during the late nineteenth and early twentieth century. This particular building was constructed during the 1910s. While the residence does embody the distinctive characteristics of a type, period, or method of construction—most notably the Transitional Craftsman style—the structure has been extensively altered and lacks integrity (see below).

CRHR Criterion 4: The residence at 409 Hawthorne Street does not appear to meet CRHR Criterion 4 for having the potential to provide information important to the study of pre- or post-WWI-era residences in Glendale, or Craftsman architecture in the region. This criterion is

typically reserved for archaeological resources, ruins, or rare built-environment resources of which little is already known, and that are considered to be the sole source of historical data.

Integrity Considerations: The alterations at 409 Hawthorne Street are extensive and have resulted in changes to significant character-defining features. Exterior alterations to this structure include:

- The addition of a security door to the front and replacement of the front door.
- The front window has been replaced. While retaining its original opening, the character of the window is not compatible with other Craftsman-style detail visible on the primary façade. Therefore, the appearance of the front of the building has changed.
- At the rear is a board-and-batten addition built on a concrete foundation. The main structure is built of painted clapboard siding on a brick foundation. The rear addition altered the internal floor plan of the building and the line of hipped/pyramidal roof; both identified as character-defining features of the Transitional Craftsman structure type.
- Further, the vertical line of the batten-and-board is contrary to the original horizontal line of the clapboard siding. This addition also resulted in the removal or alteration of detailing on the rear façade, including possibly siding and windows; although it was not possible to determine the extent of these changes.
- Six out of 10 windows along the front and side façades have been changed out and replaced with aluminum sliding windows and jalousie sash; the three remaining original windows on the west side of the building now obscured by a mid-rise apartment complex to the west are simple one-over-one wood sash windows differing in appearance from the aluminum windows facing to the east. At least one window has been changed in size, further altering the building's original appearance.
- Haphazard replacement of fascia boards has occurred along the east façade and the floor on the front porch has been replaced or covered with plywood.
- Construction of a stucco-clad one-car garage at the rear of the property changed the site plan. This structure is not in keeping with the style and form of the residential structure.

While the asymmetrical primary façade and wide eave remain, as does the narrow exterior clapboard siding, the integrity of the building has suffered.

An integrity assessment of buildings being considered for listing on the National Register is based on seven values or qualities including location, design, setting, materials, workmanship, feeling, and association (National Register Bulletin 16A). These elements for integrity apply to the CRHR as well. An integrity assessment for 409 Hawthorne Street is as follows:

- **Location:** The 409 Hawthorne is physically in its original location and remains on Lot 34 of Block J of the *Glendale Valley View Tract*. It retains its original position in the lot, has the original set back, and the walkway and front sidewalk remain in place. A garage and driveway have been added to the back. The property has integrity of location.
- **Design:** The structural design of 409 Hawthorne has been extensively altered as detailed above. The floor plan and roof plan have been changed; six out of 10 windows have been replaced; and the window type has altered the structure appearance. A garage in a

contrasting building style has been added to the rear of the lot. The integrity of design has been compromised including character-defining features.

- **Setting:** There are only three contemporary buildings remaining on the two adjoining lots. The duplex at 405 Hawthorne was added in the 1940s at the time when the neighborhood character began to change. Buildings styles were diversifying with the additional of a Minimal Tradition house and garage. Still, the neighborhood character did not change. During the 1960s through 1990s, multiple-family housing and medium high-rise structures were added. A large garage servicing the nearby Gallery and spanning five city blocks was built in the 1970s across the street and S. Columbus Avenue was widened. The setting of 409 Hawthorne Street has changed extensively.
- **Materials:** Some of the original materials remain at 409 Hawthorne but some has been replaced with modern materials. The windows have been replaced with aluminum sliding windows. An addition to the building of differing material composition, style, and construction was attached to the rear. The materials used in improvements made to the residence are different and represent options available during the 1940 and 1950s. The property has lost integrity of material.
- **Workmanship:** Elements of the 1910 workmanship do remain including the latticework on the front dormer and the front window, the corner veranda with support post on a low pony wall, and the hipped roof configuration. For the most part, the original asymmetrical primary façade and narrow clapboard siding remains intact. The structure does retain elements of workmanship.
- **Feeling and Association:** While the nearby structures of 401 Hawthorne and 141 S. Columbus add to a sense of neighborhood and to a degree the duplex at 405 contributes to this feeling of neighborhood that once dominated this section of Glendale, the surroundings are very different. The original association with the *Glendale Valley View Tract* is gone. There is no longer a sense of a sprawling Craftsman neighborhood described in the 2007 GPA *Craftsman Historic Context*.

The residence at 409 Hawthorne retains only moderate to low integrity. GPA also evaluated this structure in the context of their 2007 reconnaissance Craftsman survey. They found 409 Hawthorne to be a:

Single-family residence – Craftsman influence. No historical significant due to alterations resulting in the loss of character and integrity – not eligible for listing (NR, CR or local [register]).

The building at 409 Hawthorne Street is not considered eligible for listing on the CRHR.

Glendale Register of Historic Resources:

Applied EarthWorks also assessed the subject resources according to the Glendale Register criteria as outlined in Chapter 4 of this report. The first four criteria for the Glendale Register mirror the CRHR criteria.

- *Is the resource identified with important events in national, state, or city history;*

- *Is the resource associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;*
- *Does the 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;*
- *Would the resource yielded information important to archaeological pre-history or history of the nation, state, region, or city?*

The fifth criterion for eligibility to the Glendale Register is:

- *Does the resource exemplify the early heritage of the city?*

Only the buildings at 401 Hawthorne Street and 141 S. Columbus Avenue are considered eligible under Glendale Register criteria. While the neighborhood in which the buildings were built has changed extensively and is no longer a quiet single-family residential area, the buildings are exemplary of a type and represent the early heritage of the City (Criteria 3 and 5). As “Clipped Gable Colonial” Craftsman structures, they qualify for local designation under the “Pre-World War Automobile Suburb” theme (1919–1944) as stated in the *Draft South Glendale Context Statement* (HRG 2014). The residences at 401 Hawthorne, 141 Columbus Avenue, and the shared garage do appear to meet the criteria established for the Glendale Register.

The Hawthorne/Columbus building do:

- date to the period of significance for Craftsman style architecture;
- display most of the character-defining features for the property type or style; and
- do retain essential aspects of integrity.

While the residence at 409 Hawthorne does date to the stated period of significance (1873–1918), does displays some of the character-defining features of its property type, and does exemplify the early heritage of the City, it has been extensively altered. It has been demonstrated that 409 Hawthorne retains little integrity and therefore is not eligible for the Glendale Register under criterion 3. It does represent the early heritage of the City (Glendale Criterion 5) but because of the alterations it is not an exemplary example of that heritage.

CONCLUSIONS AND RECOMMENDATIONS

Meeting the 50-year age threshold to be considered a potential historical resource under CEQA, the residential buildings at 405, 409 Hawthorne Street and 401 Hawthorne Street/141 S. Columbus Avenue were recorded and evaluated for historical significance during the current study. A architectural historians Josh Smallwood, M.A. and M. Colleen Hamilton, M.A. who meets the U.S. Secretary of the Interior's standards and professional qualification, evaluated the historical significance of these four residential buildings and associated structures based on in-depth historical background research and by applying the four criteria of the CRHR and five criteria of the Glendale Register.

Historical background research on the settlement, development, and growth of Glendale, the ownership history of these parcels, and the architectural styles represented by these residential buildings, has demonstrated that 405 Hawthorne does not meet any of the four criteria of the CRHR. The Building at 409 Hawthorne does meet Criterion 3 of the CRHR but it no longer retains integrity. It is not a historical resource according to CEQA. Two buildings, the residences at 401 Hawthorne and 141 S. Columbus Avenue along with their shared garage do meet CRHR Criterion 3. They also meet Criteria 3 and 5 of the Glendale Register. These building are considered a single resource and as a group they are historical resources pursuant to CEQA.

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<http://www.glendaleca.gov/government/departments/community-development/planning-division/historic-preservation/glendale-register-of-historic-resources>.

- 1920 Building and Wiring Permit for 405 W. Hawthorne Street.
1921 Building, Wiring, and Plumbing Permit for 401 Hawthorne Street
1921 Building Permit for 401 Hawthorne Street
1921 Building, Wiring, and Plumbing Permit for 139 S. Columbus Street
1922 Application for Building Permit for 405 Hawthorne Street.
1922 Building Permit for Garage at 405 W. Hawthorne Street.
1924 Building, Plumbing, and Wiring Permit for 409 W. Hawthorne Street
1924 Bathroom Remodel Permit
1940 Application for Building Permit for 405 W. Hawthorne Street.
1940 Building, Plumbing, and Wiring Permit for 405 and 405 A Hawthorne Street.
1940 Building and Plumbing Permit for 141 S. Columbus Street
1943 Building Permit for 401 Hawthorne Street
1943 Building Permit for 141 S. Columbus Street
1947 Building Permit for 409 Hawthorne Street
1947 Roof Repair Permit for 409 Hawthorne Street
1947 Building Permit for 409 Hawthorne Street
1958 Chimney Removal Permit for 409 Hawthorne Street
1958 Building Permit for 409 Hawthorne Street
1988 Building Permit for 401 Hawthorne Street
1995 Building Permit for New Garage at 409 Hawthorne Street

City of Glendale (continued)

- 2014 Building Permit for 405 Hawthorne Street.
- n.d. Building Permit for 409 Hawthorne Street

GPA (Galvin Preservation Associates)

- 2007 *City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture, 2006-2007 Certified Local Government Grant.* Prepared for the City of Glendale Planning Department.

Harnisch, Larry

- 2006 “A Vintage Development.” Article in *The Los Angeles Daily Mirror*. December 2. Found at: <https://ladailymirror.com/2006/12/02/a-vintage-development/>.

HRG (Historic Resources Group)

- 2014 Administrative Draft, City of Glendale, South Glendale Historic Context Statement, August 14, 2014. Found at: http://www.ci.glendale.ca.us/government/packets/HPC_082114/7a.pdf.

Los Angeles County Assessor

- 1952–1955 Book 77, Page 8.
- 1955–1961 Book 1923, Page 13A.
- 1962–1966 Book 5637, Page 13A.

McAlester, Virginia, and Lee McAlester

- 2002 *Field Guide to American Houses*. Alfred A. Knopf, New York.

NETROnline

- 2016 Historic aerial photographs dated 1952, 1964, 1972, 1977, 1980, 1989, 1994, and 2004. Found at: <http://www.historicaerials.com>.

NPS (National Park Service, Department of the Interior)

- 1997 *How to Complete the National Register Registration Form*. National Register Bulletin No. 16A. Originally published 1977. U.S. Department of the Interior National Park Service, Washington, D.C.

R.L. Polk & Co.

- 1951 *Polk's Glendale (Los Angeles County, California) City Directory*. R.L. Polk & Co., Los Angeles.
- 1953 *Polk's Glendale (Los Angeles County, California) City Directory*. R.L. Polk & Co., Los Angeles.
- 1957 *Polk's Glendale (Los Angeles County, California) City Directory*. R.L. Polk & Co., Los Angeles.
- 1969 *Polk's Glendale (Los Angeles County, California) City Directory*. R.L. Polk & Co., Los Angeles.

Smith, Francesca

- 2016 Primary Record. Hawthorne Property No. 3: 409 Hawthorne Street. In Design Review Staff Report Case No. PDR 1603633: 401 – 409 Hawthorne Street.

The Glendale Directory Co.

- 1949 *Glendale City Directory*. The Glendale Directory Co., Glendale.

USGS (U.S. Geological Survey)

- 1902 Santa Monica, Calif. 15-minute topographic quadrangle (1:62,500). Surveyed in 1893.
- 1928 Glendale, Calif. topographic quadrangle (1:25,000). Surveyed in 1925.
- 1953 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1952; field check 1953.
- 1966 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1964; field check 1966.

Western Directory Co.

- 1923 *Glendale City Directory*. Western Directory Co., Los Angeles.

APPENDIX A

DPR 523 RECORDING FORMS

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

Primary # 19-192310
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings

Review Code

Reviewer

Date

Page 1 of 10

Resource Name or # 141 S. Columbus Avenue

P1. Other Identifier:

P2. Location: a. County Los Angeles ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad Burbank, Calif. (1966 photo-revised 1972)

Within a portion of the San Rafael land grant in T1N, R13W, S.B.B.M.

Elevation: 512 feet above mean sea level

c. Address 141 S. Columbus Avenue City Glendale Zip 91204

d. UTM: Zone 11; 383,740 mE / 3,778,996 mN

UTM Derivation: ☐ USGS Quad ☒ GPS; Google Earth NAD 1983

e. Other Locational Data: This single-family residence is located near the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on the north end of Assessor's Parcel Number (APN) 5695-007-039, comprising Lot 36 of Block J of the Glendale Valley View Tract. It shares the parcel with another residence and detached garage of similar style and construction located at 401 Hawthorne Street.

P3a. Description: This wood-frame single-family residence rests on a brick perimeter footing and is designed in the Colonial Revival style of architecture popular during the early twentieth century nationwide. More specifically, it is a local subtype of Craftsman architecture designated "Clipped-Gable Colonial." It is surmounted by a cross-hip-on-gable roof with boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white. The symmetrical primary façade, facing east, features an accentuated front door with a decorative arched pediment supported by slender columns. To each side of the door are tall, wood-frame tripartite windows with dog-ear sashes and wide trim. A short concrete stoop leads up to a full length concrete porch. The north and south-facing elevations feature a series of wood-frame single and triple windows with dog-ear sashes. A concrete sidewalk runs along the edge of the front lawn.

P3b. Resource Attributes: HP2. Single-family residence

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

P5a. Photograph or Drawing See attached Continuation sheets for photographs

P5b. Description of Photo: Photographs taken on April 21, 2016.

P6. Date Constructed/Age of Sources: ☐ Prehistoric ☒ Historic ☐ Both

P7. Owner and Address: Unknown

P8. Recorded by: Josh Smallwood, Applied EarthWorks, Inc., 3550 E. Florida Avenue, Suite H, Hemet, CA 92544

P9. Date Recorded: April 21, 2016

P10. Survey Type: Intensive level survey for CEQA compliance

P11. Report Citation: Josh Smallwood 2016): *Historic Building Assessment: 401, 405, and 409 Hawthorne Street and 141 S. Columbus Avenue, City of Glendale, Los Angeles County, California*. Applied EarthWorks, Inc., Hemet, CA.

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:

BUILDING, STRUCTURE, OBJECT RECORD

Page 2 of 10

NRHP Status Code S53

Resource Name or # 141 S. Columbus Avenue

- B1. **Historic Name:** None
B2. **Common Name:** None
B3. **Original Use:** Single-family residence
B4. **Present Use:** Vacant

B5. **Architectural Style:** Colonial Revival

B6. **Construction History:** According to a Los Angeles Times newspaper article, the Glendale Valley View Tract was originally planted in vineyards in the 1870s by Judge Andrew Glassell. It was sold for residential development around 1906, and by 1907, house lots were being subdivided and sold at a phenomenal rate (Harnisch 2006; HRG 2014:34). By 1907, the tract boasted 72 homes constructed and over 500 parcels sold, out of the 763 that were available. The tract encompassed the area west of Central Avenue, south of present-day Broadway, east to Vine Street, and west to San Fernando Road (HRG 2014:35). It was advertised by the Erkenbrecher Syndicate, Ltd. tract agent as the “Crème de la Crème of Subdivisions” with lots selling for \$200 and up (HRG 2014:34). The Glendale Valley View Tract was annexed by the City of Glendale in 1918 (Los Angeles County Assessor 1961). The decade of the 1920s was a boom period in the development of Glendale and the rest of southern California (USGS 1902, 1928).

According to Building Permits at the Glendale Community Development Department, Stephen C. Packer owned the property in 1921 when a permit was filed to construct the residences at 401 Hawthorne Street and 403 Hawthorne Street; the latter of which is now 141 S. Columbus Avenue. The buildings were completed by contractor G.W. Calkins in 1922. City Directory listings indicate that Stephen Packer lived at 362 Riverdale Drive in Glendale in 1923. Donald Packer resided at 141 S. Columbus Avenue, on the north half of this parcel, in 1923. Los Angeles County Assessor records for this parcel are either missing or misplaced, as records prior to 1952 could not be found. However, available records show that Donald H. Packer and Doris P. Edwards held title to the property from at least 1952 through 1966 (Los Angeles County Assessor 1952–1955, 1955–1961, 1962–1966). It is unclear whether they resided on the property during this time, or utilized the residences as rental properties.

- B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
- B8. **Related Features:** This residence shares the parcel with another residence and a detached garage of similar style and construction located at 401 Hawthorne Street.
- B9a. **Architect:** Unknown **b. Builder:** G.W. Calkins
- B10. **Significance:**
Theme Early twentieth century residential development; Colonial Revival architecture
Area Glendale, Los Angeles County
Period of Significance None
Property Type Single-family residence **Applicable Criteria** None

This residence is a modest example of the Colonial Revival architectural style locally known as “Clipped-Gable Colonial” with Craftsman features that was popular from about 1880–1955 (McAlester and McAlester 1993:321–341; GPA 2007:33). Historic aerial photographs reveal that the neighborhood in which this residence is located underwent substantial redevelopment from the 1960s through the 1980s, as multi-story apartment complexes were built (NETROnline 2016). Numerous residential buildings were removed as a large parking structure was built across the street to the east during the 1970s, at the same time that Columbus Avenue was widened and realigned. As the result of post-WWII-era redevelopment, Block J of the Glendale Valley View Tract has lost the vast majority of its early twentieth century homes.

BUILDING, STRUCTURE, OBJECT RECORD

Page 3 of 10

NRHP Status Code 5S3

Resource Name or # 141 S. Columbus Avenue

B10. Significance (continued):

The residence is not directly associated with an important historical event (CRHR Criterion 1), or directly associated with the productive life of an important historical person (CRHR Criterion 2). It is not an important work of a master architect, nor does it possess high artistic value (CRHR Criterion 3). The residence does embody the distinctive characteristics of a type, period, or method of construction—most notably the “Clipped-Gable Colonial” subtype of Craftsman architectural style. It is considered to be an important local example of this style within the City of Glendale. It does not, however, possess data potential important to the study of our local, state, or national history (CRHR Criterion 4). A detailed evaluation of the historical significance based on CRHR criteria is provided below.

CRHR Criterion 1: No information has been found to suggest that the residence at 141 S. Columbus Avenue is directly associated with any historical events of importance in local, state, or national history under CRHR Criterion 1. The residence appears to have been built around 1921. Numerous other homes were built in the Glendale Valley View Tract subdivision during the development boom period of the 1920s. The residence is not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residence is associated with the pre-WWII-era history and development of the City of Glendale, this was a pattern that was repeated region wide in the greater Los Angeles area and is not specific to Glendale.

CRHR Criterion 2: No information has been found to suggest that the residence at 141 S. Columbus Avenue is directly associated with the productive life of a person of importance in local, state, or national history as required under CRHR Criterion 2. Title to the residence was held by Donald H. Packer and Doris P. Edwards from at least 1952 through 1966. Neither of these individuals is known to be important local historical figures, or to have actually resided on the property. It is possible they were absentee owners. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: The residence is a modest example of the Colonial Revival style architecture with Craftsman details, a style in Glendale not well represented in the community. Therefore it does have architectural merit on the local level. When grouped with 121 S. Columbus Avenue and the shared garage, these buildings gains even greater importance. This structure is also eligible for the Glendale Register under Criterion 3 (it embodies the distinctive and exemplary characteristics of an architectural style, type, period or method of construction) and Criterion 5 (a resource exemplary of the early heritage of the City). The importance of the structure is enhanced when grouped with 401 Hawthorne Avenue and the shared garage which formed a rental residential unit.

CRHR Criterion 4: The residence at 141 S. Columbus Avenue does not appear to meet CRHR Criterion 4 for any potential to provide information important to the study of pre-WWII-era residences in Glendale, or Colonial Revival architecture in the region. This criteria is typically reserved for archaeological resources, ruins, or rare built-environment resources of which little is already known, and that are considered to be the sole source of historical data.

B11. Additional Resource Attributes: None

B12. References:

GPA (Galvin Preservation Associates)

2007 *City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture, 2006-2007 Certified Local Government Grant.* Prepared for the City of Glendale Planning Department.

Harnisch, Larry

2006 “A Vintage Development.” Article in *The Los Angeles Daily Mirror*. December 2. Found at: <https://ladailymirror.com/2006/12/02/a-vintage-development/>.

B12. References (continued):

HRG (Historic Resources Group)

2014 Administrative Draft, City of Glendale, South Glendale Historic Context Statement, August 14, 2014.

Found at: http://www.ci.glendale.ca.us/government/packets/HPC_082114/7a.pdf.

Los Angeles County Assessor

1952–1955 Book 77, Page 8.

1955–1961 Book 1923, Page 13A.

1962–1966 Book 5637, Page 13A.

McAlester, Virginia, and Lee McAlester

2002 *Field Guide to American Houses*. Alfred A. Knopf, New York.

NETROnline

2016 Historic aerial photographs dated 1952, 1964, 1972, 1977, 1980, 1989, 1994, and 2004. Found at: <http://www.historicaerials.com/>.

USGS (U.S. Geological Survey)

1902 Santa Monica, Calif. 15-minute topographic quadrangle (1:62,500). Surveyed in 1893.

1928 Glendale, Calif. topographic quadrangle (1:25,000). Surveyed in 1925.

1953 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1952; field check 1953.

1966 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1964; field check 1966.

B13. Remarks: This building is slated for demolition and redevelopment.**B14. Evaluator:** Josh Smallwood, M.A., RPA
Applied EarthWorks, Inc.
3550 E. Florida Avenue, Suite I,
Hemet, CA 92544**Date of Evaluation:** April 25, 2016

47 Lots Sold in November
34 Lots Sold in October
88 Lots Sold in September
50 Lots Sold in August

Come In and Go Out

And see for yourself why we are selling more lots in Glendale Valley View Tract than all the other agents in Glendale are selling in all the other tracts in Glendale.
It is a fact and we can prove every word of it.

Glendale Valley View
was started on merit
founded on honor
and sells on sight.

Crème de la Crème of Subdivisions

Glendale Valley View Tract

ERKENBRECHER SYNDICATE OWNERS' AGENT.

122 WEST SIXTH ST. LOS ANGELES.

LOTS \$275 AND UP
EVERY MODERN IMPROVEMENT

Lot Prices
\$275 Up to \$500
A Few Corners Higher

Easy to Buy
Easy to Pay For
No Interest and No Taxes

Over \$35,000 spent for improvements. Over five miles of streets—all graded and oiled. Over 5 miles of cement walks and curbs. Over 5 miles of water pipe. Over 200 electric light poles. High school, grammar school, churches, stores, library, two banks, good society. The finest equipped electric car service in Southern California; fast and frequent service and only 75¢ fare by book; closer in by running time than West Adams Heights. Splendid soil. No mud in winter or dust in summer. Everything grows luxuriantly. We can sell any lot in the tract for \$10 down and \$10 per month—no interest, no taxes. Investigate. Do it now. Nearly 100 homes now completed.

Erkenbrecher Syndicate Ltd.

Owners' Agents 122 West Sixth Street Ground Floor

Advertisement for house lots in the Glendale Valley View Tract subdivision, circulated in the *Los Angeles Times* issue of December 2, 1907 (Harnisch 2006).



East elevation of the Colonial Revival single-family residence at 141 Columbus Avenue (view to the west; photograph taken April 21, 2016).

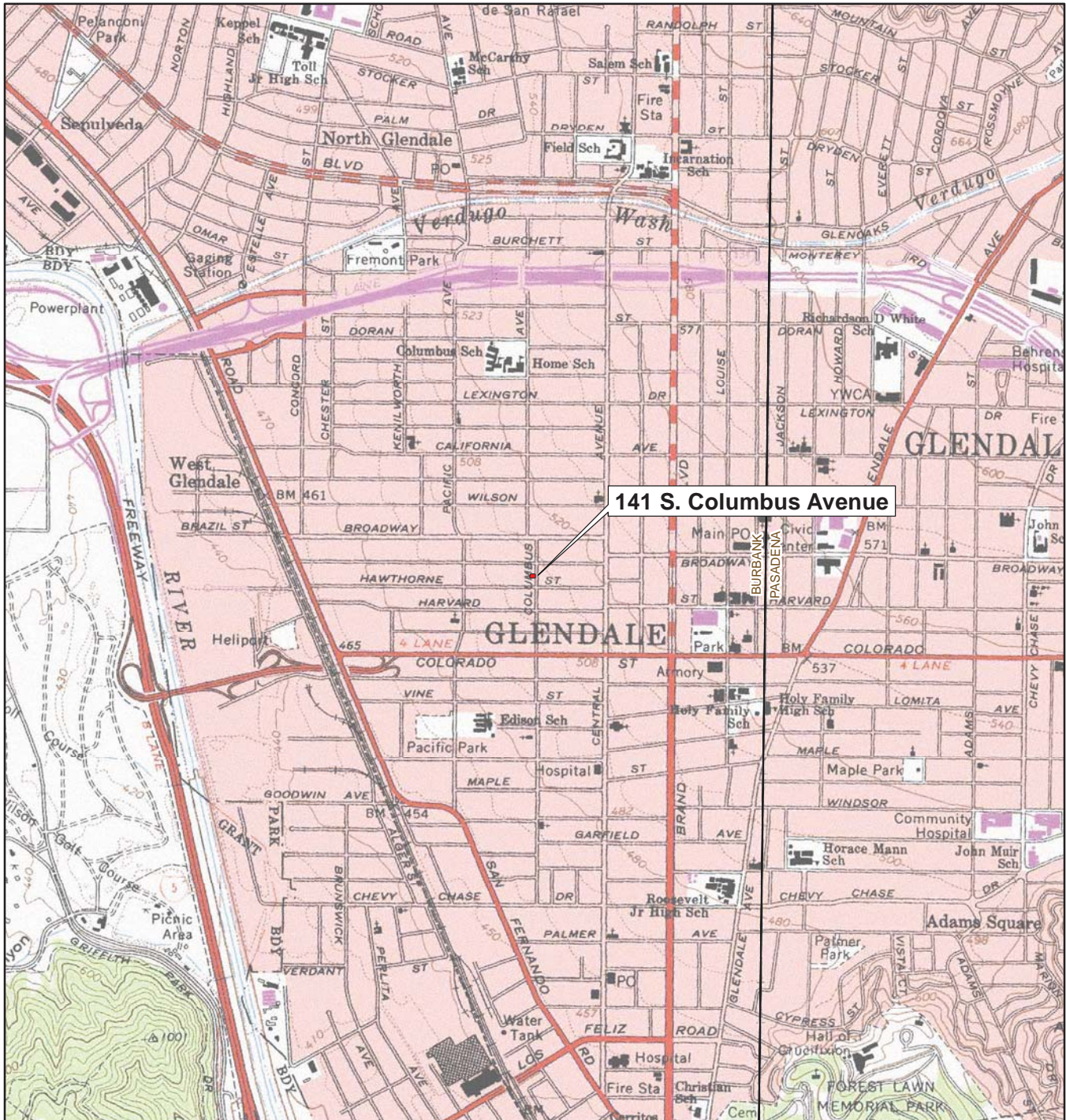


South and east elevations of the Colonial Revival single-family residence at 141 S. Columbus Avenue (view to the northwest; photograph taken April 21, 2016).

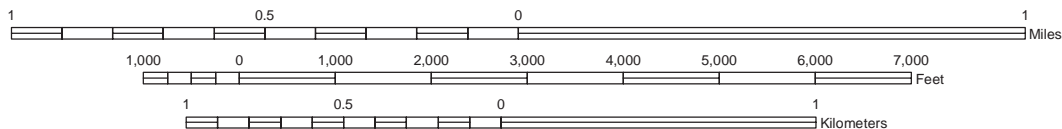


North and east elevations of the residence at 141 S. Columbus Avenue (view to the west; photograph taken April 21, 2016).





SCALE 1:24,000



TRUE NORTH

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

Primary # 19-192311
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings

Review Code

Reviewer

Date

Page 1 of 11

Resource Name or # 401 Hawthorne Street

P1. Other Identifier:

P2. Location: a. County Los Angeles ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad Burbank, Calif. (1966 photo-revised 1972)

Within a portion of the San Rafael land grant in T1N, R13W, S.B.B.M.

Elevation: 512 feet above mean sea level

c. Address 401 Hawthorne Street City Glendale Zip 91204

d. UTM: Zone 11; 383,733 mE / 3,778,969 mN

UTM Derivation: ☐ USGS Quad ☒ GPS; Google Earth NAD 1983

e. Other Locational Data: This single-family residence is located on the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on the south end of Assessor's Parcel Number (APN) 5695-007-039, comprising Lot 36 of Block J of the Glendale Valley View Tract. It shares the parcel with another residence of similar style and construction located at 141 S. Columbus Avenue.

P3a. **Description:** This wood-frame single-family residence rests on a brick perimeter footing and is designed in the Colonial Revival style of architecture popular during the early twentieth century nationwide. More specifically, it is a local subtype of Craftsman architecture designated "Clipped-Gable Colonial." It is surmounted by a cross-hip-on-gable roof and boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white. The symmetrical primary façade, facing south, features an accentuated front door with a decorative arched pediment supported by slender columns. To each side of the door are tall, wood-frame tripartite windows with dog-ear sashes and wide trim. A short concrete stoop leads up to a full length concrete porch painted burgundy. The east-facing elevation features a recessed side entryway and raised concrete porch nestled between two gable projections. The side entry exhibits glazed double-doors flanked by wood-frame double-hung windows with dog-ear sashes. The veranda is sheltered beneath a shed roof overhang supported by wood posts. The concrete porch is painted burgundy to match the front entry. To the north of the residence is a detached garage of similar construction and likeness as the house. Concrete sidewalks run along the edge of the front lawn, while concrete walkways and driveways lead up to the house. The house is set back from the street.

P3b. **Resource Attributes:** HP2. Single-family residence

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

P5a. **Photograph or Drawing** See attached Continuation sheets for photographs

P5b. **Description of Photo:** Photographs taken on April 21, 2016.

P6. **Date Constructed/Age of Sources:** ☐ Prehistoric ☒ Historic ☐ Both

P7. **Owner and Address:** Unknown

P8. **Recorded by:** Josh Smallwood, Applied EarthWorks, Inc., 3550 E. Florida Avenue, Suite H, Hemet, CA 92544

P9. **Date Recorded:** April 21, 2016

P10. **Survey Type:** Intensive level survey for CEQA compliance

P11. **Report Citation:** Josh Smallwood (2016): *Historic Building Assessment: 401, 405, and 409 Hawthorne Street and 141 S. Columbus Avenue, City of Glendale, Los Angeles County, California*. Applied EarthWorks, Inc., Hemet, CA.

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:

BUILDING, STRUCTURE, OBJECT RECORD

Page 2 of 11

NRHP Status Code 5S3

Resource Name or # 401 Hawthorne Street

- B1. **Historic Name:** None
B2. **Common Name:** None
B3. **Original Use:** Single-family residence
B4. **Present Use:** Vacant

B5. **Architectural Style:** Colonial Revival

B6. **Construction History:** According to a Los Angeles Times newspaper article, the Glendale Valley View Tract was originally planted in vineyards in the 1870s by Judge Andrew Glassell. It was sold for residential development around 1906, and by 1907, house lots were being subdivided and sold at a phenomenal rate (Harnisch 2006; HRG 2014:34). By 1907, the tract boasted 72 homes constructed and over 500 parcels sold, out of the 763 that were available. The tract encompassed the area west of Central Avenue, south of present-day Broadway, east to Vine Street, and west to San Fernando Road (HRG 2014:35). It was advertised by the Erkenbrecher Syndicate, Ltd. tract agent as the “Crème de la Crème of Subdivisions” with lots selling for \$200 and up (HRG 2014:34). The Glendale Valley View Tract was annexed by the City of Glendale in 1918 (Los Angeles County Assessor 1961). The decade of the 1920s was a boom period in the development of Glendale and the rest of southern California (USGS 1902, 1928). Los Angeles County Assessor records for this parcel are either missing or misplaced, as records prior to 1952 could not be found. Donald H. Packer and Doris P. Edwards held title to the property from at least 1952 through 1966 (Los Angeles County Assessor 1952–1955, 1955–1961, 1962–1966).

According to Building Permits researched at the Glendale Community Development Department, Stephen C. Packer owned the property in 1921 when a permit was filed to construct the residences at 401 Hawthorne Street and 403 Hawthorne Street; the latter of which is now 141 S. Columbus Avenue. The buildings were completed by contractor G.W. Calkins in 1922. City Directory listings indicate that Stephen Packer lived at 362 Riverdale Drive in Glendale in 1923. Donald Packer resided at 141 S. Columbus Avenue, on the north half of this parcel, in 1923. Elizabeth Black resided at 401 Hawthorne Street during the 1920s, followed by Alfred and Anna Reid during the early 1930s, Burt and Charlotte Lloyd during the mid-1930s, and Albert and Mildred Morgan during the late-1930s and 1940s. Abraham and Mary Farney lived at the address in 1952, followed by Susan Von Arsdale in 1956, and Abraham and Meron Farney in 1962. Based on City Directories, it appears that one or both of the residences on this parcel were primarily rental properties. None of these persons are known to have achieved any significant status within the history of the city of Glendale, the region, the state, or the nation.

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

B8. **Related Features:** A detached garage of similar style is situated to the north of the residence and shared with 141 S Columbus Avenue.

B9a. **Architect:** Unknown b. **Builder:** G.W. Calkins

B10. **Significance:**

Theme Early twentieth century residential development; Colonial Revival architecture

Area Glendale, Los Angeles County

Period of Significance None

Property Type Single-family residence

Applicable Criteria None

This residence is a modest example of the Colonial Revival architectural style locally known as “Clipped-Gable Colonial” that was popular from about 1880–1955 (McAlester and McAlester 1993:321–341; GPA 2007:33). Historic aerial photographs reveal that the neighborhood in which this residence is located underwent substantial redevelopment from the 1960s through the 1980s, as multi-story apartment complexes were built (NETROnline 2016). Numerous residential buildings were removed as a large parking structure was built across the street to the east during the 1970s, at the same time that Columbus Avenue was widened and realigned. As the result of post-WWII era redevelopment, Block J of the Glendale Valley View Tract has lost the vast majority of its early twentieth century homes.

BUILDING, STRUCTURE, OBJECT RECORD

Page 3 of 11

NRHP Status Code 5S3

Resource Name or # 401 Hawthorne Street

B10. Significance (continued):

The residence and detached garage are not directly associated with an important historical event (CRHR Criterion 1), or directly associated with the productive life of an important historical person (CRHR Criterion 2). Neither building is an important work of a master architect, or possesses high artistic value (CRHR Criterion 3). The residence and detached garage do embody the distinctive characteristics of a type, period, or method of construction—most notably the “Clipped-Gable Colonial substyle of Craftsman architecture. It is considered to be an important local variant of this style within the City of Glendale. This building does not, however, possess data potential important to the study of our local, state, or national history (CRHR Criterion 4). A detailed evaluation of the historical significance based on CRHR criteria is provided below.

CRHR Criterion 1: No information has been found to suggest that the residence and detached garage at 401 Hawthorne Street is directly associated with any historical events of importance in local, state, or national history under CRHR Criterion 1. The residence appears to have been built around 1921. Numerous other homes were built in the Glendale Valley View Tract subdivision during the development boom period of the 1920s. The residence is not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residence is associated with the pre-WWII-era history and development of the City of Glendale, this was a pattern that was represented region wide in the greater Los Angeles area and is not specific to Glendale.

CRHR Criterion 2: No information has been found to suggest that the residence at 401 Hawthorne Street is directly associated with the productive life of persons of importance in local, state, or national history as required under CRHR Criterion 2. Title to the residence and detached garage at 401 Hawthorne Street was held by Donald H. Packer and Doris P. Edwards from at least 1952 through 1966. Neither of these individuals is known to be an important local historical figure, or to have actually resided on the property. It is possible they were absentee owners. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: The residence and detached garage are modest examples of the Colonial Revival style architecture with Craftsman details and is not well represented in the community of Glendale. Therefore, it does have architectural merits on a local level. The residence and detached garage at 401 Hawthorne Street do appear to be eligible for CRHR Criterion 3. When grouped with 141 S. Columbus Avenue (P-19-192310), the buildings gains even greater importance. The building is also eligible for the Glendale Register under Criterion 3 (embodies the distinctive and exemplary characteristics of an architectural style, type, period or method of construction) and Criterion 5 (is a resource exemplary of the early heritage of the City). The importance of the structure is enhanced when grouped with 141 S. Columbus Avenue and the shared garage which formed a rental residential unit.

CRHR Criterion 4: The residence and detached garage at 401 Hawthorne Street does not appear to meet CRHR Criterion 4 for any potential to provide information important to the study of pre-WWII-era residences in Glendale, or Colonial Revival architecture in the region. This criteria is typically reserved for archaeological resources, ruins, or rare built-environment resources of which little is already known, and that are considered to be the sole source of historical data.

B11. Additional Resource Attributes: None

B12. References:

GPA (Galvin Preservation Associates)

2007 *City of Glendale Reconnaissance Survey and Historic Context Statement of Craftsman Style Architecture, 2006-2007 Certified Local Government Grant.* Prepared for the City of Glendale Planning Department.

Harnisch, Larry

2006 “A Vintage Development.” Article in *The Los Angeles Daily Mirror*. December 2. Found at: <https://ladailymirror.com/2006/12/02/a-vintage-development/>.

BUILDING, STRUCTURE, OBJECT RECORD

Page 4 of 11

NRHP Status Code 5S3

Resource Name or # 401 Hawthorne Street

B12. References (continued):

HRG (Historic Resources Group)

- 2014 Administrative Draft, City of Glendale, South Glendale Historic Context Statement, August 14, 2014.
Found at: http://www.ci.glendale.ca.us/government/packets/HPC_082114/7a.pdf.

Los Angeles County Assessor

- 1952–1955 Book 77, Page 8.
1955–1961 Book 1923, Page 13A.
1962–1966 Book 5637, Page 13A.

McAlester, Virginia and Lee McAlester

- 2002 *Field Guide to American Houses*. Alfred A. Knopf, New York.

NETROnline

- 2016 Historic aerial photographs dated 1952, 1964, 1972, 1977, 1980, 1989, 1994, and 2004. Found at:
<http://www.historicaerials.com/>.

USGS (U.S. Geological Survey)

- 1902 Santa Monica, Calif. 15-minute topographic quadrangle (1:62,500). Surveyed in 1893.
1928 Glendale, Calif. topographic quadrangle (1:25,000). Surveyed in 1925.
1953 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1952; field check 1953.
1966 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1964; field check 1966.

B13. Remarks: These buildings are slated for demolition and redevelopment.

B14. Evaluator: Josh Smallwood, M.A., RPA
Applied EarthWorks, Inc.
3550 E. Florida Avenue, Suite I,
Hemet, CA 92544

Date of Evaluation: April 26, 2016

47 Lots Sold in November
34 Lots Sold in October
88 Lots Sold in Sept'mber
50 Lots Sold in August

Come In and Go Out

And see for yourself why we are selling more lots in Glendale Valley View Tract than all the other agents in Glendale are selling in all the other tracts in Glendale.
It is a fact and we can prove every word of it.

Glendale Valley View
was started on merit
founded on honor
and sells on
sight.

Crème de la Crème of Subdivisions

Glendale Valley View Tract

ERKENBRECHER SYNDICATE OWNERS' AGENT. 122 W. 6TH ST. LOS ANGELES.

LOT 27 AND 28
\$275 UP TO \$500
EVERY MODERN IMPROVEMENT
A Few Corners Higher

Lot Prices

Easy to Buy
Easy to Pay For
No Interest and No Taxes

Over \$35,000 spent for improvements. Over five miles of streets—all graded and oiled. Over 5 miles of cement walks and curbs. Over 5 miles of water pipe. Over 200 electric light poles. High school, grammar school, churches, stores, library, two banks, good society. The finest equipped electric car service in Southern California; fast and frequent service and only 75¢ fare by book; closer in by running time than West Adams Heights. Splendid soil. No mud in winter or dust in summer. Everything grows luxuriantly. We can sell any lot in the tract for \$10 down and \$10 per month—no interest, no taxes. Investigate. Do it now. Nearly 100 homes now up and

Erkenbrecher Syndicate Ltd.

Owners' Agents 122 West Sixth Street Ground Floor

Advertisement for house lots in the Glendale Valley View Tract subdivision, circulated in the *Los Angeles Times* issue of December 2, 1907 (Harnisch 2006).



South elevation of the “Clipped-Gable Colonial” single-family residence at 401 Hawthorne Street (view to the north; photograph taken April 21, 2016).



South and west elevations of the “Clipped-Gable Colonial” single-family residence at 401 Hawthorne Street (view to the northeast; photograph taken April 21, 2016).

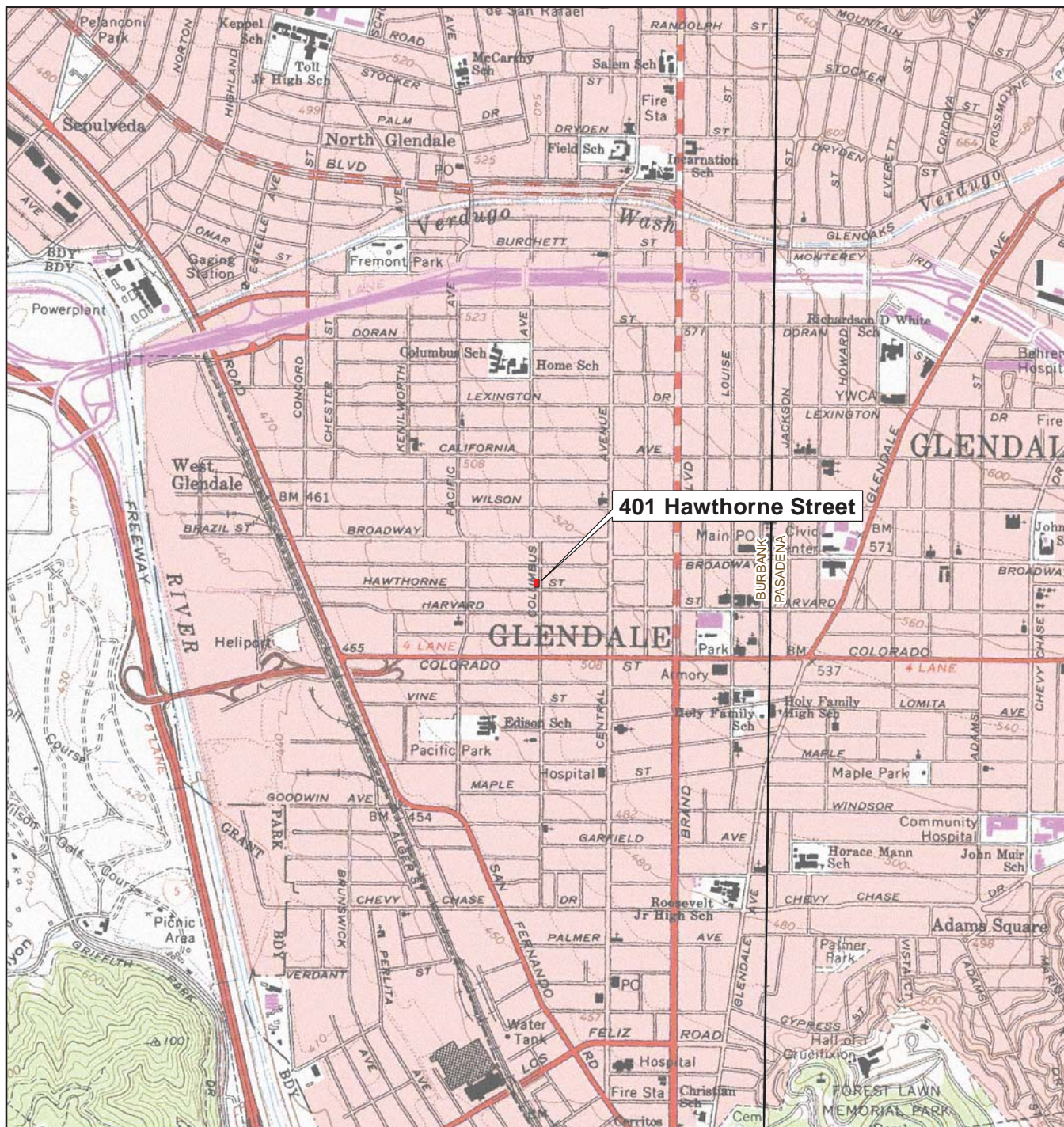


East elevation of the residence at 401 Hawthorne Street (view to the west; photograph taken April 21, 2016).

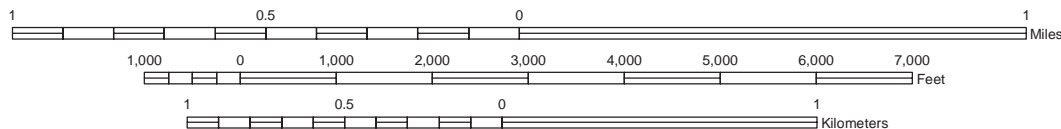


East elevation of the detached garage at 401 Hawthorne Street (view to the west; photograph taken April 21, 2016).





SCALE 1:24,000



TRUE NORTH

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

Primary # 19-192312

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

Page 1 of 10

Resource Name or # 405 Hawthorne Street

P1. Other Identifier:

P2. Location: a. County Los Angeles ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad Burbank, Calif. (1966 photo-revised 1972)

Within a portion of the San Rafael land grant in T1N, R13W, S.B.B.M.

Elevation: 512 feet above mean sea level

c. Address 405 Hawthorne Street City Glendale Zip 91204

d. UTM: Zone 11; 383,722 mE / 3,778,970 mN

UTM Derivation: ☐ USGS Quad ☒ GPS; Google Earth NAD 1983

e. Other Locational Data: This multiple-family residence is located 80 feet west of the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on Assessor's Parcel Number (APN) 5695-007-038, comprising Lot 35 of Block J of the Glendale Valley View Tract. A detached two-car garage is situated to the rear of the parcel.

P3a. **Description:** This wood-frame duplex residence rests on a raised concrete perimeter footing and is designed in the Minimal Traditional style of architecture popular during the middle twentieth century. It is surmounted by a low pitch hip roof with narrow eaves. The roof is covered with gray composition shingles. The exterior walls are covered with smooth stucco painted white. The asymmetrical primary façade, facing south, features a central door with a bay window projection to one side and a corner wrap tripartite window to the other side. A concrete stoop leads up to the front door and is sheltered by a shed roof extension supported by a single wood post. The attached rear unit of this duplex is of original construction and is nearly identical to the front, except it faces to the west. The central door has a bay window projection to one side and a corner wrap tripartite window to the other side. A concrete stoop leads up to the front door and is sheltered by a shed roof extension supported by a single wood post. A concrete sidewalk runs along the edge of the front lawn, while a concrete walkway leads up to the front porch. Adjacent to the west side of the building is a two-track concrete driveway that leads to a small detached two-car garage at the rear of the parcel. The garage is a wood-frame stucco building with hip roof and two large hanging wood doors with center divider. The garage dates to the same construction period as the duplex and appears to be original in its materials, design, and construction.

P3b. **Resource Attributes:** HP3. Multiple-family residence

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

P5a. **Photograph or Drawing** See attached Continuation sheets for photographs

P5b. **Description of Photo:** Photographs taken on April 21, 2016.

P6. **Date Constructed/Age of Sources:** ☐ Prehistoric ☒ Historic ☐ Both

P7. **Owner and Address:** Unknown

P8. **Recorded by:** Josh Smallwood, Applied EarthWorks, Inc., 3550 E. Florida Avenue, Suite H, Hemet, CA 92544

P9. **Date Recorded:** April 21, 2016

P10. **Survey Type:** Intensive level survey for CEQA compliance

P11. **Report Citation:** Josh Smallwood (2016): *Historic Building Assessment: 401, 405, and 409 Hawthorne Street and 141 S. Columbus Avenue, City of Glendale, Los Angeles County, California*. Applied EarthWorks, Inc., Hemet, CA.

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:

BUILDING, STRUCTURE, OBJECT RECORD

Page 2 of 10

NRHP Status Code 6Z

Resource Name or # 405 Hawthorne Street

- B1. **Historic Name:** None
B2. **Common Name:** None
B3. **Original Use:** Multiple-family residence
B4. **Present Use:** Vacant

B5. **Architectural Style:** Minimal Traditional

B6. **Construction History:** According to a Los Angeles Times newspaper article, the Glendale Valley View Tract was originally planted in vineyards in the 1870s by Judge Andrew Glassell. It was sold for residential development around 1906, and by 1907, house lots were being subdivided and sold at a phenomenal rate (Harnisch 2006; HRG 2014:34). By 1907, the tract boasted 72 homes constructed and over 500 parcels sold, out of the 763 that were available. The tract encompassed the area west of Central Avenue, south of present-day Broadway, east to Vine Street, and west to San Fernando Road (HRG 2014:35). It was advertised by the Erkenbrecher Syndicate, Ltd. tract agent as the “Crème de la Crème of Subdivisions” with lots selling for \$200 and up (HRG 2014:34). The Glendale Valley View Tract was annexed by the City of Glendale in 1918 (Los Angeles County Assessor 1961). The decade of the 1920s was a boom period in the development of Glendale and the rest of southern California (USGS 1902, 1928).

According to building permits at the Glendale Community Development Department, William A. Wolfe owned the property in 1940 when a permit was filed to construct a duplex residence at 405 Hawthorne Street. The residence was completed in 1941. Los Angeles County Assessor records for this parcel are either missing or misplaced, as records prior to 1952 could not be found. According to Assessor records, title to this property was held by William A. and Cecilia A. Wolfe from at least 1952 through 1971 (Los Angeles County Assessor 1952–1955, 1955–1961, 1962–1966). Roy A. and Florence C. Meyers acquired the property in February, 1971 (Los Angeles County Assessor 1962–1966). City Directory listings indicate that numerous individuals resided at this address throughout the historic period, as it was built as a duplex for rental purposes.

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

B8. **Related Features:** This residence shares the parcel with a detached two-car garage of similar vintage.

B9a. **Architect:** Unknown b. **Builder:** Unknown

B10. **Significance:**

Theme Middle twentieth century residential development; Minimal Traditional architecture

Area Glendale, Los Angeles County

Period of Significance None

Property Type Multiple-family residence

Applicable Criteria None

This duplex residence is a modest example of the Minimal Traditional architectural style that was popular during the 1930s and 1940s (McAlester and McAlester 1993:478). Historic aerial photographs reveal that the neighborhood in which this residence is located underwent substantial redevelopment from the 1960s through the 1980s, as multi-story apartment complexes were built (NETROnline 2016). Numerous residential buildings were removed as a large parking structure was built across Columbus Avenue to the east during the 1970s, at the same time that street was widened and realigned. As the result of post-WWII era redevelopment, Block J of the Glendale Valley View Tract has lost the vast majority of its early twentieth century homes.

Historical background research on the settlement, development, and growth of Glendale and the ownership history of the residence has indicated that it does not appear to meet any of the criteria of the California Register of Historical Resources (CRHR). The residence is not directly associated with an important historical event (CRHR Criterion 1), or directly associated with the productive life of an important historical person (CRHR Criterion 2). It is not an important work of a master architect, nor does it possess high artistic value (CRHR Criterion 3). While the

BUILDING, STRUCTURE, OBJECT RECORD

Page 3 of 10

NRHP Status Code 6Z

Resource Name or # 405 Hawthorne Street

B10. Significance (continued):

residence does embody the distinctive characteristics of a type, period, or method of construction—most notably the Minimal Traditional style of architecture—it is not considered to be an important example of this style within the City of Glendale, the region, state, or the nation. Furthermore, it does not possess data potential important to the study of our local, state, or national history (CRHR Criterion 4). A detailed evaluation of the historical significance based on CRHR criteria is provided in further detail below.

CRHR Criterion 1: No information has been found to suggest that the residence and detached garage at 405 Hawthorne Street is directly associated with any historical events of importance in local, state, or national history as required by CRHR Criterion 1. The duplex residence and detached garage were built around 1941. These buildings are not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residence and detached garage is associated with the history and development of the City of Glendale during the mid-twentieth century, there is no indication that association is significant. This is a pattern of development that occurred throughout the greater Los Angeles area.

CRHR Criterion 2: No information has been found to suggest that the residence and detached garage at 405 Hawthorne Street is directly associated with the productive life of a person of importance in local, state, or national history as required under CRHR Criterion 2. Title to the residence was held by an unknown number of individuals, none of whom is known to have resided on the property. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: No information has been found to suggest that the duplex residence and detached garage at 405 Hawthorne Street is an important example of the Minimal Traditional style of architecture within the City of Glendale, the region, state, or the nation. The duplex residence is a modest example of the Minimal Traditional style, and it does not exhibit any special or unique architectural merits that would stand it apart from other examples of the style found in the region of which there are many. Therefore, the residence at 405 Hawthorne Street does not appear to be eligible for CRHR Criterion 3 for any design or construction merits.

CRHR Criterion 4: The residence and detached garage at 405 Hawthorne Street does not appear to meet CRHR Criterion 4 for the potential to provide information important to the study of mid-twentieth century residences in Glendale, or Minimal Traditional architecture in the region. This criteria is typically reserved for archaeological resources, ruins, or rare built-environment resources of which little is already known, and that are considered to be the sole source of historical data.

B11. Additional Resource Attributes: None

B12. References:

Harnisch, Larry

2006 "A Vintage Development." Article in *The Los Angeles Daily Mirror*. December 2. Found at: <https://ladailymirror.com/2006/12/02/a-vintage-development/>.

HRG (Historic Resources Group)

2014 Administrative Draft, City of Glendale, South Glendale Historic Context Statement, August 14, 2014. Found at: http://www.ci.glendale.ca.us/government/packets/HPC_082114/7a.pdf.

Los Angeles County Assessor

1952–1955 Book 77, Page 8.

1955–1961 Book 1923, Page 13A.

1962–1966 Book 5637, Page 13A.

BUILDING, STRUCTURE, OBJECT RECORD

Page 4 of 10

NRHP Status Code 6Z

Resource Name or # 405 Hawthorne Street

B12. References (continued):

McAlester, Virginia, and Lee McAlester
2002 *Field Guide to American Houses*. Alfred A. Knopf, New York.

NETROnline

2016 Historic aerial photographs dated 1952, 1964, 1972, 1977, 1980, 1989, 1994, and 2004. Found at:
<http://www.historicaerials.com/>.

USGS (U.S. Geological Survey)

1902 Santa Monica, Calif. 15-minute topographic quadrangle (1:62,500). Surveyed in 1893.
1928 Glendale, Calif. topographic quadrangle (1:25,000). Surveyed in 1925.
1953 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1952; field check 1953.
1966 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1964; field check 1966.

B13. Remarks: This duplex residence and detached garage is slated for demolition and redevelopment.

B14. Evaluator: Josh Smallwood, M.A., RPA
Applied EarthWorks, Inc.
3550 E. Florida Avenue, Suite I,
Hemet, CA 92544

Date of Evaluation: April 26, 2016

47 Lots Sold in November
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50 Lots Sold in August

Come In and Go Out

And see for yourself why we are selling more lots in Glendale Valley View Tract than all the other agents in Glendale are selling in all the other tracts in Glendale.
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Glendale Valley View
was started on merit
founded on honor
and sells on sight.

Crème de la Crème of Subdivisions

Glendale Valley View Tract

ERKENBRECHER SYNDICATE OWNERS' AGENT.

122 WEST SIXTH ST. LOS ANGELES.

LOTS \$275 AND UP
EVERY MODERN IMPROVEMENT

Lot Prices
\$275 Up to \$500
A Few Corners Higher

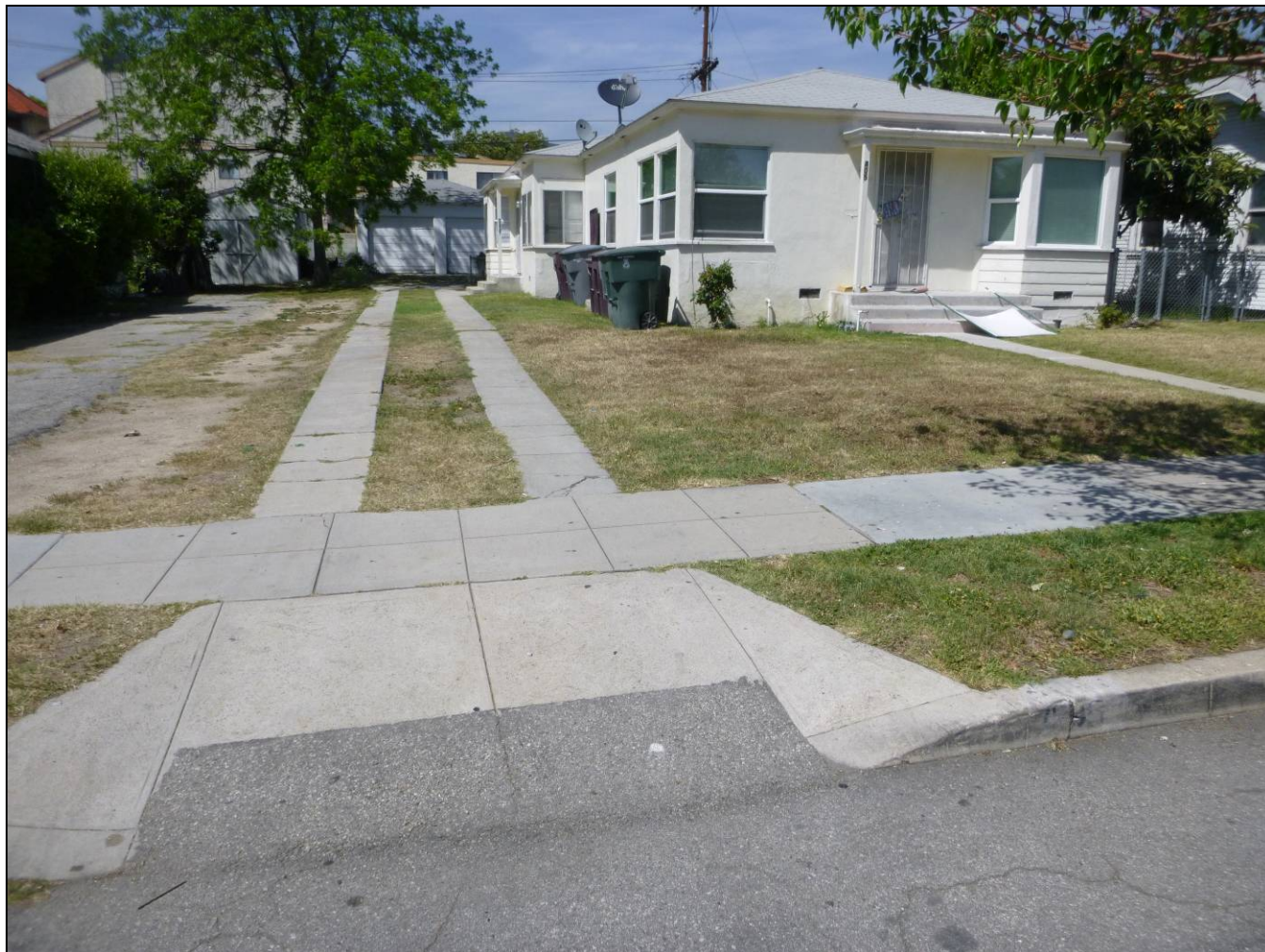
Easy to Buy
Easy to Pay For
No Interest and No Taxes

Over \$35,000 spent for improvements. Over five miles of streets—all graded and oiled. Over 5 miles of cement walks and curbs. Over 5 miles of water pipe. Over 200 electric light poles. High school, grammar school, churches, stores, library, two banks, good society. The finest equipped electric car service in Southern California; fast and frequent service and only 75¢ fare by book; closer in by running time than West Adams Heights. Splendid soil. No mud in winter or dust in summer. Everything grows luxuriantly. We can sell any lot in the tract for \$10 down and \$10 per month—no interest, no taxes. Investigate. Do it now. Nearly 100 homes now completed.

Erkenbrecher Syndicate Ltd.

Owners' Agents 122 West Sixth Street Ground Floor

Advertisement for house lots in the Glendale Valley View Tract subdivision, circulated in the *Los Angeles Times* issue of December 2, 1907 (Harnisch 2006).



South and west elevations of the Minimal Traditional style duplex residence at 405 Hawthorne Street (view to the northeast; photograph taken April 21, 2016). The two-track concrete driveway leads to a detached two-car garage at the rear of the parcel.

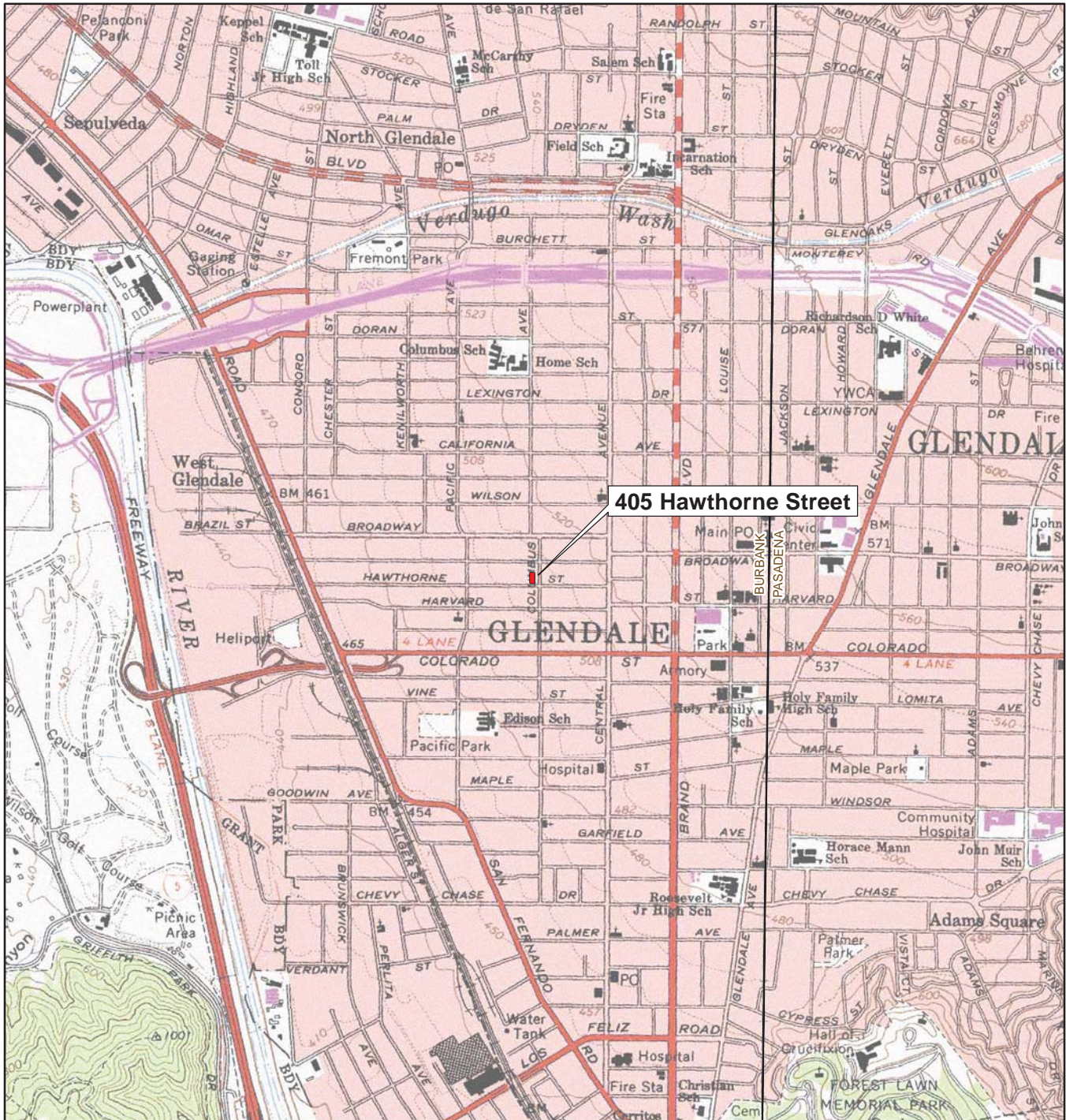


South and west elevations of the Minimal Traditional style duplex residence at 405 Hawthorne Street (view to the northeast; photograph taken April 21, 2016).

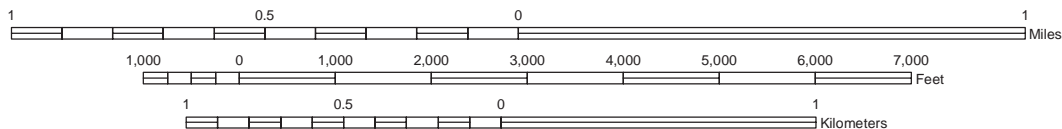


Detached two-car garage to the rear (north) of the residence at 405 Hawthorne Street (view to the north; photograph taken April 21, 2016).





SCALE 1:24,000



TRUE NORTH

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

Primary # 19-192313

HRI #

Trinomial

NRHP Status Code 6L

Other Listings

Review Code

Reviewer

Date

Page 1 of 11

Resource Name or # 409 Hawthorne Street

P1. Other Identifier:

P2. Location: a. County Los Angeles ☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad Burbank, Calif. (1966 photo-revised 1972)

Within a portion of the San Rafael land grant in T1N, R13W, S.B.B.M.

Elevation: 512 feet above mean sea level

c. Address 409 Hawthorne Street City Glendale Zip 91204

d. UTM: Zone 11; 383,704 mE / 3,778,970 mN

UTM Derivation: ☐ USGS Quad ☒ GPS; Google Earth NAD 1983

e. Other Locational Data: This single-family residence is located 130 feet west of the northwest corner of Hawthorne Street and S. Columbus Avenue. It is situated on Assessor's Parcel Number APN) 5695-007-037, comprising Lot 34 of Block J of the Glendale Valley View Tract. A detached garage is situated to the rear of the parcel.

P3a. Description: This wood-frame single-family residence rests on a brick perimeter footing and is designed in the National Folk style of architecture popular during the early twentieth century. In the context of the development of Glendale, this structure is identified as Transitional Craftsman style architecture reflecting a shift away from the styles of the Victorian era and locally referred to as a Hip-Roofed Cottage style (Smith 2016).

The 409 Hawthorne Street building is surmounted by a pyramidal hip roof with wide eaves and a centrally located lattice filled dormer. The roof, which is in poor condition, is covered with gray composition shingles. Building permits indicate it was last reroofed in 1947. The exterior walls are clad with narrow clapboard siding painted white. The asymmetrical primary façade, facing south, features a recessed corner veranda supported by wood posts set on a pony wall. To one side of the door is a wood-frame picture window with a diamond-lattice upper sash and wide trim. A second window opening on the front of the building has been replaced with a modern aluminum-frame window, albeit in the original window opening. A short concrete stoop leads up to the porch. The east and west-facing elevations feature a series of wood-frame and aluminum-frame windows. Six out of 10 windows on the east and west façades have been replaced and the window type and appearance have changed. The original windows have been replaced with aluminum sliding windows and jalousie sashes. At least one window has changed in size. The three remaining original windows on the west side of the building are simple one-over-one wood sash windows now obscured from view by an apartment building. A shed-roof rear addition with board-and-batten siding and aluminum-frame windows had been added to the north-facing elevation circa 1942–1943. A concrete sidewalk runs along the edge of the front lawn, while a concrete walkway leads up to the front porch. The house sets back from the street. Adjacent to the east side of the building is an asphalt paved driveway that leads to a small auto-house at the rear of the parcel. The garage is a wood-frame building with gable roof and large wood double-door. Its construction dates to the same period as the house, but the exterior has been covered with stucco in more recent decades.

P3b. Resource Attributes: HP2. Single-family residence

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

P5a. Photograph or Drawing See attached Continuation sheets for photographs

P5b. Description of Photo: Photographs taken on April 21, 2016.

P6. Date Constructed/Age of Sources: ☐ Prehistoric ☒ Historic ☐ Both

P7. Owner and Address: Unknown

P8. Recorded by: Josh Smallwood, Applied EarthWorks, Inc., 3550 E. Florida Avenue, Suite H, Hemet, CA 92544

P9. Date Recorded: April 21, 2016

PRIMARY RECORD

Primary # 19-192313

HRI #

Trinomial

NRHP Status Code 6L

Page 2 of 11

P10. Survey Type: Intensive level survey for CEQA compliance

P11. Report Citation: Josh Smallwood 2016): *Historic Building Assessment: 401, 405, and 409 Hawthorne Street and 141 S. Columbus Avenue, City of Glendale, Los Angeles County, California*. Applied EarthWorks, Inc., Hemet, CA.

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:

BUILDING, STRUCTURE, OBJECT RECORD

Page 3 of 11

NRHP Status Code 6L

Resource Name or # 409 Hawthorne Street

- B1. **Historic Name:** None
B2. **Common Name:** None
B3. **Original Use:** Single-family residence
B4. **Present Use:** Vacant

B5. **Architectural Style:** National Folk

B6. **Construction History:** According to a Los Angeles Times newspaper article, the Glendale Valley View Tract was originally planted in vineyards in the 1870s by Judge Andrew Glassell. It was sold for residential development around 1906, and by 1907, house lots were being subdivided and sold at a phenomenal rate (Harnisch 2006; HRG 2014:34). By 1907, the tract boasted 72 homes constructed and over 500 parcels sold, out of the 763 that were available. The tract encompassed the area west of Central Avenue, south of present-day Broadway, east to Vine Street, and west to San Fernando Road (HRG 2014:35). It was advertised by the Erkenbrecher Syndicate, Ltd. tract agent as the “Crème de la Crème of Subdivisions” with lots selling for \$200 and up (HRG 2014:34). The Glendale Valley View Tract was annexed by the City of Glendale in 1918 (Los Angeles County Assessor 1961). The decade of the 1920s was a boom period in the development of Glendale and the rest of southern California (USGS 1902, 1928).

This residence appears to have been built during the 1910s based on its style, design, and materials used in its construction. According to building permits filed at the Glendale Community Development Department, a permit from the 1910s or 1920s identifies Ed Holmes as the owner of the parcel. G.W. Wolfe owned the property in 1921 when another permit was filed to remodel the residence at 409 Hawthorne Street. S.B. Cuppett constructed the rear addition in 1942–1943. Wolfe remained the owner holding title to the property in 1947 when a permit was issued for a new roof. Los Angeles County Assessor records for this parcel are either missing or misplaced, as records prior to 1952 could not be found. According to subsequent Assessor records, title to this property passed through several hands during the 1950s and 1960s. George and Nellie Keech and William J. Fryer held title to the property from at least 1952 through 1956 (Los Angeles County Assessor 1952–1955, 1955–1961). Algoth and Caroline Winnoth acquired the property in April, 1956, and sold it to Walter and Nannie Music in October, 1957 (Los Angeles County Assessor 1955–1961). The Musics held title through at least 1966 (Los Angeles County Assessor 1962–1966). It is unknown whether or not any of these owners ever resided on the property, or if its primary use was as a rental property.

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

B8. **Related Features:** This residence shares the parcel with a detached auto-house of similar vintage, although it has been altered with the application of an exterior coat of modern stucco.

B9a. **Architect:** Unknown **b. Builder:** Unknown

B10. **Significance:**

Theme Early twentieth century residential development; National Folk architecture

Area Glendale, Los Angeles County

Period of Significance None

Property Type Single-family residence

Applicable Criteria None

This residence is a modest example of the National Folk architectural style that was popular during the late nineteenth and early twentieth century (McAlester and McAlester 1993:88–101). Historic aerial photographs reveal that the neighborhood in which this residence is located underwent substantial redevelopment from the 1960s through the 1980s, as multi-story apartment complexes were built (NETROnline 2016). Numerous residential buildings were removed as a large parking structure was built across the street to the east during the 1970s, at the same time that Columbus Avenue was widened and realigned. As the result of post-WWII era redevelopment, Block J of the Glendale Valley View Tract has lost the vast majority of its early twentieth century homes.

BUILDING, STRUCTURE, OBJECT RECORD

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NRHP Status Code 6L

Resource Name or # 409 Hawthorne Street

B10. Significance (continued):

This residence is not directly associated with an important historical event (CRHR Criterion 1), or directly associated with the productive life of a person important in history (CRHR Criterion 2). It is not an important work of a master architect, nor does it possess high artistic value (CRHR Criterion 3). While the residence does embody the distinctive characteristics of a type, period, or method of construction—most notably the Transitional Craftsman style of architecture—it retains little integrity and is not a good representative example of the style within the City of Glendale, the region, state, or the nation. Furthermore, it does not possess data potentially important to the study of our local, state, or national history (CRHR Criterion 4). A detailed evaluation of the historical significance based on CRHR and Glendale Register criteria is provided below.

CRHR Criterion 1: No information has been found to suggest that the residence and garage at 409 Hawthorne Street is directly associated with any historical events of importance in local, state, or national history under CRHR Criterion 1. The residence and garage appear to have been built during the 1910s, as were numerous other homes in the Glendale Valley View Tract subdivision. The residence and garage is not directly associated with an important event or pattern of events in Glendale history, or in the history of the region, state, or nation. While the residence is associated with the pre-WWII-era history and development of the City of Glendale, there is no indication that association is significant. This is a pattern experienced region wide.

CRHR Criterion 2: No information has been found to suggest that the residence and garage at 409 Hawthorne Street are directly associated with the productive life of a person of importance in local, state, or national history under CRHR Criterion 2. Title to the residence was held by several individuals, none of whom is known to have resided on the property. No information has been found to suggest any important historical figures ever resided on the property.

CRHR Criterion 3: This residence is a modest example of a Transitional Craftsman cottage reflecting a shift away from the design styles of the Victorian era. It is built in the Hip-Roofed Cottage subtype of architectural style that was popular during the late nineteenth and early twentieth century in the City of Glendale. This particular building was constructed during the 1910s. While the residence does embody the distinctive characteristics of a type, period, or method of construction it has been extensively altered and no longer retains integrity. Therefore, the residence at 409 Hawthorne Street does not appear to be eligible for CRHR Criterion 3 or Glendale Register Criterion 3. It does represent the early heritage of the City (Glendale Criterion 5) but because of the alterations it is not an exemplary example.

CRHR Criterion 4: The residence at 409 Hawthorne Street does not appear to meet CRHR Criterion 4 for having the potential to provide information important to the study of pre- or post-WWI era residences in Glendale or the Craftsman style of architecture in the region. This criterion is typically reserved for archaeological resources, ruins, or rare built-environments of which little is known and that are considered to be the sole source of that historical data.

B11. Additional Resource Attributes: None

B12. References:

Harnisch, Larry

2006 "A Vintage Development." Article in *The Los Angeles Daily Mirror*. December 2. Found at: <https://ladailymirror.com/2006/12/02/a-vintage-development/>.

HRG (Historic Resources Group)

2014 Administrative Draft, City of Glendale, South Glendale Historic Context Statement, August 14, 2014. Found at: http://www.ci.glendale.ca.us/government/packets/HPC_082114/7a.pdf.

BUILDING, STRUCTURE, OBJECT RECORD

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NRHP Status Code 6L

Resource Name or # 409 Hawthorne Street

B12. References (continued):

Los Angeles County Assessor

1952–1955 Book 77, Page 8.

1955–1961 Book 1923, Page 13A.

1962–1966 Book 5637, Page 13A.

McAlester, Virginia and Lee McAlester

2002 *Field Guide to American Houses*. Alfred A. Knopf, New York.

NETROnline

2016 Historic aerial photographs dated 1952, 1964, 1972, 1977, 1980, 1989, 1994, and 2004. Found at:
<http://www.historicaerials.com/>.

USGS (U.S. Geological Survey)

1902 Santa Monica, Calif. 15-minute topographic quadrangle (1:62,500). Surveyed in 1893.

1928 Glendale, Calif. topographic quadrangle (1:25,000). Surveyed in 1925.

1953 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1952; field check 1953.

1966 Burbank, Calif. 7.5-minute topographic quadrangle (1:24,000), aerial photographs taken 1964; field check 1966.

B13. Remarks: This residence and auto-house is slated for demolition and redevelopment.

B14. Evaluator: Josh Smallwood, M.A., RPA
Applied EarthWorks, Inc.
3550 E. Florida Avenue, Suite I,
Hemet, CA 92544

Date of Evaluation: April 26, 2016

47 Lots Sold in November
34 Lots Sold in October
88 Lots Sold in Sept'mber
50 Lots Sold in August

Come In and Go Out

And see for yourself why we are selling more lots in Glendale Valley View Tract than all the other agents in Glendale are selling in all the other tracts in Glendale.
It is a fact and we can prove every word of it.

Glendale Valley View
was started on merit
founded on honor
and sells on sight.

Crème de la Crème of Subdivisions

Glendale Valley View Tract

ERKENBRECHER SYNDICATE OWNERS' AGENTS

122 WEST SIXTH ST. LOS ANGELES.

LOTS \$275 UP TO \$500
EVERY MODERN IMPROVEMENT

Lot Prices
\$275 Up to \$500
A Few Corners Higher

Easy to Buy
Easy to Pay For
No Interest and No Taxes

Over \$35,000 spent for improvements. Over five miles of streets—all graded and oiled. Over 5 miles of cement walks and curbs. Over 5 miles of water pipe. Over 200 electric light poles. High school, grammar school, churches, stores, library, two banks, good society. The finest equipped electric car service in Southern California; fast and frequent service and only 75¢ fare by book; closer in by running time than West Adams Heights. Splendid soil. No mud in winter or dust in summer. Everything grows luxuriantly. We can sell any lot in the tract for \$10 down and \$10 per month—no interest, no taxes. Investigate. Do it now. Nearly 100 homes now completed.

Erkenbrecher Syndicate Ltd.

Owners' Agents 122 West Sixth Street Ground Floor

Advertisement for house lots in the Glendale Valley View Tract subdivision, circulated in the *Los Angeles Times* issue of December 2, 1907 (Harnisch 2006).



South and east elevations of the Transitional Craftsman style single-family residence at 409 Hawthorne Street (view to the northwest; photograph taken April 21, 2016). The asphalt driveway leads to a small automobile-house at the rear of the parcel.



Rear addition on the north elevation of the Transitional Craftsman style single-family residence at 409 Hawthorne Street (view to the west; photograph taken April 21, 2016).



Detached garage to the rear (north) of the residence at 409 Hawthorne Street (view to the northwest; photograph taken April 21, 2016).

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

Primary # 19-192313
HRI#
Trinomial

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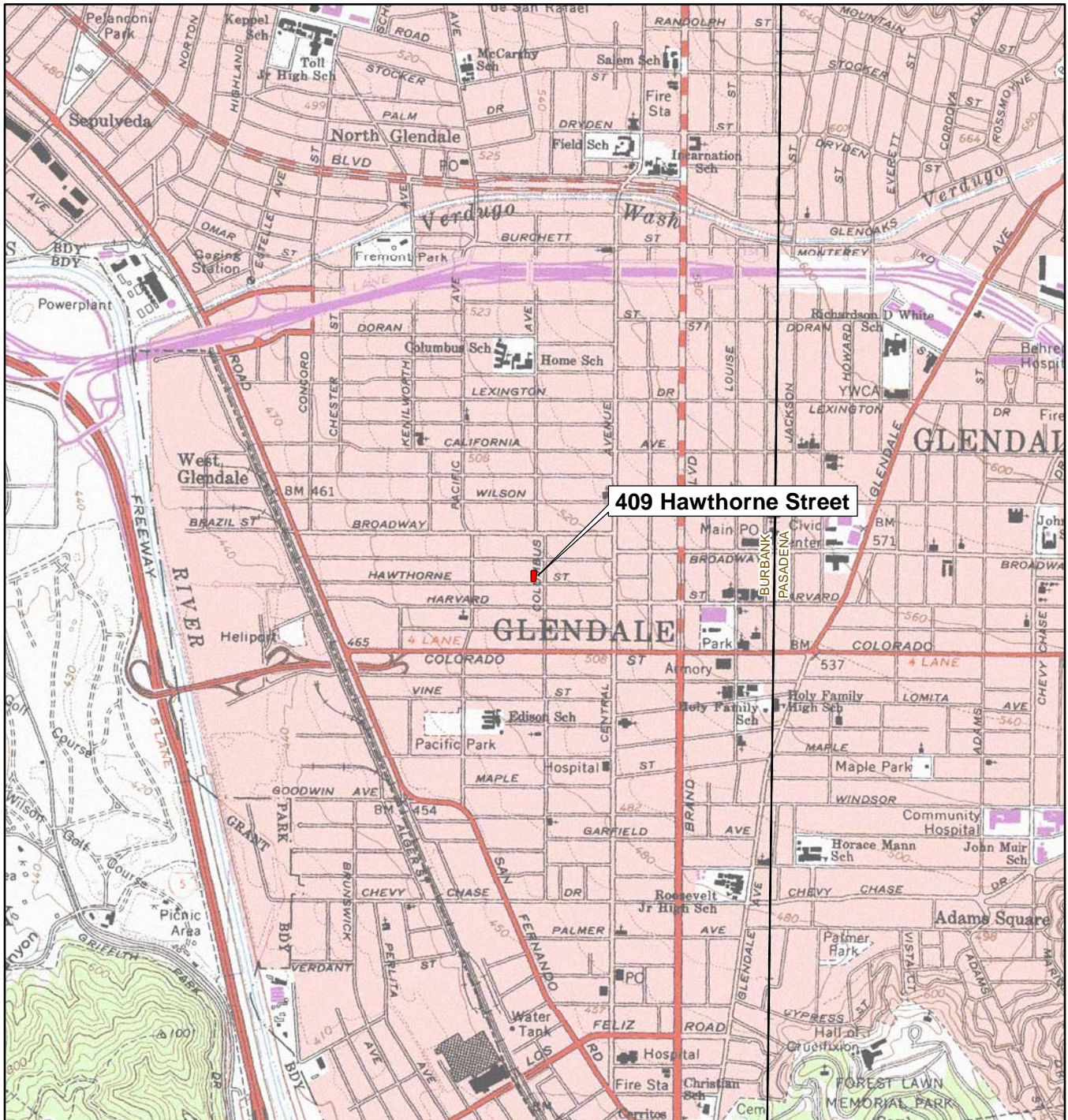
*Resource Name or #: (Assigned by recorder) 409 Hawthorne Street

*Drawn by: J. Smallwood

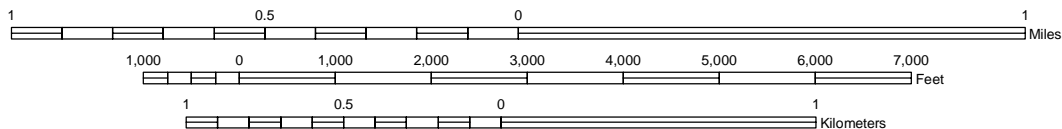
*Scale: 1 inch equals 30 feet

*Date of map: April 2016





SCALE 1:24,000



TRUE NORTH