

GRAND

# HISTORICAL RESOURCES ASSESSMENT FOR 1642 S. CENTRAL AVENUE, CITY OF GLENDALE AND COUNTY OF LOS ANGELES, CALIFORNIA

October 2021

## PREPARED FOR

City of Glendale Planning Division  
633 East Broadway, Room 103  
Glendale, California 91206-4386

## PREPARED BY

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**Historical Resources Assessment for  
1642 S. Central Avenue, City of Glendale and County of Los Angeles,  
California**

Prepared for

**City of Glendale Planning Division**  
633 East Broadway, Room 103  
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SWCA Project No. 64059  
SWCA CRRD No. 21-577

October 2021

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## EXECUTIVE SUMMARY

**Purpose and Scope:** The City of Glendale Planning Division retained SWCA Environmental Consultants (SWCA) to prepare an Historical Resource Assessment (HRA) for the property (Assessor Parcel No. [APN] 5640-029-014) located at 1642 S. Central Avenue (subject property) in the City of Glendale and County of Los Angeles, California (City). The property owner proposes to construct a new four-story, 31-unit affordable rental housing project. SWCA understands that in 2018 Environmental Science Associates (ESA) prepared an Historic Resources Assessment of the property and determined it to be not eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and for designation as a Glendale Historic Resource and that the City of Glendale disagreed with these findings. This HRA includes the following: 1) the results of a cultural resource records search and literature review, 2) an intensive-level built environment survey, 3) a site history, and 4) an evaluation to determine if the property is eligible for listing in the NRHP, listing in the CRHR, and/or designation as a Glendale Historic Resource, and therefore constitutes an historical resource for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRA complies with best professional practices as well as the current requirements defined by the City of Glendale.<sup>1</sup>

**Dates of Investigation:** SWCA received results of a California Historical Resources Information System (CHRIS) records search (within a 500-foot radius) from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, on August 25, 2021. SWCA conducted intensive-level surveys of the subject property on June 4 and August 6, 2021, and completed archival research in July 2021.

**Survey Findings:** The CHRIS records search (within the 500-foot radius) identified one previously recorded and evaluated resource (Glendale Southern Pacific Railroad Depot/P-19-150324) and three previous cultural resource studies. All of the resources and studies are outside the subject property boundary.

The subject property contains the following: 1) at the front of the property, a Craftsman-style dwelling that was constructed in 1913 as a single-family home and subsequently converted to a duplex sometime between 1919 and 1925, and 2) at the rear of the property, a smaller vernacular-style single-family dwelling that was constructed in 1920 and a one-story garage constructed in 1923. As part of the current evaluation, this assessment utilized the methodology and framework used by the City of Glendale in its 2014 *South Glendale Historic Context Statement*, specifically: 1) Early Development and Town Settlement, 1872-1918, including its association with the early development of the City of Tropic, Early Single-Family property type; and 2) Craftsman Style Architecture, 1900-1930.<sup>2</sup>

The property was included in the 2017 *Draft South Glendale Historic Resources Survey* (2017 Survey), which assigned the duplex at 1642 S. Central California Historical Resource Status Code 5S3, meaning it appears individually eligible for local designation through survey evaluation. The 2017 Survey determined the duplex is eligible for its architecture as a Craftsman-style residence and for its association as a ca. 1910 residence with the City of Tropic.<sup>3</sup> The residence at 1608 Gardena and the garage were not assessed because they fell outside of the parameters presented in the survey methodology and historic context statement. In August 2018 ESA prepared the *1642 S. Central Avenue Historic Resources Assessment* (2018 HRA), which determined the property is not individually eligible for listing in the NRHP, the CRHR, and for designation as a Glendale Historic Resource under Criteria A/1/1 (Event), B/2/2 (Person), C/3/3 (Design/Construction) and D/4/4 (Information Potential). Although the report states in one section that the

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<sup>1</sup> City of Los Angeles Department of City Planning, Office of Historic Resources, "Requirements for Phase 1 Historical Resource Assessment Reports," July 2017.

<sup>2</sup> Historic Resources Group, *City of Glendale: South Glendale Historic Context Statement*, prepared for the City of Glendale Planning Division, September 2014.

<sup>3</sup> Historic Resources Group, *Draft South Glendale Historic Resources Survey*, prepared for the City of Glendale, 2017.

property is individually eligible for listing in the NRHP and CRHR under Criteria C/3 (Design/Construction), that statement contradicts the rest of the findings presented in the report and appears to be a typo. Further, the 2018 HRA determined the duplex is not individually eligible for designation as a Glendale Historic Resource under Criterion 5 (Early Heritage).<sup>4</sup>

Based on the current investigation and analysis, the duplex at 1642 S. Central is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 for its association with Early Development and Town Settlement as a residence from the City of Tropic, and under Criterion 3 as a good example of the Craftsman style. The residence at 1608 Gardena (constructed in 1920) and garage (c. 1923) are not eligible under Criterion 1 nor Criterion 3 as they do not exhibit any specific historical associations or significant design or construction techniques. The property as a whole (inclusive of all three buildings) and the residences individually are not eligible for listing in the NRHP and CRHR under Criteria A/1 and C/3 as no evidence was identified for statewide or nationwide level of significance. Likewise, the property as a whole nor the individual buildings are not eligible for listing in the NRHP, CRHR, or the Glendale Register of Historic Resources under Criteria B/2/2 because research did not reveal it to have an association with significant persons, nor are they likely to yield important information in history or prehistory (Criteria D/4/4). Lastly, the property and the individual buildings are not eligible for listing in the Glendale Register of Historic Resources under Criterion 5 because they do not exemplify the early history of the City. In addition, none of the buildings are within a historic district or would be likely to contribute to a potential historic district.

As 1642 South Central Avenue is determined to be individually eligible for listing in the Glendale Register of Historic Resources, the property is considered a historical resource for the purposes of review under CEQA.

**Disposition of Data:** The final HRA and any subsequent related reports will be submitted to the City of Glendale Planning Division; copies will be submitted to the SCCIC at California State University, Fullerton, and retained by SWCA's Pasadena, California, office. All field notes, photographs, and records related to the current study are also on file at the SWCA Pasadena office.

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<sup>4</sup> Environmental Science Associates (ESA), *1642 S. Central Avenue, Glendale, California Historic Resources Assessment*, August 2018.

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## **I. INTRODUCTION**

### **Purpose and Scope**

The City of Glendale Planning Division retained SWCA Environmental Consultants (SWCA) to prepare an Historical Resource Assessment (HRA) for the property (Assessor Parcel No. [APN] 5640-029-014) located at 1642 S. Central Avenue (subject property) in the City of Glendale and County of Los Angeles, California (City). The property owner proposes to construct a new four-story, 31-unit affordable rental housing project. SWCA understands that in 2018 Environmental Science Associates (ESA) prepared an Historic Resources Assessment of the property and determined it to be not eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and for designation as a Glendale Historic Resource and that the City of Glendale disagreed with these findings. This HRA includes the following: 1) the results of a cultural resource records search and literature review, 2) an intensive-level built environment survey, 3) a site history, and 4) an evaluation to determine if the property is eligible for listing in the NRHP, listing in the CRHR, and/or designation as a Glendale Historic Resource, and therefore constitutes an historical resource for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRA complies with best professional practices as well as the current requirements defined by the City of Glendale.<sup>5</sup>

SWCA Architectural Historian Nelson White conducted the evaluation and authored this assessment. Mr. White has a master's degree in Historic Preservation. SWCA Assistant Architectural Historian Millie Mujica surveyed the property, conducted historical research, and authored the architectural descriptions and the site history. Ms. Mujica has a master's degree in Architectural History. SWCA Senior Architectural Historian Joe Tomberlin, who has a master's degree in Historic Preservation, provided quality assurance/quality control. All meet and exceed the Secretary of the Interior's Professional Qualifications Standards (PQS) for Architectural History. Resumes of key staff follow this report as Appendix A.

### **Property Location**

The subject property is in the South Glendale section of the City of Glendale and County of Los Angeles, California (Figures 1–3). The property consists of an approximately 0.23-acre rectangular parcel on the south side of S. Central Avenue, east of Gardena Avenue. The parcel consists of Lot 12 in Block 4 in Tract No. 910.

## **II. CURRENT HISTORIC STATUS**

The subject property at 1642 S. Central Avenue is not listed individually in the NRHP, CRHR, or designated as a Glendale Historic Resource. The property is not located within a Historic District Overlay Zone.

The property was included in the 2017 *Draft South Glendale Historic Resources Survey* (2017 Survey), which assigned the duplex California Historical Resource Status Code 5S3, meaning it appears individually eligible for local designation through survey evaluation. The 2017 Survey determined the duplex is eligible for its architecture as a Craftsman-style residence and for its association as a ca. 1910 residence within the City of Tropic.<sup>6</sup> In August 2018 ESA prepared the *1642 S. Central Avenue Historic Resources Assessment* (2018 HRA), which determined the property is not individually eligible for listing in the NRHP, the CRHR, or for designation as a Glendale Historic Resource under Criteria A/1/1 (Event), B/2/2 (Person), C/3/3 (Design/Construction) and D/4/4 (Information Potential). Although the report states in one section that the

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<sup>5</sup> City of Los Angeles Department of City Planning, Office of Historic Resources, "Requirements for Phase 1 Historical Resource Assessment Reports," July 2017.

<sup>6</sup> Historic Resources Group, *Draft South Glendale Historic Resources Survey*, prepared for the City of Glendale, 2017.

property is individually eligible for listing in the NRHP and CRHR under Criteria C/3 (Design/Construction), that statement contradicts the rest of the findings presented in the report and appears to be a typo. Further, the 2018 HRA determined the duplex is not individually eligible for designation as a Glendale Historic Resource under Criterion 5 (Early Heritage).<sup>7</sup> In March 2019, the Glendale Historical Society prepared California Department of Parks and Recreation 523 Series Forms (2019 DPR) in which the 2018 HRA was peer reviewed. The 2019 DPR concluded by reaffirming the findings of the 2017 Survey that the property was eligible as a Glendale Historic Resource under Criteria 1 and 3.<sup>8</sup>

The California Historical Resources Information System (CHRIS) records search indicated that prior to the 2017 Survey the property had not been previously recorded and evaluated.

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<sup>7</sup> ESA, *1642 S. Central Avenue, Glendale, California Historic Resources Assessment*, August 2018.

<sup>8</sup> The Glendale Historical Society, "California Department of Parks and Recreation 523 Series Forms: 1642 S. Central and 1608 Gardena" (Glendale, CA: March 2019).

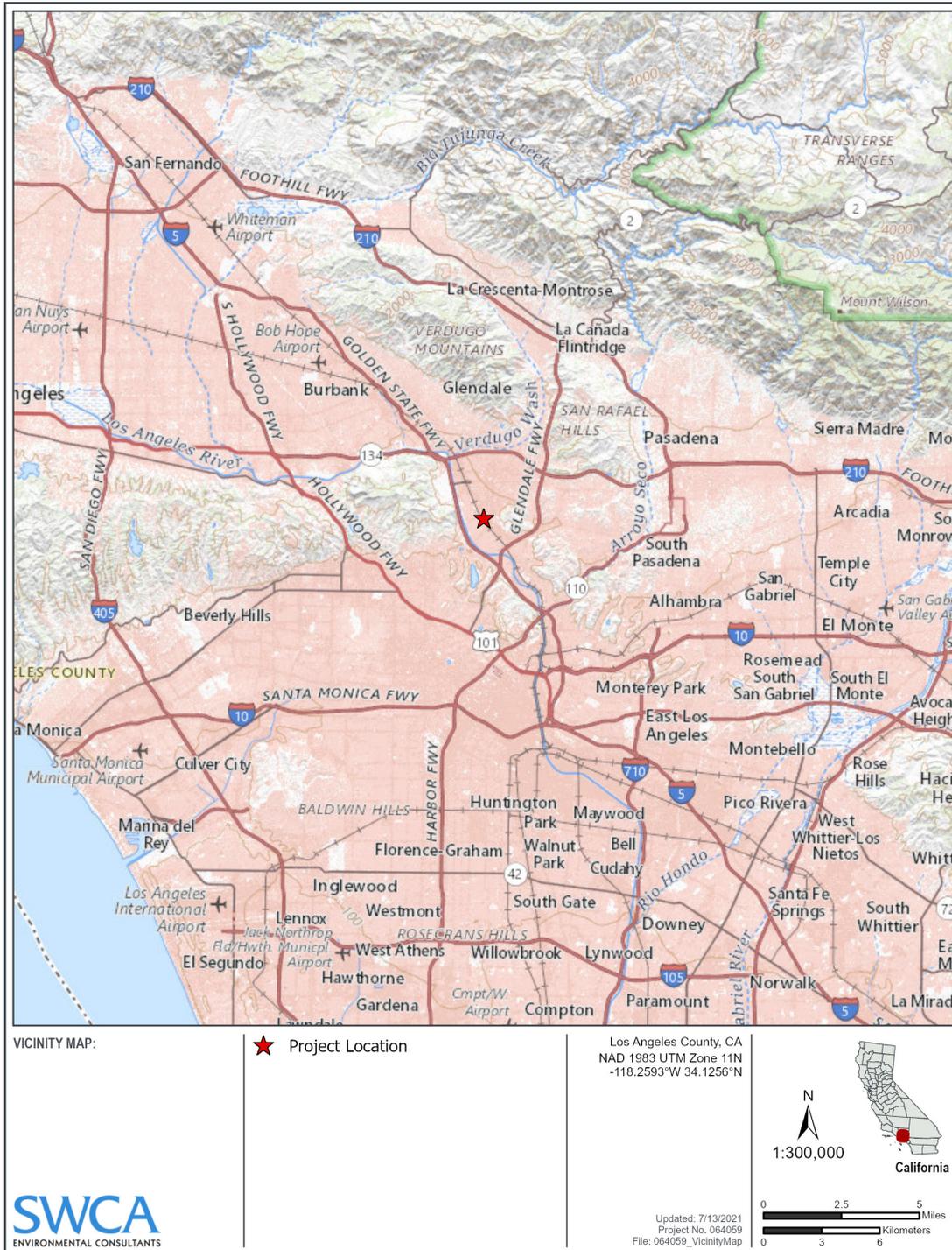


Figure 1. Project vicinity map, 1:800,000 scale.

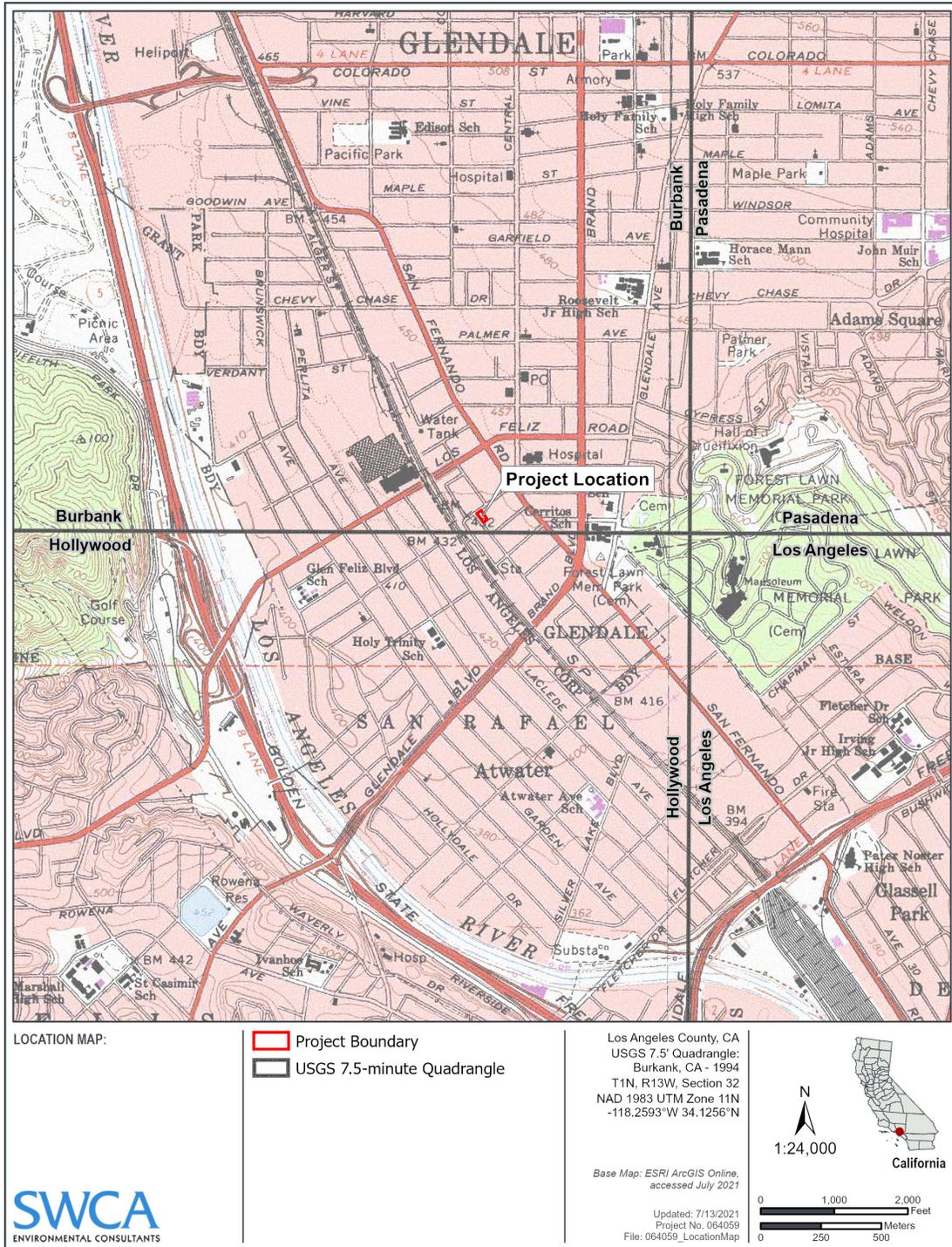


Figure 2. Project location on the USGS 7.5-minute quadrangle, Van Nuys, California.



Figure 3. Project location on 2019 aerial photography, 1:4,000 scale.

### **III. REGULATORY SETTING**

This section discusses the applicable federal, state, and local laws, ordinances, regulations, and standards informing the identification of eligible historical resources.

#### **Federal Regulations**

##### **National Register of Historic Places**

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (36 Code of Federal Regulations 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: It is associated with the lives of persons who are significant in our past;
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance.”<sup>9</sup> In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities:

1. Location – the place where the historic property was constructed or the place where the historic event occurred;
2. Design – the combination of elements that create the form, plan, space, structure, and style of a property;
3. Setting – the physical environment of a historic property;
4. Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
5. Workmanship – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

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<sup>9</sup> National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002).

6. Feeling – a property’s expression of the aesthetic or historic sense of a particular period of time; and
7. Association – the direct link between an important historic event or person and a historic property.

## **State Regulations**

### **California Register of Historical Resources**

Created in 1992 and implemented in 1998, the California Register of Historical Resources (CRHR) is “an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>10</sup> Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Criterion 2: It is associated with the lives of persons important in our past;
- Criterion 3: It 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; and/or
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.<sup>11</sup>

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Assessments of historic integrity typically follow the same process as for the NRHP; however, resources whose historic integrity does not meet NRHP standards may still be eligible for listing in the CRHR. Resources eligible for the NRHP, under the corresponding Criteria A, B, C, and D, are automatically listed in the CRHR.

## **Local Regulations**

### **City of Glendale Municipal Code – Designation of Historic Resources**

Chapter 15.20.050 of the City of Glendale Municipal Code states that upon recommendation of the historic preservation commission, City council shall consider and make findings for additions to the Glendale Register of Historic Resources. The designation of any proposed resource in the City as a historic resource shall be granted only if City council first finds that the proposed historic resource meets one or more of the following criteria:

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<sup>10</sup> Public Resources Code, Sections 21083.2 and 21084.1.

<sup>11</sup> Public Resources Code, Section 15024.1(c).

1. The proposed historic resource is identified with important events in national, state, or City history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or City;
2. The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or City;
3. The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;
4. The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or City;
5. The proposed historic resource exemplifies the early heritage of the City. (Ord. 5784 § 7, 2012; Ord. 5347 § 7, 2003; Ord. 5110 § 12, 1996: prior code§ 21-02).<sup>12</sup>

## **Historic Districts**

Chapter 30.25.020 of the City of Glendale Municipal Code defines a historic district as a geographically definable area possessing a concentration, linkage, or continuity, constituting more than 60 percent of the total, of historic or scenic properties, or thematically-related grouping of properties. Properties must contribute to each other and be unified aesthetically by plan or historical physical development. A geographic area may be designated as a historic district overlay zone by the City council upon the recommendation of the historic preservation commission and planning commission if the district:

- A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history;
- B. Is identified with persons or events significant in local, state, or national history;
- C. Embodies distinctive characteristics of a style, type, period, method of construction or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Represents the work of notable builders, designers, or architects;
- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
- G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;

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<sup>12</sup> City of Glendale Municipal Code, Chapters 15.20.050. Available at: <http://www.qcode.us/codes/glendale/>. Accessed July 15, 2021.

- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
- I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources. (Ord. 5399 Attach. A, 2004)<sup>13</sup>

## **IV. RESEARCH AND FIELD METHODOLOGY**

This evaluation was conducted and completed in accordance with the practices described in the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*, including standards for planning, identifying, evaluating, and documenting resources. In addition, this report was prepared according to the requirements of the City of Glendale for historical resource evaluations. Applicable national, state, and local level criteria were considered, as well as the context-driven methods and framework used by the 2014 *South Glendale Historic Context Statement* (2014 Context) and the 2017 *Draft South Glendale Historic Resources Survey* (2017 Survey).

### **Cultural Resource Records Search**

SWCA received the results of a CHRIS records search (within a 500-foot radius of the subject property) from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton, on August 25, 2021. In addition to official maps and records, the following sources of information were consulted as part of the records search:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California State Historical Landmarks
- California Points of Historical Interest
- California Historic Resources Inventory (HRI)

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<sup>13</sup> City of Glendale Municipal Code, Chapters 30.25.020. Available at: <http://www.qcode.us/codes/glendale/>. Accessed July 15, 2021.

## Previously Conducted Cultural Resource Studies

The CHRIS records search (within the 500-foot radius) identified three previous cultural resource studies.

**Table 1.** Previously Conducted Cultural Resources Studies Within 0.5-mile Radius of Project Area

SCCIC Report No.	Title of Study	Author: Affiliation	Year	Proximity to Project Area
LA-02950	<i>Consolidated Report: Cultural Resource Studies for the Proposed Pacific Pipeline Project</i>	Anonymous: Peak & Associates, Inc.	1992	Outside (within 0.5-mile buffer)
LA-08255	<i>Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II</i>	Arrington, Cindy and Nancy Sikes: SWCA Environmental Consultants, Inc.	2006	Outside (within 0.5-mile buffer)
LA-10642	<i>Preliminary Historical/Archaeological Resources Study, Antelope Valley line Positive Train Control (PTC) Project Southern California Regional Rail Authority, Lancaster to Glendale, Los Angeles County, California</i>	Tang, Bai "Tom": CRM Tech	2010	Outside (within 0.5-mile buffer)

## Previously Recorded Resources

The CHRIS records search (within the 500-foot radius) identified one previously recorded and evaluated resource.

**Table 2.** Previously Recorded Cultural Resources Within 0.5-mile Radius of Project Area

Primary No.	Trinomial	Resource Description	Resource Type	Date (Recorder)	Proximity to Project Area
P-19-150324	—	Glendale Southern Pacific RR Depot	Historic	1996 (Leslie Heumann)	Outside (within 0.5 mile)

## Additional Research

Further property and neighborhood-specific research was performed to confirm and/or inform building construction dates of the subject property and characterize the historical development of the surrounding area. In addition to reviewing building permits on file with the City of Glendale, the following digital archives and organizations were consulted in an effort to identify relevant historic photographs, newspaper articles, city directories, and maps:

- Ancestry.com
- Calisphere

- Huntington Digital Library
- Los Angeles Public Library
- Online Archive of California
- ProQuest
- Sanborn fire insurance maps
- University of California Los Angeles Library, Digital Collections
- University of Southern California Digital Library

As part of the HRA, Ms. Mujica conducted a built environment survey of the subject property on June 4 and August 6, 2021. The purpose of the survey was to identify and photograph the subject property and to inform its historical significance evaluation. The field survey consisted of a visual inspection of the existing building and any associated features. The building was recorded on California Department of Parks and Recreation (DPR) 523 Series Forms, which are included in Appendix B of this report. Ms. Mujica also performed a reconnaissance survey of the surrounding area, in consideration of any potential historic districts and to identify other similar property types. All field notes, photographs, and records related to the current study are on file at the SWCA Pasadena office.

## **V. ARCHITECTURAL DESCRIPTION**

The subject property consists of a rectangular parcel, approximately 0.22 acre in size. Situated on the property are three buildings: at the front of the parcel is 1642 S. Central, a one-story Craftsman-style dwelling originally constructed in 1913 and converted to a duplex sometime between 1919 and 1925; behind this is 1608 Gardena, a one-story Craftsman-style dwelling constructed in 1920; and behind it is a one-story garage constructed in 1923 (Figures 4-21).

### **1642 S. Central Avenue**

The one-story duplex is generally rectangular in plan (Figures 4-11). It is clad in wood shingles and has stone piers and wood posts supports for the front porch. Fenestration consists primarily of original wood-framed casement and double-hung windows with some replacement vinyl-framed sliding windows within original openings. Windows are generally finished in unadorned wide flat board trim, without corner details, and have sloped sills. The dwelling is capped by gable roof with exposed rafter tails and beams. It is finished with composition shingles.

The following presents an architectural description of the front duplex at the subject property; this material is excerpted from the *2019 DPR*, prepared by the Glendale Historical Society in March 2019. The 2019 DPR, referred to 1642 S. Central as “Building A.” The architectural description begins with the northwest (primary) façade and proceeds counterclockwise to the southwest, southeast, and northeast façades.

Building A is a single story with two, nested front-facing, low sloped gabled roofs.

[The northwest (primary) façade] has a partial width entrance porch that notably wraps around the side of the building for a full bay. The porch has large-scale, tapered arroyo stone piers that are distinctively “pierced” by overlapping, extended porch railings. The battered piers and porch base are random-set arroyo stone with concrete caps. Set on the caps, paired, outside porch posts on each side support a decorative open, kingpost truss, which is punctuated by faceted, extended purlins and a low-sloping roof. The overall effect is a delicate balance of wood joinery and careful proportions, imbued with clear structural stability. An exaggerated-width front door with an inset panel, which is characteristic of the style, is set off-center, and is balanced by multi-light sidelights. The concrete steps have quarter-radiused ends but are interrupted by the decorative masonry of the battered, arroyo stone porch piers. There is an arroyo stone endwall chimney on the north wall that was dismantled to the roofline (date unknown). The other front bay has a three-part window, containing a central picture window with casement side windows. The windows and all doors have wide surrounds, with wider head casings, which are also representative of the style. Exterior walls are painted, random-width, straight edge wood shingles. An alternating, narrow and wide slat vent embellishes the wide attic vent. The low-sloped roof has exposed rafter tails, deep eaves, wide fascia boards and extended purlins. The porch is partially obscured by a shade, but features three posts at the outside corner. The roof extends to shelter the side porch which continues as a pergola at the side elevation. At the corner porch piers, banister handrails appear to “cross” inside the piers.

The south[west] side has three bays. Concrete steps with radiused ends lead to a pair of French doors with partial height, single light sidelights. The pergola extends to shelter the side entrance. Paired, double hung windows form the second bay. The third bay is stepped-out, and has a front-facing gable above a tripartite window with small lights at the tops of the windows (typical of Arts & Crafts style windows). The gable features extended purlins and wide-narrow alternating attic vent slats, all of which mimic the main façade treatments.

The rear [southeast] of Building A has a three part window, and a simple rear door with concrete steps and a pipe railing. A small, corrugated fiberglass extension from the rear stoop is protected by a plain overhang clad in the same material. The rear gable attic vent has identical decorative treatment as those features on the front and side.

The north[east] side of Building A notably has an arroyo stone, endwall chimney. It was dismantled to the roofline (date unknown), which is a common post-1992 earthquake alteration for unreinforced masonry chimneys and does not substantially affect the property’s integrity.

A very small, vernacular addition (200 SF) at the northeast corner has a front facing gabled roof, a central door and sidelights. It may be a separate unit and wraps in an L shape into the side yard. It is clad in painted shingles that were not installed as professionally as the shingles on the original portion of Building A. The low sloping front-facing gable has inexpertly applied shingles at the apex. The addition was completed in 1923 (building permit) and may be a separate unit.



**Figure 4.** Northwest (primary) façade of 1642 S. Central Avenue, view facing southeast (SWCA, June 2021).



**Figure 5.** Detail of entry porch and primary entrance, view facing southeast (SWCA, June 2021).



**Figure 6.** Northwest end of southwest façade, view facing east (SWCA, June 2021).



**Figure 7.** Southeast end of southwest façade, view facing northeast (SWCA, June 2021).



**Figure 8.** Overview of southeast (rear) façade, view facing north (SWCA, June 2021).



**Figure 9.** Detail of secondary entrance and addition (1923), view facing north (SWCA, June 2021).



**Figure 10.** Overview of northeast façade, view facing southeast (SWCA, June 2021).



**Figure 11.** Detail of northeast façade, view facing southeast (SWCA, June 2021).

## **1608 Gardena Avenue**

The one-story residence is generally rectangular in plan (Figures 12-17). It is clad in wood clapboard and has wood post supports for the front porch. Fenestration consists primarily of original wood-framed casement and double-hung windows with some replacement vinyl-framed sliding windows within original openings. Windows are generally finished in unadorned wide flat board trim, without corner details, and have sloped sills. The dwelling is capped by a gable roof with exposed rafter tails and beams. It is finished with composition shingles. The architectural description begins with the southwest (primary) façade and proceeds counterclockwise to the southeast, northeast, and northwest façades.

The southwest (primary) façade is asymmetrical (Figures 12-13). The eastern half of the façade features a covered porch with a gable roof supported by slim, paired, wood posts, which support an exposed, decorative queen truss, with extended purlins. The porch features a concrete deck and is accessed by a single concrete step. Within the porch is the main entrance, which consists of a wood-framed wood door with a metal screen door. West of the porch, the western half of the façade features a tripartite combination window composed of a central fixed sash window, flanked on each side by narrow casement windows. The entire façade is capped by a gable roof. Beneath the peak of the gable is an attic vent.

The southeast façade is asymmetrical (Figures 14-15). It features a sliding vinyl window in a wood frame with ornamental security bars at the south end, followed by two wood hung windows trimmed together in a wood frame at center, and a combination window at the north end. The combination window is composed of a narrow jalousie window and a multi-lite window of unknown type (glass and hardware are missing/covered) trimmed together. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails. At the north corner of the façade is a small addition clad in horizontal plywood siding and capped by a flat roof that sits right beneath the rafter tails of the gable roof. The addition is blind.

The northeast (rear) façade is asymmetrical (Figure 16). The western two-thirds of the façade are dominated by a bump-out clad in the same siding as the rest of the dwelling and capped by a gable roof that sits approximately 2 feet shorter than the main gable roof capping the dwelling. Sitting at center of the north-facing facet of the bump-out is a vinyl sliding window in a wood frame. An attic vent sits above the window, at the peak of the gable. The east- and west-facing facets of the bump-out are blind. East of the bump-out and taking up the east third of the façade is the north-facing facet of the addition from the east façade discussed above. The north-facing facet of the addition is blind.

The northwest façade is asymmetrical (Figure 17). Centered on the façade are two hung wood windows trimmed together in a wood frame, flanked to the north by a small vinyl sliding window. At the south end of the façade is a narrow vinyl sliding window in a wood frame. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails.



**Figure 12.** Southwest (primary) façade of 1608 Gardena, view facing northeast (SWCA, August 2021).



**Figure 13.** Detail of primary entry, view facing northeast (SWCA, August 2021).



**Figure 14.** South end of southeast façade, view facing north (SWCA, August 2021).



**Figure 15.** North end of southeast façade, view facing north (SWCA, August 2021).



**Figure 16.** Northeast (rear) façade with the 1953 addition, view facing west (SWCA, August 2021).



**Figure 17.** Northwest façade with the 1953 addition at the north end, view facing east (SWCA, August 2021).

## **Garage**

The garage is rectangular in plan and is clad in both wood clapboard and vertical board and batten siding (Figures 18-21). It is capped by a gable roof with wide overhanging eaves. The architectural description begins with the southwest (primary) façade and proceeds counterclockwise to the southeast, northeast, and northwest façades.

The southwest (primary) façade is asymmetrical (Figure 18). The eastern half of the façade features double plywood vehicular doors with metal hinges. The western half of the façade is partially open, with interspersed vertical wood posts on the top half and board and batten siding on the bottom half. The façade is capped by a gable roof. Beneath the peak of the gable is an attic vent.

The southeast façade is symmetrical and clad in board and batten wood siding (Figure 19). Near center is a wood-framed door-sized opening. The remainder of the façade is blind. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails.

The northeast (rear) façade is clad in unpainted vertical board and batten siding (Figure 20). The façade is blind and capped by a gable roof.

The northwest façade is primarily clad in horizontal plywood siding; approximately 2 feet of the south corner of the façade is clad in vertical board and batten siding (Figure 21). The west façade is blind. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails.



**Figure 18.** Southwest (primary) façade, view facing northeast (SWCA, August 2021).



**Figure 19.** Southeast façade, view facing north (SWCA, August 2021).



**Figure 20.** Northeast (rear) façade, view facing southeast (SWCA, August 2021).



**Figure 21.** Northwest façade, view facing northeast (SWCA, August 2021).

## **VI. HISTORIC AND NEIGHBORHOOD CONTEXT**

### **South Glendale**

The following presents a historical overview of the area surrounding the subject property; this material is excerpted from the *City of Glendale, South Glendale Historic Context Statement*, completed by Historic Resources Group, on behalf of the City of Glendale Planning Division in 2014.

The City of Glendale is located at the eastern end of the San Fernando Valley in Los Angeles County, at the southern base of the Verdugo Mountains. It is bordered to the northwest by the Tujunga neighborhood of Los Angeles, to the northeast by La Cañada Flintridge and the unincorporated area of La Crescenta, to the west by Burbank, to the east by Pasadena, and to the south and southeast by the City of Los Angeles. City boundaries are roughly delineated by the 210, 2, 134, and 5 freeways.

The South Glendale Community Plan Area comprises all of the neighborhoods south of the 134 freeway. It is composed of the original commercial and industrial centers of the city, along with single- and multi-family residential neighborhoods. Glendale was founded in 1887, amid the regional real estate and population boom of the era; the City of Glendale was incorporated in 1906. Incorporation triggered exponential growth, and the new city's population grew from 1,186 in 1906 to 13,576 in 1920. By the following year, the population reached 25,720 due to the annexation of several adjoining unincorporated areas, as well as the nearby township of Tropic. The South Glendale Community Plan area encompasses the entire 1906 city boundary along with areas annexed by 1918.

A booming Southern California population, the city's close proximity to downtown Los Angeles, improved public transportation followed by automobile-related development made Glendale an attractive place for suburban development. As a result, many new subdivisions were laid out, with the city expanding outward from its original downtown core. The construction boom lasted for most of the 1920s, ending soon after the stock market crash of 1929. In the flats of South Glendale, the residential neighborhoods represent some of the earliest development in Glendale; hillside developments followed in the 1920s and during the post-World War II era.

Zoning changes have resulted in a great deal of infill construction of apartment buildings in areas that were formerly low density, single-family neighborhoods. As a result, intact neighborhoods of low-density, single-family development are rare in South Glendale, and integrity of setting is often compromised. The residential neighborhoods are largely characterized by small clusters of single- and multi-family residences from the early 20<sup>th</sup> century surrounded by, and interspersed with, later development.

South Glendale includes one of the main retail hubs in the Los Angeles metropolitan area, featuring the Glendale Galleria, a major regional mall, The Americana at Brand, a flagship mixed-use development, and the Brand Boulevard of Cars corridor of auto dealerships. Glendale is also home to a major regional concentration of medical and healthcare facilities, as well as to creative campuses of the Walt Disney Company and DreamWorks Animation (whose headquarters are located outside the South Glendale Community Plan area).

Today, South Glendale is the most densely developed part of the city. Its population has the highest levels of economic and cultural diversity, and its buildings display the widest

range of types and uses. The most complex of the four Community Plan areas, South Glendale is also the site of the City's highest development pressures, inevitably leading to increased threats to historic resources. Many South Glendale neighborhoods lost their historic character between the 1960s and the 1990s, ultimately becoming home to many of the city's large multi-family developments. This trend was diminished through several downzonings at the close of the 20<sup>th</sup> century, though some portions of South Glendale are slated for increased density in the coming Community Plan.<sup>14</sup>

## **Tract No. 910**

The subject property is legally defined as Lot 12 of Tract No. 910, itself a subdivision of the slightly earlier Saint Eulalia Tract. Tract No. 910 was subdivided by the Los Angeles Trust and Savings Bank in June 1910 (Figure 22).<sup>15</sup> The residential tract is roughly rectangular and is bordered on the north by S. Central Avenue, on the south by Brand Avenue, on the west by railroad tracks, and on the east by San Fernando Road. The tract consisted of 5 blocks and 122 lots total. The lots were nearly all rectangular, and lot sizes ranged from 50 to 75 feet wide by approximately 150 feet deep.

The 2018 HRA discusses the early development of Tract No. 910 as follows.

Tract No. 910 was located in Tropic, which was incorporated in 1911, and was then annexed by Glendale in 1918. According to the Sanborn maps of Tropic from 1908, most of Tropic was developed with single-family residences. Tropic featured some commercial stores on South Center Avenue and San Fernando Road; a lumber company and a mill on Los Feliz Road; some factories near the railroad; a presbyterian church on South Central Avenue and Laurel Street; a school on Brand Avenue and Depot Street; and an "auto shed" on the corner of San Fernando and Central. There were only a few multi-family residences located near Laurel Street. However, at this time roughly 40% of Tropic remained undeveloped.<sup>16</sup>

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<sup>14</sup> Historic Resources Group (HRG), *City of Glendale, South Glendale Historic Context Statement*, prepared for the City of Glendale Planning Division, September 30, 2014.

<sup>15</sup> County of Los Angeles, Department of Public Works, Tract No. 910.

<sup>16</sup> ESA, *1642 S. Central Avenue, Glendale, California Historic Resources Assessment*, August 2018, 17-18.

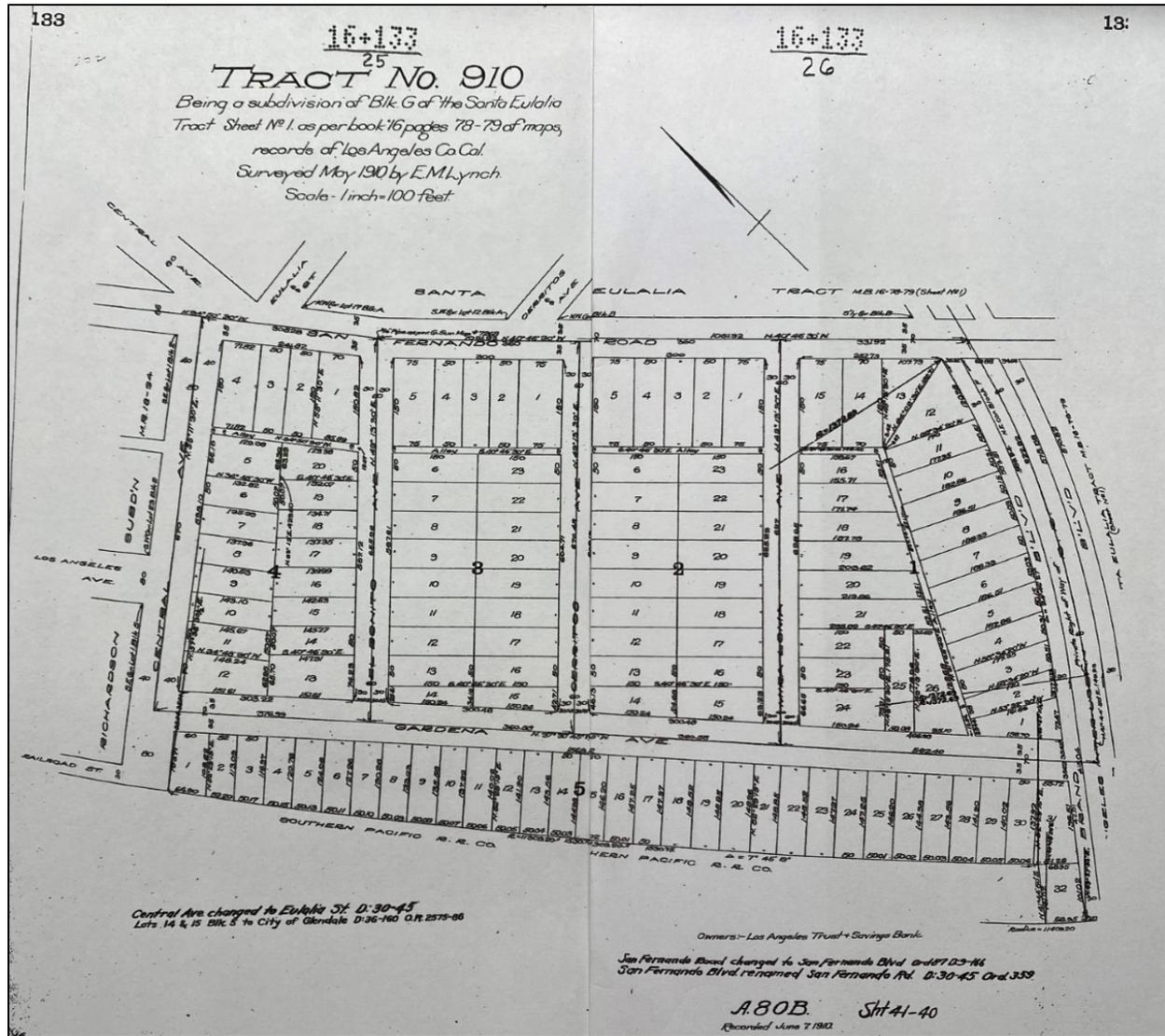


Figure 22. Tract No. 910, subdivided in June 7, 1910 (Los Angeles County Department of Public Works).

## **VII. ARCHITECTURAL CONTEXT**

### **Craftsman (Early 1900s – 1920s)**

The following presents a historical overview of the Craftsman style of architecture in South Glendale; this material is excerpted from the *City of Glendale South Glendale Historic Context Statement*, prepared by Historic Resources Group on behalf of the City of Glendale in September 2014.

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

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

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s, but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various Revival styles.

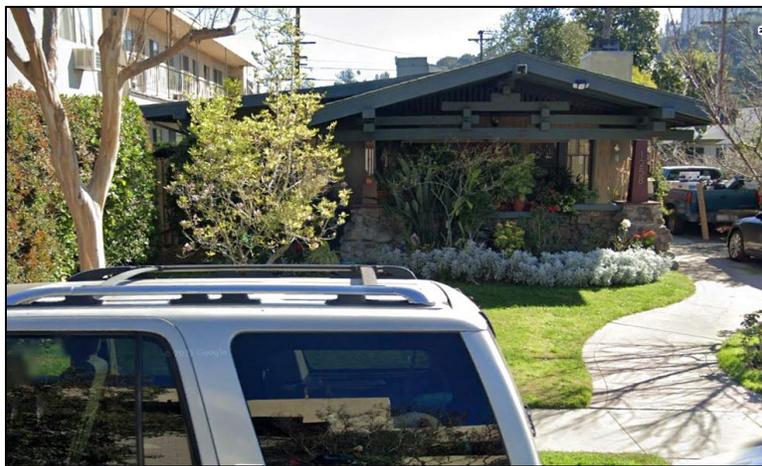
#### **Character-Defining Features**

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial-width, full-width, or wrap-around front porch
- Heavy porch piers, often of river stone or masonry

- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick, or river stone)
- Detached garage at rear of property

### **Comparable Craftsman Houses in Tropic**

Figures 23-26 present photographs of a few comparable examples to the subject property that were also assigned Status Code 5S3 by the 2017 Survey.



**Figure 23.** 1258 S. Maryland, 1911 (Google Earth).



**Figure 24.** 343 El Bonito Avenue, 1912 (Google Earth).



**Figure 25.** 1847 Gardena Avenue, 1912 (Google Earth).



**Figure 26.** 1900 Gardena Avenue, ca. 1918 (Google Earth).

## VIII. SITE HISTORY

Due to the pandemic, the Los Angeles County Assessor's offices and archive have been closed during the entire period of this project, and therefore details of names and dates for title change were unavailable for this report.

The first building at the property was a residence constructed in 1911. It was destroyed by fire two years later in 1913. Later that same year the extant front building was constructed. As reported in a 1913 edition of the *Southwest Builder & Manufacturer*, the extant front building was constructed in 1913. The contractor was reported to be William J. Gretten. The cost was reported to be \$2,250. A detached garage was added in 1913 at the cost of \$50 (not extant). The property's address was 242 S. Central and ca. 2017 was changed to 342 W. Eulalia St.<sup>17</sup>

[As reported by the 2019 DPR,] the first residents were Harriet and Adolph J. Becker with their daughters, Caroline and Adelia. Mr. Becker (b. 1878) was a bookkeeper. Their children were likely adults, because each was listed in the city directory as a stenographer. Mrs. Becker's father, Frederick Stapleton, was listed in the directory at the same address, as a nightwatchman (1911). Mrs. Becker was a member of the Thursday Afternoon Club (San Francisco Blue Book 1916) which was established "by local women who wanted to contribute to community life. The ladies established a library, installed drinking fountains and purchased a motion picture projector for use in local schools" (San Fernando Valley History Digital Library 1916). Later in 1913, a garage was built by Stapleton at an estimated cost of \$50. ... Mrs. Becker's father, Frederick Stapleton lived at the subject property from 1917 until 1923.

The property appears to have changed hands by 1920 to Mr. John R. Struchen.<sup>18</sup>

As evidenced by the 1919 and 1925 editions of the Sanborn *Fire Insurance Maps of Glendale, California*, sometime between 1919 and 1925 the residence at 1642 S. Central was converted from single-family to a duplex.

On September 13, 1920, the City of Glendale issued permit no. 1701 to John R. Struchen to build a new three-bedroom dwelling at 1608 Gardena. The contractor was listed simply as McClain. The total cost was estimated to be \$1,855.<sup>19</sup> In 1922 the City directory listed Charles E. and Bernice Wells resided at 1608 Gardena.<sup>20</sup>

Three years later on October 22, 1923, the City issued permit no. 9514 to Mr. Struchen to add an addition to 1642 S. Central. The contractor's name of the permit is illegible. The cost was estimated to be \$800.<sup>21</sup> That same year the *Southwest Builder & Manufacturer* reported that Mr. Struchen hired Mrs. Becker's father, Frederick Stapleton, to build a garage.<sup>22</sup>

The 1923 City directory listed Verne and Cora Sands at 1608 Gardena.<sup>23</sup>

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<sup>17</sup> The Glendale Historical Society, "California Department of Parks and Recreation 523 Series Forms: 1642 S. Central and 1608 Gardena" (Glendale, CA: March 2019), 2.

<sup>18</sup> City of Glendale, Building Permit No. 1701, September 13, 1920.

<sup>19</sup> Ibid.

<sup>20</sup> The Glendale Historical Society, 2.

<sup>21</sup> City of Glendale, Building Permit No. 9514, October 22, 1923.

<sup>22</sup> The Glendale Historical Society, 2.

<sup>23</sup> The Glendale Historical Society, 4.

[As reported by the 2018 HRA,] John R. Struchen was born to Swiss parents in January 1856 in Pennsylvania, and later moved to Iowa where he was a farmer.<sup>24</sup> He married Anna B. Stuchen in 1891, and later had a daughter a year later, also named Anna. Prior to living at the Duplex, John and Anna lived in Long Beach in 1918.<sup>25</sup> John passed away on December 23, 1943 and resides at Forest Lawn Memorial Park. Anna passed away two years later on September 5, 1945 and also is buried at Forest Lawn in Glendale.<sup>26</sup>

After [the deaths of Mr. and Mrs. Struchen], the Duplex was owned by Samuel Calvin Edinger and his wife Ruth in 1947. Samuel Calvin Edinger was born in 1916 to Paul and Julia Edinger of Monrovia.<sup>27</sup> The 1940 Census indicates that he was living with his parents while attending his third year of college. In 1944 he married Ruth E. Hundley of Covina. Ruth was born in 1922 to Kansas parents, Henry and Ethel Hundley.<sup>28</sup> Shortly after Samuel and Ruth's marriage they moved to the Duplex where they resided for several years. Ruth passed away in 2004, and Samuel passed away in Whittier at the age of 95 in 2012.<sup>29</sup> It appears that the Edinger's owned the home and rented the property to the Calame and Boslaugh families after they moved out. ... The subject property remained under the ownership of the Edinger family until at least 1986.

On July 7, 1953, the City of Glendale issued permit no. 45154 to S. C. Edinger to add a bedroom to the east (rear) façade of 1608 Gardena. The permit noted that the addition would measure 9 by 12 feet. The owner was listed as both the architect and the contractor. The estimated cost was \$600.<sup>30</sup>

[As reported by the 2018 HRA,] on March 4, 1985, an inspection letter was issued to the owner, S. Calvin Edinger, for a number of conditions that didn't meet the minimum standards of the housing code. Addendum letters were issued the same day and on July 26, 1985. The conditions included general dilapidation and lack of maintenance, lack of adequate window screens, deterioration of porch flooring, sagging of roof members, unsafe porch railings, 2x4 roof members which are incapable of supporting the imposed loads, unapproved and hazardous cord wiring, defective light fixtures and switches, exposed wiring and missing fixture locations, exposed and inadequately insulated service entrance wiring, distribution panel is overloaded and over fused, the use of multiple adaptors in convenience outlets, illegally installed armored cable, broken faucet handles, unapproved and unvented room heater in living area, improperly vented water heater, water heater in an unapproved location, broken windows, deteriorated roofing, broken and split wood siding, lack of paint on exterior siding, deteriorated and damaged exterior wall covering, overgrown weeds and vegetation, improper containers for garbage, accumulation of junk and debris, lack of screening of underfloor areas to prevent rats, stagnant water, and accumulation of combustible materials in yards. On June 2, 1986, S. Calvin Edinger took

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<sup>24</sup> United States of America, Bureau of the Census, *Twelfth Census of the United States, 1900*, Washington, D.C.: National Archives and Records Administration, 1900, T623, 1854 rolls.

<sup>25</sup> Ancestry.com, U.S. City Directories, 1822-1995 [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>26</sup> Ancestry.com, U.S. Find A Grave Index, 1600s-Current [database on-line], Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

<sup>27</sup> United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940*, Washington, D.C.: National Archives and Records Administration, 1940, T627, 4,643 rolls.

<sup>28</sup> United States of America, Bureau of the Census, *Fifteenth Census of the United States, 1930*, Washington, D.C.: National Archives and Records Administration, 1930, T626, 2,667 rolls.

<sup>29</sup> Ancestry.com, U.S. Obituary Collection, 1930-2018 [database on-line], Lehi, UT, USA: Ancestry.com Operations Inc, 2006.

<sup>30</sup> City of Glendale. Building Permit No. 45154, July 7, 1953.

out an electrical permit to add two new outlets in the laundry room and to replace the circuit breaker, which was indicated as needing to be done in the previous Inspection Letter.

On December 2, 2004, the City issued two building permits to Jim Brown for work at 1608 Gardena. The first, permit no. 20041996, was issued to re-roof a dwelling with composition shingles. The cost was estimated to be \$4,000.<sup>31</sup> The second, permit no. 20041997, was issued to re-roof a storage building with composition shingles. The cost was estimated to be \$2,000.<sup>32</sup> Both permits listed Lares Construction and Roofing as the contractor.

On June 23, 2006, the City issued permit no. 20060545 to Anait Patrikian for a change of use at 1642 S. Central from residential to office. Additionally, the permit noted that a handicap bathroom and parking were to be installed. No contractor was listed. The cost was estimated to be \$5,000.<sup>33</sup>

On May 16, 2007, the City issued permit no. 20070185 to Anahit Patzinyan to re-roof 1642 S. Central with composition shingles. No contractor was listed. The cost was estimated to be \$4,500.<sup>34</sup>

On January 6, 2009, the City issued permit no. 20090012 to Anait Patrikian to cover shelves with drywall at 1642 S. Central.<sup>35</sup>

On March 24, 2009, the City issued two building permits to Anait Patrikian. The first, permit no. 20090249, was issued to replace four windows at 1642 S. Central. The cost was estimated to be \$1,000.<sup>36</sup> The second, permit no. 20090250, was issued to replace four windows at 1606 Gardena. The cost was estimated to be \$1,000.<sup>37</sup> Neither permit listed a contractor.

## **Alterations**

The subject property has received several known alterations since its initial construction in 1913 and 1920.

Known alterations to 1642 S. Central include the conversion from single-family to duplex (sometime between 1919 and 1925), the addition of the entry to the southeast (rear) façade (1923), installation of four replacement vinyl-framed sliding windows within original openings (2009), and the removal of the upper portion of the chimney (date unknown).

Known alterations to 1608 Gardena include the bedroom addition to the northeast (rear) façade (1953), on secondary façades the installation of four replacement vinyl-framed sliding windows within original or slightly altered openings (2009), installation of a metal-framed jalousie window and infilling of a window within an original opening (date unknown), and the addition of a shed-like enclosure on the northeast (rear) façade (date unknown).

Known alterations to the garage include the possible recladding with clapboard (date unknown) and the infilling of a pair of vehicular doors.

The 1919 and 1925 editions of the Sanborn *Fire Insurance Maps of Glendale, California* provide a visual record of the property (Figures 27 and 28). The subsequent two Sanborns (1950 and 1970) recorded no changes to the property. Details on construction and alterations are provided in Tables 3 and 4, which list

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<sup>31</sup> City of Glendale. Building Permit No. 20041996, December 2, 2004.

<sup>32</sup> City of Glendale. Building Permit No. 20041997, December 2, 2004.

<sup>33</sup> City of Glendale. Building Permit No. 20060545, June 23, 2006.

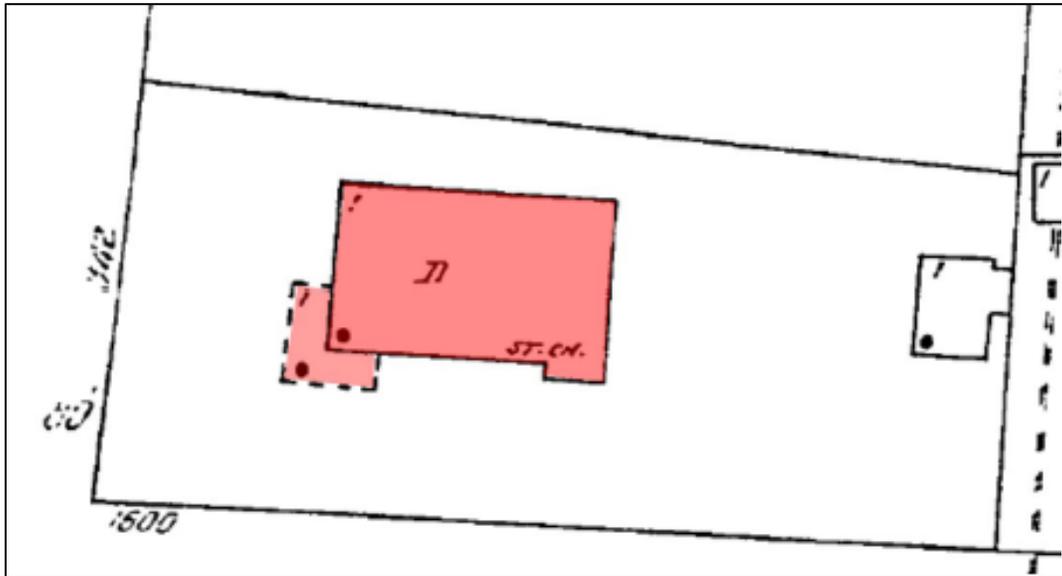
<sup>34</sup> City of Glendale. Building Permit No. 20070185, May 16, 2007.

<sup>35</sup> City of Glendale. Building Permit No. 20090012, January 6, 2009.

<sup>36</sup> City of Glendale. Building Permit No. 20090249, March 24, 2009.

<sup>37</sup> City of Glendale. Building Permit No. 20090250, March 24, 2009.

all available building permits. Directory results are provided in Tables 5 and 6. Significant building permits are provided in Appendix C.



**Figure 27.** Subject property, as depicted in the Sanborn *Fire Insurance Maps of Glendale, California, 1919* (2019 DPR; *Fire Insurance Maps of Glendale, California, 1919, Volume 1, Sheets 35 and 38*).



**Figure 28.** Subject property, as depicted in the Sanborn *Fire Insurance Maps of Glendale, California, 1925* (2019 DPR; *Fire Insurance Maps of Glendale, California, 1925, Volume 1, Sheets 192 and 193*).

**Table 3.** Building permits on file with the City of Glendale for 1642 S. Central Avenue

<b>Date</b>	<b>Permit Number</b>	<b>Owner</b>	<b>Architect</b>	<b>Contractor</b>	<b>Cost</b>	<b>Description</b>
October 22, 1923	9514	John Struchen	N/A	illegible	\$800	<b>Alteration:</b> Addition.
June 23, 2006	20060545	Anait Patrikyan	N/A	N/A	\$5,000	<b>Alteration:</b> Occupancy change from residential to office. Install handicap bathroom and parking.
May 16, 2007	20070185	Anahit Patzinyan	N/A	N/A	\$4,500	<b>Alteration:</b> Re-roof with composition shingles.
January 6, 2009	20090012	Anait Patrikyan	N/A	N/A	\$300	<b>Alteration:</b> Cover shelves with drywall.
March 24, 2009	20090249	Anait Patrikyan	N/A	N/A	\$1,000	<b>Alteration:</b> Replace four windows.

**Table 4.** Building permits on file with the City of Glendale for 1608 Gardena Avenue

<b>Date</b>	<b>Permit Number</b>	<b>Owner</b>	<b>Architect</b>	<b>Contractor</b>	<b>Cost</b>	<b>Description</b>
September 13, 1920	1701	John R. Struchen	N/A	McClain	\$1,855	<b>Construction:</b> Build new three-room dwelling.
July 7, 1953	45154	S. C. Edinger	Owner	Owner	\$600	<b>Alteration:</b> Add an approximately 9 x 12-foot bedroom to the east (rear) façade.
December 2, 2004	20041996	Jim Brown	N/A	Lares Construction & Roofing	\$4,000	<b>Alteration:</b> Re-roof a dwelling with composition shingles.
December 2, 2004	20041997	Jim Brown	N/A	Lares Construction & Roofing	\$2,000	<b>Alteration:</b> Re-roof a storage building with composition shingles.
March 24, 2009	20090250	Anait Patrikyan	N/A	N/A	\$1,000	<b>Alteration:</b> Replace four windows.

**Table 5.** Directory listing of residents at 1642 S. Central Avenue

<b>Year</b>	<b>Resident(s)</b>	<b>Occupation</b>	<b>Source</b>
1940	Struchen, J. R.	N/A	Glendale Directory Co.
1945	Struchen, Anna B.	N/A	Glendale Directory Co.
1951	Edinger, C. S.	N/A	R. L. Polk & Co.
1955	Calame, Kenneth A.	N/A	R. L. Polk & Co.
1956	Calame, Kenneth	N/A	Pacific Telephone
1960	Calame, Reba Mrs.	N/A	R. L. Polk & Co.
1962	Calame, Reba	N/A	Pacific Telephone
1967	Boslaugh, Wayne J.	N/A	R. L. Polk & Co.
1970	Boslaugh, Wayne J.	N/A	Pacific Telephone
1972	Boslaugh, Wayne J.	N/A	R. L. Polk & Co.
1999	Shakaryan, Eduard	N/A	Cole Information Services
2001	Edinger, Samuel	N/A	Haines & Co.
2004	Lawana, Thomas	N/A	Cole Information Services
2006	Patrikyan, Anait	N/A	Cole Information Services
2009	Shakaryan, Eduard & Coast to Coast Trucking	N/A	Cole Information Services
2014	Patrikyan, Anait	N/A	Cole Information Services

**Table 6.** Directory listing of residents at 1608 Gardena Avenue

<b>Year</b>	<b>Resident(s)</b>	<b>Occupation</b>	<b>Source</b>
1940	Sobieski, W. J.	N/A	Glendale Directory Co.
1951	Daily, H. B.	N/A	R. L. Polk & Co.
1955	Innocent, Richard	N/A	R. L. Polk & Co.
1960	Boslaugh, Wayne J.	N/A	R. L. Polk & Co.
1967	Parker, Mervin	N/A	R. L. Polk & Co.

## **IX. EVALUATION**

### **Period of Significance**

Under the City of Glendale Criterion 1 findings of significance (discussion to follow), the duplex at 1642 S. Central is a rare intact example a residence constructed before Glendale annexed Tropic. Therefore, the period of significance for this finding is 1913, the year 1642 S. Central was constructed.

Under the City of Glendale Criterion 3 findings of significance (discussion to follow), the duplex at 1642 S. Central embodies the distinctive characteristics of Craftsman architecture. Therefore, the period of significance for this finding is 1913-1923, which reflects the year of construction (1913) and the addition (1923).

The residence at 1608 Gardena and associated garage do not appear to fall within specific City of Glendale Criteria for significance.

### **Character-Defining Features**

Character-defining features (CDFs) are the visual and physical qualities that give a building its distinctive identity and that relate it to an area or period of significance. These features may include the overall building shape, its materials, craftsmanship, decorative details and features, and aspects of its site and environment, and range in importance from high to low. The garage on the property does not exhibit any character defining features and is not described further in this section.

#### 1642 S. Central

- Horizontal massing
- Wood shingle cladding
- Wrap-around porch with battered stone piers topped by square wood posts
- Stone chimney
- Wood-framed one-over-one double-hung and two-lite casement windows
- Wide front door with divided side lites
- 12-lite French doors
- Low-pitched gable roof with exposed rafter tails, beams, and wide overhanging eaves
- Attic vents

#### 1608 Gardena

- Horizontal massing
- Wood clapboard cladding
- Porch with wood posts
- Wood-framed one-over-one double-hung and casement windows
- Wood front door
- Low-pitched gable roof with exposed rafter tails, beams, and wide overhanging eaves
- Attic vents

### **South Glendale Historic Context Statement Evaluation Criteria**

This evaluation utilized the methodology and framework employed by the City of Glendale Planning Division for its citywide historic context statement. In addition to a consideration of all applicable criteria, two relevant Context/Theme/Property Type frameworks and their associated eligibility standards and integrity thresholds were identified and applied to this evaluation.

**1. Context: Early Development and Town Settlement, 1872-1918; Property Type: Single-Family Residential.**

Under this context a property meeting the eligibility standards and retaining integrity is eligible under Criteria A/1/1, Criteria B/2/2, and Criteria C/3/3.

**Period of Significance:** 1872-1918

**Eligibility Requirements:** Date from the period of significance. Represent important trends and patterns of development from the period including streetcar-related settlement; agricultural development; as the first or only remaining example of a property type representing the development of Glendale or Tropic. Represent an association with a particular ethnic group. Display most of the character-defining features of the property type or style. Retain the essential aspects of integrity for listing in the National or California Registers.

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

**Integrity Requirements:**

**A/1/1, 5:** As an increasingly rare example of residential development representing the City's early development. Residential properties eligible under this context may have an important association with streetcar suburbanization and/or the early development of Glendale; with the development of the neighboring township of Tropic; as a remnant agricultural property; or for an association with an ethnic group important in Glendale's early history. Specifically, there may be properties associated with the Japanese community that settled in the area to support the local agricultural industry. Local Criterion 5 addresses those properties that exemplify the early heritage of the City; Criterion 5 addresses buildings that may not be eligible under local Criteria 1, 2, or 3, but are important specifically for representing early resources in Glendale.

**B/2/2:** For its association with a significant person in the early history of Glendale. Significant persons within this theme include early settlers or other members of the community who were influential in the development of Glendale. It must be shown/proven that the person was a significant early resident of Glendale or played a role in the City's founding or early development. Properties eligible under this criterion are typically those associated with a person's productive life, reflecting the time period when he or she achieved significance.

**C/3/3:** As an excellent or rare example of an architectural style from the period. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architecture & Design context.

**A/1/A, G:** A collection of residences from this period that are linked geographically may be eligible as a historic district. Residences from this period may also contribute to historic districts that are significant under other contexts and themes. District boundaries may represent original tract boundaries, or they may comprise a portion of a tract or neighborhood. Because of the nature of South Glendale's development, smaller clusters that span a portion of a block or one side of the street may be

evaluated as potential historic districts, or they may be identified for consideration in local planning efforts. The district must be unified aesthetically by plan, physical development, and architectural quality. Tract features, including streetlights, landscaping, parkland, and other amenities, may contribute to the significance of the district.

### **Evaluation:**

The duplex at 1642 S. Central is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 for its association with Early Development and Town Settlement, 1872-1918. The duplex at 1642 S. Central was constructed in 1913. As such, the duplex “represent[s] important trends and patterns of development” in that it is an early and rare in-tact residence from the subdivision of Tract No. 910 in 1910 and from the incorporation of the City of Tropic in 1911, before the latter was annexed by Glendale in 1918. Therefore, the duplex at 1642 S. Central is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1. Conversely, the property is not individually eligible under NRHP or CRHR Criterion A/1 and NRHP, CRHR or Glendale Criterion C/3/3 because the property does not have an important association with early development and is not an “excellent or rare example” of Craftsman architecture at the statewide or national scale. The property does not have an association with persons known to be important in national, state, or local history and is not eligible under B/2/2.

The secondary residence and garage at 1608 Gardena were constructed in 1920 and 1923, respectively (post-dating the City of Tropic) and do not fall within the period of significance for the property. They do not exhibit any specific historical associations with the city, state or nation, do not have associations with persons to be important in national, state or local history, are not excellent or rare examples of architectural styles. They are therefore not eligible under Criterion A/1/1, B/2/2 or C/3/3.

Additionally, none of the buildings contribute to a historic district and are unlikely to contribute to a potential historic district and are not eligible under Criterion A/1/A or G.

### **2. Context: Architecture and Design; Theme: Craftsman.**

**Eligibility Requirements:** A property that is eligible for designation as an excellent example of its architectural style retains most - though not necessarily all - of the character-defining features of the style, and continues to exhibit its historic appearance. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

**Period of Significance:** 1900-1920s

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

**Integrity Requirements:** Not defined; follows NRHP guidance.

### **Evaluation:**

The duplex at 1642 S. Central is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 3 as a good, if modest, example of early Craftsman architecture. The duplex was constructed in 1913 and expanded in 1923, and retains the majority of Craftsman CDFs. Specifically, the duplex retains horizontal massing; wood shingle cladding; front porch with battered stone piers with square wood posts; wood-framed casement and double-hung windows; and low-pitched gable roofs with exposed beams and rafter tails. Therefore, the duplex is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 3. It is not eligible for listing in the NRHP or CRHR under C/3 as no evidence was identified for statewide or nationwide level of significance.

Conversely, the residence at 1608 Gardena and the garage are not individually eligible for listing in the Glendale Register of Historic Resources under Criterion 3 because they do not “embody distinctive characteristics of a type, period, or method of construction or represent the work of a master” at the local, state or national level.

Likewise, the property as a whole (as a collection of three structures) is not individually eligible under Criteria C/3/3 because it does not “embody distinctive characteristics of a type, period, or method of construction;”<sup>38</sup> does not “represent the work of a master;”<sup>39</sup> “does not possess high artistic value;”<sup>40</sup> and because it does not “represent a significant and distinguishable entity whose components may lack individual distinction”<sup>41</sup> at the local, state or national levels.

### **Integrity Assessment**

In addition to a finding of historic significance, in order to be eligible for listing on the NRHP, a property must retain integrity. Integrity is defined in National Register Bulletin no. 15 as the “ability of a property to convey its significance.” The National Park Service recognizes seven aspects or qualities of integrity: **location, design, setting, materials, workmanship, feeling, and association.** To retain integrity, a property must possess several, if not all, of these seven qualities. Under the CRHR a property may lack integrity but still be found eligible for listing. In addition to the NRHP guidance, the Glendale Register outlines integrity criteria for properties within the City (discussed below).

#### **Location**

The subject duplex at 1642 S. Central has not been moved and therefore retains excellent integrity of **location.**

#### **Design**

The overall arrangement and appearance of the duplex at 1642 S. Central retains strong integrity of **design** to its periods of significance.

There are no known alterations to the northwest (primary) façade. On secondary façades alterations consist of the addition of the entry to the southeast (rear) façade (1923), installation of four replacement vinyl-framed sliding windows within original openings (2009), and the removal of the upper portion of the

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<sup>38</sup> National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002), 17.

<sup>39</sup> Ibid.

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.

chimney (date unknown). However, the alterations are largely in keeping with the original design, are reversible, and are limited to secondary façades.

### **Setting**

The duplex at 1642 S. Central retains integrity of **setting**, because its immediate setting, including the lot on which it is located, retains the site plan and landscaping which does not appear substantially changed since the period of significance, and its broader setting, including the mixed land use, streets, and general neighborhood character, do not appear substantially changed since the period of significance. The residence at 1608 Gardena and the garage also retain integrity of setting for the same reasons.

### **Materials**

The duplex at 1642 S. Central retains very strong integrity of **materials**. Similar to the discussion of its' integrity of its 1913 design and workmanship, the alterations detailed above are few, limited to secondary façades, and are largely in keeping with the design and materials.

Because the material palette of alterations is largely compatible with the historic material palette; and because the primary façade is unaltered and retains a significant amount of the residence's 1913 and 1923 materials, the duplex retains excellent integrity of material for the findings of significance under City of Glendale Criteria 1 and 3.

### **Workmanship**

The duplex at 1642 S. Central retains strong integrity of **workmanship**. Similar to the discussion of its' integrity of design, the majority of the alterations were concentrated at the secondary façades; and because the primary façade is completely unaltered, and the dwelling retains the original workmanship of its' original design, it thus retains strong integrity of workmanship under the City of Glendale Criteria 1 and 3.

### **Feeling**

The duplex at 1642 S. Central retains very strong integrity of **feeling**. Integrity of feeling is assessed by determining if the property retains enough physical features, contained in the design, materials, and workmanship of the property, to convey the property's historic character. As detailed in the preceding discussions of **design, materials, and workmanship**, the duplex retains excellent integrity under City of Glendale Criteria 1 and 3.

### **Association**

The duplex at 1642 S. Central retains integrity of **association** because it retains sufficient CDFs to convey its historic character as a Craftsman house and its association with the City of Tropic.

### **Conclusion**

In summary, the duplex at 1642 S. Central retains excellent integrity of **location, design, setting, materials, workmanship, feeling and association**. Therefore, the property retains sufficient integrity to convey its historic significance and remains eligible for listing in the Glendale Register of Historic Resources.

## **NRHP, CRHR, and Glendale Eligibility**

As previously discussed, the property was included in the 2017 Survey, which assigned the duplex California Historical Resource Status Code 5S3, meaning it appears individually eligible for local designation through survey evaluation. The 2017 Survey determined the duplex is eligible because of its architecture as a Craftsman-style residence and its association as a ca. 1910 residence within the City of Tropic.

In August 2018 ESA prepared the 2018 HRA, which determined the property is not individually eligible for listing in the NRHP, the CRHR, and for designation as a Glendale Historic Resource under Criteria A/1/1 (Event), B/2/2 (Person), C/3/3 (Design/Construction) and D/4/4 (Information Potential). Although the report states in one section that the property is individually eligible for listing in the NRHP and CRHR under Criteria C/3 (Design/Construction), that statement contradicts the rest of the findings presented in the report and appears to be a typo. Further, the 2018 HRA determined the duplex is not individually eligible for designation as a Glendale Historic Resource under Criterion 5 (Early Heritage).

**Criteria A/1/1:** As previously discussed, the subject property is not individually eligible for listing in the NRHP and the CRHR but is individually eligible for listing in the Glendale Register of Historic Resources. The property does not have an important association with events or patterns that have made a significant contribution to the broad patterns of national, state, or local history. However, as previously identified by the 2017 Survey, the duplex at 1642 S. Central is associated with Early Development and Town Settlement, 1872-1918 because it was constructed in 1913 before the City of Tropic was annexed by Glendale in 1918. The secondary residence and garage at 1608 Gardena were constructed in 1920 and 1923, respectively (post-dating the City of Tropic). Therefore, the duplex at the subject property is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 and conversely the residence and garage at 1608 Gardena, as well as the property as a whole, is not individually eligible for listing in the NRHP and CRHR under Criteria A/1.

**Criteria B/2/2:** Research to date did not reveal the subject property to have an association with the lives of significant persons in our past. The numerous known owners and occupants associated with the property during the historic period (prior to 1971) do not appear to have made significant contributions to national, state, or local history. Therefore, the subject property as a whole and all of the buildings individually are not eligible for listing in the NRHP, the CRHR, or the Glendale Register of Historic Resources under Criteria B/2/2.

**Criteria C/3/3:** As previously discussed, the subject property as a whole is not individually eligible for listing in the NRHP and the CRHR, but the duplex within the property is individually eligible for listing in the Glendale Register of Historic Resources. The two residences on the property were constructed in 1913 and 1920, respectively. The 1913 duplex is individually eligible for listing in the Glendale Register of Historic Resources as it retains the majority of Craftsman CDFs. Specifically, the duplex retains horizontal massing; wood shingle cladding; front porch with battered stone piers, with square wood posts; wood-framed casement and double-hung windows; and low-pitched gable roofs with exposed beams and rafter tails. Although the duplex was expanded in 1923, the addition is in keeping in its materials and design. Thus, the property is an intact and good, if modest, example of early Craftsman architecture.

Conversely, the 1920 residence at 1608 Gardena and its detached garage are not individually eligible for listing in the Glendale Register of Historic Resources under this criterion because it does not “embody distinctive characteristics of a type, period, or method of construction or represent the work of a master.”

Likewise, the property as a whole is not individually eligible for the NRHP nor the CRHR under Criteria C/3/3 because it does not “embody distinctive characteristics of a type, period, or method of construction;”<sup>42</sup> does not “represent the work of a master;”<sup>43</sup> “does not possess high artistic value;”<sup>44</sup> and because it does not “represent a significant and distinguishable entity whose components may lack individual distinction”<sup>45</sup> at the local, state or national levels.

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<sup>42</sup> National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002), 17.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> Ibid.

**Criteria D/4/4:** The property has not yielded, nor does it appear to possess potential to yield, information important in history or prehistory. Therefore, the subject property is not individually eligible under Criteria D/4 for listing in the NRHP or the CRHR.

**Glendale Criterion 5:** The property does not exemplify the early heritage of the City. Although the duplex at 1642 S. Central was constructed in 1913 and is therefore associated with South Glendale's Early Development and Town Settlement, 1872-1918, the 2014 *South Glendale Historic Context* defines a property of "early history" as a property constructed prior to 1871. Additionally, in the 2017 *South Glendale Historic Resources Survey*, under the Early Single-Family Residential context, the earliest residential examples are defined as dating from the "late 19th century into the first decade of the 20th century,"<sup>46</sup> meaning 1910. Thus, the 1913 duplex, as well as the 1920 secondary dwelling and 1923 garage, would not fall within that period of early residential construction. Therefore, the subject property does not exemplify the early heritage of the City and is recommended not eligible for listing in the local Glendale Register of Historic Resources under Criterion 5.

### **District Consideration**

The subject property is not within a designated historic district and does not appear to be a contributor to a potential historic district. The property is one of very few single-family residences remaining in this area as the lots located to the north, east, and west of the property now feature commercial buildings and parking lots. The only other remaining single-family residences are located to the south of the subject property, on Bonita Avenue, and these do not reflect any trends in the early town settlement of Tropic or in style, as their built dates range from 1912-1947 and their architectural styles vary.

## **XI. CONCLUSION**

Based on the current investigation and analysis, the duplex at 1642 S. Central is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 for its association with Early Development and Town Settlement as a residence from the City of Tropic, and under Criterion 3 as a good example of the Craftsman style. The residence at 1608 Gardena (constructed in 1920) and garage (c. 1923) are not eligible under Criterion 1 nor Criterion 3 as they do not exhibit any specific historical associations or significant design or construction techniques. The property as a whole (inclusive of all three buildings) and the residences individually are not eligible for listing in the NRHP and CRHR under Criteria A/1 and C/3 as no evidence was identified for statewide or nationwide level of significance. Likewise, the property as a whole nor the individual buildings are not eligible for listing in the NRHP, CRHR, or the Glendale Register of Historic Resources under Criteria B/2/2 because research did not reveal it to have an association with significant persons, nor are they likely to yield important information in history or prehistory (Criteria D/4/4). Lastly, the property and the individual buildings are not eligible for listing in the Glendale Register of Historic Resources under Criterion 5 because they do not exemplify the early history of the City. In addition, none of the buildings are within a historic district or would be likely to contribute to a potential historic district.

As 1642 South Central Avenue is determined to be individually eligible for listing in the Glendale Register of Historic Resources, the property is considered a historical resource for the purposes of review under CEQA.

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<sup>46</sup> Historic Resources Group, *South Glendale Historic Resources Survey*, prepared for the City of Glendale, 2017, p. 20.

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**Appendix A.**  
**Resumes of Key Staff**

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## NELSON WHITE, M.S.H.P., ARCHITECTURAL HISTORIAN / PROJECT MANAGER

Nelson White is an architectural historian and project manager with 12 years of professional experience. A resident of California for 13 years, his projects include work throughout Northern and Southern California. He is knowledgeable in the history and development of American cities and suburbs, with a focus on residential development and design, and is a federally qualified professional (36 Code of Federal Regulations [CFR] 61) in the fields of architectural history and historic preservation. His statewide experience includes managing and conducting dozens of historical resource surveys and evaluations in compliance with the California Environmental Quality Act (CEQA) and local ordinances. He has prepared numerous cultural resource studies that have utilized federal, state, and local designation criteria to evaluate properties for eligibility as a historic resource for local consideration, for the purposes of CEQA, and as a historic property under Section 106 of the National Historic Preservation Act (NHPA).

Mr. White utilizes his understanding of the *Secretary of the Interior's Standards* to facilitate effective project compliance and design review for adaptive reuse and new construction projects within urban and suburban settings. He works closely with clients and architects to preserve character-defining features of buildings, and he is a member of the California Preservation Foundation (CPF) and the Society of Architectural Historians. He is a frequent volunteer for CPF and has twice served on its annual conference steering committee; he currently serves on its education committee.

### YEARS OF EXPERIENCE

12

### EXPERTISE

Architectural History

Historic Preservation

Historical Resource Assessments

Project Impacts Analysis

### EDUCATION

M.S., Historic Preservation; School of the Art Institute of Chicago, Illinois; 2006

B.A., Architectural History and Urban Design; DePaul University, Chicago, Illinois; 1999

Postgraduate Certificate Program: Public Interest Design; Archeworks; Chicago, Illinois; 2000

Certificate Program: Landscape Architecture; Harvard School of Design, Cambridge, Massachusetts; 1998

### REGISTRATIONS / CERTIFICATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and Historic Preservation

### MEMBERSHIPS

Steering Committee 2011 and 2017, California Preservation Foundation

### SELECTED PROJECT EXPERIENCE

**1639-1641 Abbot Kinney Historical Resource Assessment and Impacts Analysis; Balios Capital, LLC; Venice, Los Angeles County, California.** Balios Capital, LLC retained SWCA to prepare an Historical Resource Assessment (HRA) for a mixed-use property with a two- and three-story 1935 vernacular-style commercial building at the front of the parcel and a 1918 Craftsman-style bungalow at the rear. Balios Capital proposed to enlarge the commercial building towards the rear of the property and to create surface parking. In order to preserve the historic bungalow Balios proposed to either elevate it one story or to relocate to a nearby park and donate it to a local history non-profit. SWCA evaluated the property under federal, state, and local criteria and prepared a project impacts analysis using the *Secretary of the Interior's Standards for Preservation*. Role: Project Manager. Conducted intensive-level field survey, archival research, evaluation, project review, and impacts analysis. Co-authored HRA. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.

**6500 Olympic Place Project Impacts Analysis; Jennifer and Eric Gowey; Los Angeles, Los Angeles County, California.** Mr. and Mrs. Gowey retained SWCA to prepare an impacts analysis for a proposed addition to a 1937 Spanish Colonial Revival-style single-family residence that is an identified contributor to a Los Angeles Historic Preservation Overlay Zone (HPOZ). The Goweys proposed to enclose two recessed porches and to add a half-story addition. SWCA prepared a project impacts analysis using the *Secretary of the Interior's Standards for Rehabilitation* and the HPOZ Preservation Plan guidelines for Additions to Primary Structures." Role: Project Manager. Conducted intensive-level field survey, archival research, design consultation, and impacts analysis. Co-authored report.

**Historical Resource Assessment and Impacts Analysis; Confidential; Los Angeles, Los Angeles County, California.** The client retained SWCA to prepare an Historical Resource Assessment (HRA) for a 2.15-acre historic residential estate in Los Angeles. The estate featured several Georgian Revival-style buildings designed by a master architect. The client proposed the demolition and replacement of one building and the demolition and replacement of a wing with a larger wing. SWCA evaluated the property under federal, state, and local criteria and prepared a project impacts analysis using the *Secretary of the Interior's Standards for Rehabilitation*. *Role: Project Manager. Conducted intensive-level field survey, archival research, evaluation, design consultation, and impacts analysis. Co-authored HRA. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.*

**Roberts Apartments Historic-Cultural Monument Nomination; Morris Landa Apartments, LLC; City of Los Angeles, Los Angeles County, California.** Morris Landa Apartments, LLC, retained SWCA to prepare a City of Los Angeles Cultural-Heritage Monument (CHM) nomination for a 1966 Mid-Century Modern-style hillside apartment building located at 1780 North Griffith Park Boulevard. *Role: Project Manager. Prepared nomination and provided support services through the designation process.*

**Marquette Residential Development; Pizzulli Associates, Inc.; Los Angeles, Los Angeles County, California.** SWCA prepared a Mitigated Negative Declaration (MND) and supporting technical studies, including a tribal cultural resources study, historical resources assessment, biological assessment, and air quality analysis in support of the proposed Marquette Residential Development Project in the Pacific Palisades neighborhood of the City Los Angeles. The proposed Project included the demolition of two dwellings, a 1949 Traditional Ranch-style and a 1952 Contemporary Ranch-style, and the construction of eight new single-family homes. In order to achieve California Environmental Quality Act (CEQA) compliance, SWCA prepared the MND and requisite technical studies for submittal to the Los Angeles Department of City Planning. SWCA prepared deliverables on accelerated schedule and worked closely with the project owner to deliver defensible documents. *Role: Architectural Historian. Conducted intensive-level field survey, archival research, and evaluation. Authored HRA. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.*

**Clínica Romero Cultural Resource Analysis; Los Angeles, Los Angeles County, California; Clínica Romero – Clínica Romero** retained SWCA to provide cultural resources services in support of a proposed renovation project. As part of the environmental review of HRSA HIIP grant funding, the clinic was required to provide a letter from the State Historic Preservation Office (SHPO) confirming the renovation would have no effect to historic properties. The property consisted of two Mid-Century Modern-style buildings, a 1957 clinic and a 1974 administrative annex. SWCA prepared an Historical Resources and Archaeological Analysis that evaluated the property under federal, state, and local criteria and analyzed effects of the project implementation including proposed renovation and construction. *Role: Architectural Historian. Conducted intensive-level field survey, archival research, and evaluation. Authored HRA. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.*

**1395 N. Doheny Drive Historical Resource Assessment; 1395 N. Doheny LLC; Los Angeles, Los Angeles County, California.** 1395 N. Doheny LLC retained SWCA to prepare an Historical Resource Assessment (HRA) for a 1955 Colonial Revival-style dwelling designed by a master architect. The client proposed to demolish and replace the existing residence. SWCA evaluated the property under federal, state, and local criteria. *Role: Project Manager. Conducted intensive-level field survey, archival research, and evaluation. Co-authored HRE. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.*

**8940 Ashcroft Avenue Historical Resource Assessment; Margo Siegel; West Hollywood, Los Angeles County, California.** Ms. Siegel retained SWCA to prepare an Historical Resource Assessment (HRA) for a 1926 Spanish Colonial Revival-style single-family residence. Ms. Siegel proposed to demolish the residence and to construct new two-story single-family residence. SWCA evaluated the property under federal, state, and local criteria. *Role: Project Manager. Conducted intensive-level field survey, archival research, and evaluation. Co-authored HRA. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.*

**1405-1411 Hudson Historical Resources Assessment; ROM Investments, Inc.; Los Angeles, Los Angeles County, California.** ROM Investments retained SWCA to prepare an Historical Resources Assessment (HRA) for a multi-family residential property with four one- and two-story vernacular-style dwellings dating from between 1905 and 1911. ROM Investments proposed to demolish and replace three of the dwellings. SWCA evaluated the property under federal, state, and local criteria. *Role: Project Manager. Conducted archival research, evaluation. Co-authored HRA. Co-authored HRA. Prepared California Department of Parks and Recreation (DPR) 523 series resource forms.*

**Appendix B.**

**State of California Department of Parks and Recreation 523 Series Forms**

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 7

\*Resource Name or #: 1642 S. Central Avenue

P1. Other Identifier: N/A

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: Los Angeles

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

\*b. USGS 7.5' Quad: Burbank, CA Date: 1994 T 1N ; R 13W Sec 32

c. Address: 1642 S. Central Avenue City: Glendale Zip: 91204

d. UTM: Zone: 11N; 383874 mE/ 3776798 mN (G.P.S.)

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

APN: 5640-029-014

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

The subject property consists of a rectangular parcel, approximately 0.22 acre in size. Situated on the property are three buildings: at the front of the parcel is 1642 S. Central, a one-story Craftsman-style dwelling originally constructed in 1913 and converted to a duplex sometime between 1919 and 1925; behind this is 1608 Gardena, a one-story Craftsman-style dwelling constructed in 1920; and behind it is a one-story garage constructed in 1923.

See continuation sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multi-family property.

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

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



P5b. Description of Photo: (View, date, accession #) Primary (northwest) façade of 1642 S. Central Avenue, view southeast, June 4, 2021, #0997.

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both 1913, Source: Los Angeles County Office of the Assessor

\*P7. Owner and Address: Unknown

\*P8. Recorded by: (Name, affiliation, and address) Nelson White and Millie Mujica SWCA Environmental Consultants 51 W. Dayton Street Pasadena, CA 91105

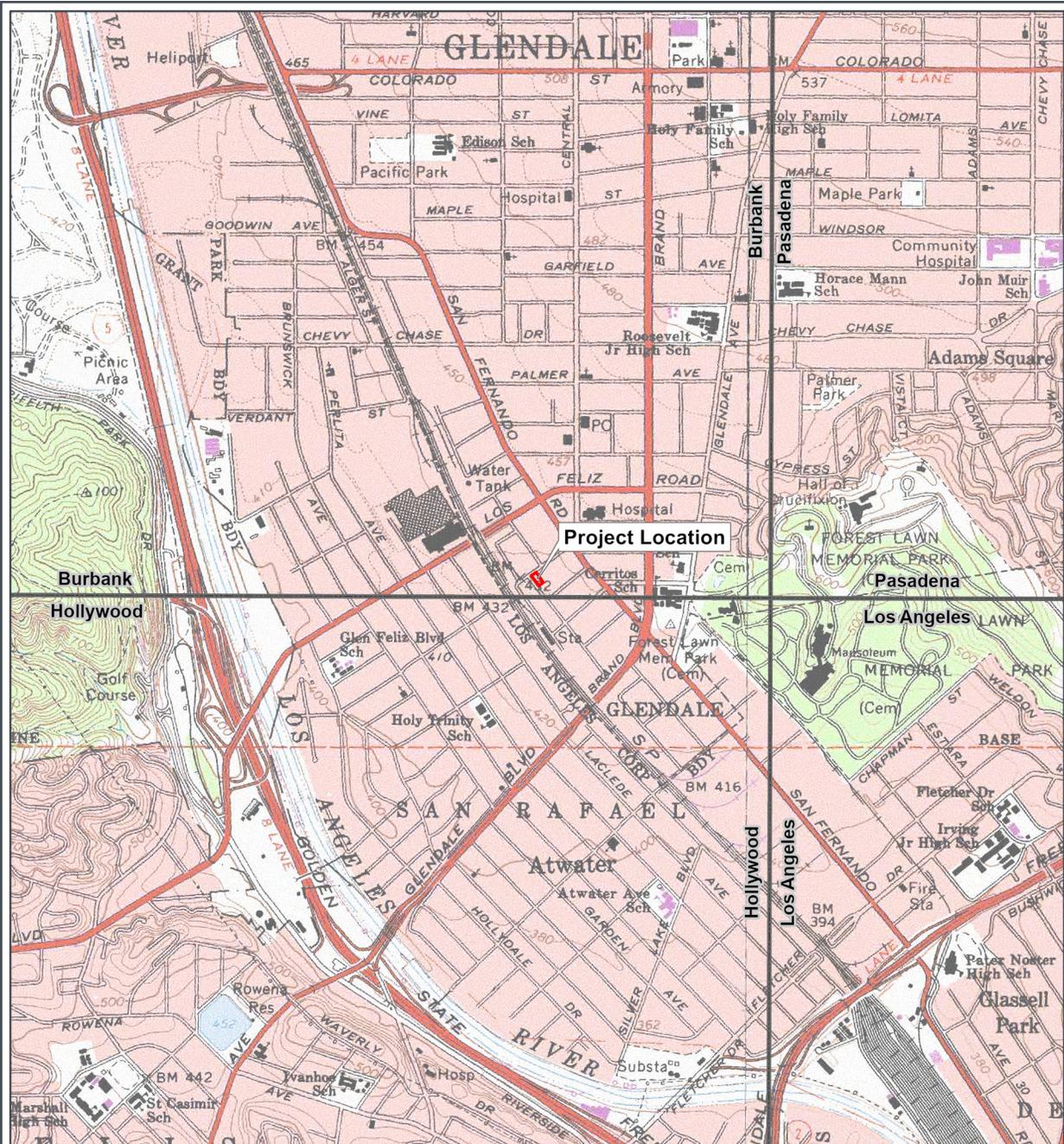
\*P9. Date Recorded: August 10, 2021

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report

and other sources, or enter "none.") *Historical Resource Assessment for 1642 S. Central Avenue, City of Glendale and County of Los Angeles, California*, (SWCA Environmental Consultants 2021).

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



LOCATION MAP:

- Project Boundary
- USGS 7.5-minute Quadrangle

Los Angeles County, CA  
 USGS 7.5' Quadrangle:  
 Burbank, CA - 1994  
 T1N, R13W, Section 32  
 NAD 1983 UTM Zone 11N  
 -118.2593°W 34.1256°N

Base Map: ESRI ArcGIS Online,  
 accessed July 2021

Updated: 7/13/2021  
 Project No. 064059  
 File: 064059\_LocationMap



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1642 S. Central Avenue

B1. Historic Name: None

B2. Common Name: 1642 S. Central Avenue

B3. Original Use: Single-family dwelling

B4. Present Use: Single-family Dwelling

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property has received several known alterations since its initial construction in 1913 and 1920.

Known alterations to 1642 S. Central include the conversion from single-family to duplex (sometime between 1919 and 1925), the addition of the entry to the southeast (rear) façade (1923), installation of four replacement vinyl-framed sliding windows within original openings (2009), and the removal of the upper portion of the chimney (date unknown).

Known alterations to 1608 Gardena include the bedroom addition to the northeast (rear) façade (1953), on secondary façades the installation of four replacement vinyl-framed sliding windows within original or slightly altered openings (2009), installation of a metal-framed jalousie window and infilling of a window within an original opening (date unknown), and the addition of a shed-like enclosure on the northeast (rear) façade (date unknown).

Known alterations to the garage include the possible recladding with clapboard (date unknown) and the infilling of a pair of vehicular doors.

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: N/A

b. Builder: N/A

\*B10. Significance: Theme: Early Development and Town Settlement

Area: N/A

Period of Significance: 1872-1918

Property Type: Residential Applicable Criteria: Glendale Register of Historic Resources – Criterion 1 & 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References:

City of Glendale Building and Safety Division. Building Permits. Various dates.

City of Glendale Municipal Code, Chapters 15.20.050 and 30.25.020, Available at: <http://www.qcode.us/codes/glendale/>.

County of Los Angeles Assessor's Office records, various dates.

ESA. 1642 S. Central Avenue, Glendale, California Historic Resources Assessment. August 2018.

Historic Resources Group (HRG). *City of Glendale: South Glendale Historic Context Statement*. Prepared for the City of Glendale Planning Division. September 2014.

Historic Resources Group (HRG). *Draft South Glendale Historic Resources Survey*. Prepared for the City of Glendale. 2017.

National Park Service (NPS). *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 2002.

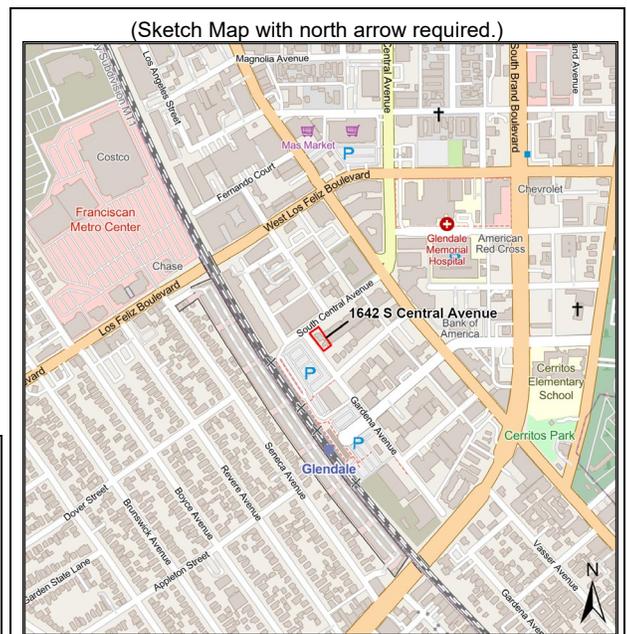
SWCA Environmental Consultants. *Historical Resource Assessment for 1642 S. Central Avenue, City of Glendale and County of Los Angeles, California*. August 2021.

B13. Remarks:

\*B14. Evaluators: Nelson White, SWCA Environmental Consultants

\*Date of Evaluation: October 5, 2021

(This space reserved for official comments.)



\*Recorded by: Nelson White and Millie Mujica

\*Date: August 10, 2021

Continuation

Update

**\*P3a.Description**

Description – Continued

**1642 S. Central Avenue**

The one-story duplex is generally rectangular in plan. It is clad in wood shingles and has stone piers and wood posts supports for the front porch. Fenestration consists primarily of original wood-framed casement and double-hung windows with some replacement vinyl-framed sliding windows within original openings. Windows are generally finished in unadorned wide flat board trim, without corner details, and have sloped sills. The dwelling is capped by gable roof with exposed rafter tails and beams. It is finished with composition shingles.

The following presents an architectural description of the front duplex at the subject property; this material is excerpted from the 2019 DPR, prepared by the Glendale Historical Society in March 2019. The 2019 DPR, referred to 1642 S. Central as "Building A." The architectural description begins with the northwest (primary) façade and proceeds counterclockwise to the southwest, southeast, and northeast façades.

*"Building A is a single story with two, nested front-facing, low sloped gabled roofs.*

*[The northwest (primary) façade] has a partial width entrance porch that notably wraps around the side of the building for a full bay. The porch has large-scale, tapered arroyo stone piers that are distinctively "pierced" by overlapping, extended porch railings. The battered piers and porch base are random-set arroyo stone with concrete caps. Set on the caps, paired, outside porch posts on each side support a decorative open, kingpost truss, which is punctuated by faceted, extended purlins and a low-lying roof. The overall effect is a delicate balance of wood joinery and careful proportions, imbued with clear structural stability. An exaggerated-width front door with an inset panel, which is characteristic of the style, is set off-center, and is balanced by multi-light sidelights. The concrete steps have quarter-radius ends but are interrupted by the decorative masonry of the battered, arroyo stone porch piers. There is an arroyo stone endwall chimney on the north wall that was dismantled to the roofline (date unknown). The other front bay has a three-part window, containing a central picture window with casement side windows. The windows and all doors have wide surrounds, with wider head casings, which are also representative of the style. Exterior walls are painted, random-width, straight edge wood shingles. An alternating, narrow and wide slat vent embellishes the wide attic vent. The low-sloped roof has exposed rafter tails, deep eaves, wide fascia boards and extended purlins. The porch is partially obscured by a shade, but features three posts at the outside corner. The roof extends to shelter the side porch which continues as a pergola at the side elevation. At the corner porch piers, banister handrails appear to "cross" inside the piers.*

*The south[west] side has three bays. Concrete steps with radiused ends lead to a pair of French doors with partial height, single light sidelights. The pergola extends to shelter the side entrance. Paired, double hung windows form the second bay. The third bay is stepped-out, and has a front-facing gable above a tripartite window with small lights at the tops of the windows (typical of Arts & Crafts style windows). The gable features extended purlins and wide-narrow alternating attic vent slats, all of which mimic the main façade treatments.*

*The rear [southeast] of building A has a three part window, and a simple rear door with concrete steps and a pipe railing. A small, corrugated fiberglass extension from the rear stoop is protected by a plain overhang clad in the same material. The rear gable attic vent has identical decorative treatment as those features on the front and side.*

*The north[east] side of Building A notably has an arroyo stone, endwall chimney. It was dismantled to the roofline (date unknown), which is a common post-1992 earthquake alteration for unreinforced masonry chimneys and does not substantially affect the property's integrity.*

*A very small, vernacular addition (200 SF) at the northeast corner has a front facing gabled roof, a central door and sidelights. It may be a separate unit and wraps in an L shape into the side yard. It is clad in painted shingles that were not installed as professionally as the shingles on the original portion of Building A. The low sloping front-facing gable has inexpertly applied shingles at the apex. The addition was completed in 1923 (building permit) and may be a separate unit."*

\*Recorded by: Nelson White and Millie Mujica

\*Date: August 10, 2021

Continuation

Update

**\*P3a.Description**

Description – Continued

**1608 Gardena Avenue**

The one-story residence is generally rectangular in plan. It is clad in wood clapboard and has wood post supports for the front porch. Fenestration consists primarily of original wood-framed casement and double-hung windows with some replacement vinyl-framed sliding windows within original openings. Windows are generally finished in unadorned wide flat board trim, without corner details, and have sloped sills. The dwelling is capped by a gable roof with exposed rafter tails and beams. It is finished with composition shingles. The architectural description begins with the southwest (primary) façade and proceeds counterclockwise to the southeast, northeast, and northwest façades.

The southwest (primary) façade is asymmetrical. The eastern half of the façade features a covered porch with a gable roof supported by slim, paired, wood posts, which support an exposed, decorative queen truss, with extended purlins. The porch features a concrete deck and is accessed by a single concrete step. Within the porch is the main entrance, which consists of a wood-framed wood door with a metal screen door. West of the porch, the western half of the façade features a tripartite combination window composed of a central fixed sash window, flanked on each side by narrow casement windows. The entire façade is capped by a gable roof. Beneath the peak of the gable is an attic vent.

The southeast façade is asymmetrical. It features a sliding vinyl window in a wood frame with ornamental security bars at the south end, followed by two wood hung windows trimmed together in a wood frame at center, and a combination window at the north end. The combination window is composed of a narrow jalousie window and a multi-lite window of unknown type (glass and hardware are missing/covered) trimmed together. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails. At the north corner of the façade is a small addition clad in horizontal plywood siding and capped by a flat roof that sits right beneath the rafter tails of the gable roof. The addition is blind.

The northeast (rear) façade is asymmetrical. The western two-thirds of the façade are dominated by a bump-out clad in the same siding as the rest of the dwelling and capped by a gable roof that sits approximately 2 feet shorter than the main gable roof capping the dwelling. Sitting at center of the north-facing facet of the bump-out is a vinyl sliding window in a wood frame. An attic vent sits above the window, at the peak of the gable. The east- and west-facing facets of the bump-out are blind. East of the bump-out and taking up the east third of the façade is the north-facing facet of the addition from the east façade discussed above. The north-facing facet of the addition is blind.

The northwest façade is asymmetrical. Centered on the façade are two hung wood windows trimmed together in a wood frame, flanked to the north by a small vinyl sliding window. At the south end of the façade is a narrow vinyl sliding window in a wood frame. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails.

**Garage**

The garage is rectangular in plan and is clad in both wood clapboard and vertical board and batten siding. It is capped by a gable roof with wide overhanging eaves. The architectural description begins with the southwest (primary) facade and proceeds counterclockwise to the southeast, northeast, and northwest façades.

The southwest (primary) façade is asymmetrical. The eastern half of the façade features double plywood vehicular doors with metal hinges. The western half of the façade is partially open with interspersed vertical wood posts on the top half, and board and batten siding on the bottom half. The façade is capped by a gable roof. Beneath the peak of the gable is an attic vent.

The southeast façade is symmetrical and clad in board and batten wood siding. Near center is a wood-framed door-sized opening. The remainder of the façade is blind. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails.

The northeast (rear) façade is clad in unpainted vertical board and batten siding. The façade is blind and capped by a gable roof.

The northwest façade is primarily clad in horizontal plywood siding; approximately two feet of the south corner of the façade is clad in vertical board and batten siding. The west façade is blind. The entire façade is capped by a side gable roof with overhanging eaves and exposed rafter tails.

\*Recorded by: Nelson White and Millie Mujica

\*Date: August 10, 2021

Continuation

Update

**\*B10. Significance:**

**Integrity Assessment**

In addition to a finding of historic significance, in order to be eligible for listing on the NRHP, a property must retain integrity. Integrity is defined in National Register Bulletin no. 15 as the "ability of a property to convey its significance." The National Park Service recognizes seven aspects or qualities of integrity: **location, design, setting, materials, workmanship, feeling, and association**. To retain integrity, a property must possess several, if not all, of these seven qualities. Under the CRHR a property may lack integrity but still be found eligible for listing. In addition to the NRHP guidance, the Glendale Register outlines integrity criteria for properties within the City (discussed below).

**Location**

The subject duplex at 1642 S. Central has not been moved and therefore retains excellent integrity of **location**.

**Design**

The overall arrangement and appearance of the duplex at 1642 S. Central retains strong integrity of **design** to its periods of significance.

There are no known alterations to the northwest (primary) façade. On secondary façades alterations consist of the addition of the entry to the southeast (rear) façade (1923), installation of four replacement vinyl-framed sliding windows within original openings (2009), and the removal of the upper portion of the chimney (date unknown). However, the alterations are largely in keeping with the original design, are reversible, and are limited to secondary façades.

**Setting**

The duplex at 1642 S. Central retains integrity of **setting**, because its immediate setting, including the lot on which it is located, retains the site plan and landscaping which does not appear substantially changed since the period of significance, and its broader setting, including the mixed land use, streets, and general neighborhood character, do not appear substantially changed since the period of significance. The residence at 1608 Gardena and the garage also retain integrity of setting for the same reasons.

**Materials**

The duplex at 1642 S. Central retains very strong integrity of **materials**. Similar to the discussion of its' integrity of its 1913 design and workmanship, the alterations detailed above are few, limited to secondary façades, and are largely in keeping with the design and materials.

Because the material palette of alterations is largely compatible with the historic material palette; and because the primary façade is unaltered and retains a significant amount of the residence's 1913 and 1923 materials, the duplex retains excellent integrity of material for the findings of significance under City of Glendale Criteria 1 and 3.

**Workmanship**

The duplex at 1642 S. Central retains strong integrity of **workmanship**. Similar to the discussion of its' integrity of design, the majority of the alterations were concentrated at the secondary façades; and because the primary façade is completely unaltered, and the dwelling retains the original workmanship of its' original design, it thus retains strong integrity of workmanship under the City of Glendale Criteria 1 and 3.

**Feeling**

The duplex at 1642 S. Central retains very strong integrity of **feeling**. Integrity of feeling is assessed by determining if the property retains enough physical features, contained in the design, materials, and workmanship of the property, to convey the property's historic character. As detailed in the preceding discussions of design, materials, and workmanship, the duplex retains excellent integrity under City of Glendale Criteria 1 and 3.

**Association**

The duplex at 1642 S. Central retains integrity of **association** because it retains sufficient CDFs to convey its historic character as a Craftsman house and its association with the City of Tropic.

**Conclusion**

In summary, the duplex at 1642 S. Central retains excellent integrity of **location, design, setting, materials, workmanship, feeling and association**. Therefore, the property retains sufficient integrity to convey its historic significance and remains eligible for listing in the Glendale Register of Historic Resources.

\*Recorded by: Nelson White and Millie Mujica

\*Date: August 10, 2021

Continuation

Update

**\*B10. Significance:**

**NRHP, CRHR, and Glendale Eligibility**

**Criteria A/1/1:** The subject property is not individually eligible for listing in the NRHP and the CRHR but is individually eligible for listing in the Glendale Register of Historic Resources. The property does not have an important association with events or patterns that have made a significant contribution to the broad patterns of national, state, or local history. However, as previously identified by the 2017 Survey, the duplex at 1642 S. Central is associated with Early Development and Town Settlement, 1872-1918 because it was constructed in 1913 before the City of Tropic was annexed by Glendale in 1918. The secondary residence and garage at 1608 Gardena were constructed in 1920 and 1923, respectively (post-dating the City of Tropic). Therefore, the duplex at the subject property is individually eligible for listing in the Glendale Register of Historic Resources under Criterion 1 and conversely the residence and garage at 1608 Gardena, as well as the property as a whole, is not individually eligible for listing in the NRHP and CRHR under Criteria A/1.

**Criteria B/2/2:** Research to date did not reveal the subject property to have an association with the lives of significant persons in our past. The numerous known owners and occupants associated with the property during the historic period (prior to 1971) do not appear to have made significant contributions to national, state, or local history. Therefore, the subject property as a whole and all of the buildings individually are not eligible for listing in the NRHP, the CRHR, or the Glendale Register of Historic Resources under Criteria B/2/2.

**Criteria C/3/3:** The subject property as a whole is not individually eligible for listing in the NRHP and the CRHR, but the duplex within the property is individually eligible for listing in the Glendale Register of Historic Resources. The two residences on the property were constructed in 1913 and 1920, respectively. The 1913 duplex is individually eligible for listing in the Glendale Register of Historic Resources as it retains the majority of Craftsman CDFs. Specifically, the duplex retains horizontal massing; wood shingle cladding; front porch with battered stone piers, with square wood posts; wood-framed casement and double-hung windows; and low-pitched gable roofs with exposed beams and rafter tails. Although the duplex was expanded in 1923, the addition is in keeping in its materials and design. Thus, the property is an intact and good, if modest, example of early Craftsman architecture.

Conversely, the 1920 residence at 1608 Gardena and its detached garage are not individually eligible for listing in the Glendale Register of Historic Resources under this criterion because it does not “embody distinctive characteristics of a type, period, or method of construction or represent the work of a master.”

Likewise, the property as a whole is not individually eligible for the NRHP nor the CRHR under Criteria C/3/3 because it does not “embody distinctive characteristics of a type, period, or method of construction;” does not “represent the work of a master;” “does not possess high artistic value;” and because it does not “represent a significant and distinguishable entity whose components may lack individual distinction” at the local, state or national levels (NPS 2002:17).

**Criteria D/4/4:** The property has not yielded, nor does it appear to possess potential to yield, information important in history or prehistory. Therefore, the subject property is not individually eligible under Criteria D/4 for listing in the NRHP or the CRHR.

**Glendale Criterion 5:** The property does not exemplify the early heritage of the City. Although the duplex at 1642 S. Central was constructed in 1913 and is therefore associated with South Glendale’s Early Development and Town Settlement, 1872-1918, the 2014 *South Glendale Historic Context* defines a property of “early history” as a property constructed prior to 1871. Additionally, in the 2017 *South Glendale Historic Resources Survey*, under the Early Single-Family Residential context, the earliest residential examples are defined as dating from the “late 19th century into the first decade of the 20th century,” (HRG 2017) meaning 1910. Thus, the 1913 duplex, as well as the 1920 secondary dwelling and 1923 garage, would not fall within that period of early residential construction. Therefore, the subject property does not exemplify the early heritage of the City and is recommended not eligible for listing in the local Glendale Register of Historic Resources under Criterion 5.

**District Consideration**

The subject property is not within a designated historic district and does not appear to be a contributor to a potential historic district. The property is one of very few single-family residences remaining in this area as the lots located to the north, east, and west of the property now feature commercial buildings and parking lots. The only other remaining single-family residences are located to the south of the subject property, on Bonita Avenue, and these do not reflect any trends in the early town settlement of Tropic or in style, as their built dates range from 1912-1947 and their architectural styles vary.

**Appendix C.**  
**Key Building Permits**

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Owner V.R. Struchean Address of Job 1608 Gardena  
 Purpose of Bldg. 3 Room Res Fire Dist No. \_\_\_\_\_

BUILDING			PLUMBING			WIRING		
Date Issued	<u>9-13-20</u>		Date Issued	<u>9-27-20</u>		Date Issued	<u>9-22-20</u>	
Permit No.	<u>1701</u> Amt. <u>1,250<sup>00</sup></u>		Permit No.	<u>1827</u> Amt. <u>400<sup>00</sup></u>		Permit No.	<u>1647</u> Amt. <u>out 7 SW 6</u>	
Contractor	<u>McClain</u>		Contractor	<u>McPeck</u>		Contractor	<u>Jewel</u> <u>TEX</u>	
	Ready for Inspection	Inspection O. K.		Ready for Inspection	Inspection O. K.		Ready for Inspection	Inspection O. K.
Foundation		<u>(P)</u>	Rough	<u>9-30-20</u>	<u>OK</u>	Rough	<u>1-15-20</u>	<u>OK</u>
1st Floor			Gas	<u>9-28-20</u>	<u>OK</u>	Finish		
2d,3d Floor			Cesspool			Fixtures	<u>1-10-20</u>	<u>OK</u>
Chimney			Finish			Motors		
Remarks <u>(over)</u>								
Final Inspection O. K. _____								
								Inspector.

Figure 29. Building sheet recording construction of 1608 Gardena Avenue (City of Glendale, Building Permit No. 1701, September 13, 1920).

Owner <i>John Struckin</i> Address of Job <i>1642 Central 342 W. Eulalia</i>								
Purpose of Bldg <i>Addition</i>		Fire Dist. No. _____						
<b>BUILDING</b>	<b>PLUMBING</b>	<b>WIRING</b>						
Date Issued <i>10-22-23</i>	Date Issued <i>10-23-29</i>	Date Issued <i>11-16-23</i>						
Permit No. <i>9514</i> Amt. <i>800</i>	Permit No. <i>13350</i> Amt. <i>315</i>	Permit No. <i>12220</i> Out. <i>4</i> Sw. <i>3</i> Fix. <i>4</i>						
Contractor <i>Orvies</i>	Contractor <i>Crke &amp; Taylor</i>	Contractor <i>Benkman</i>						
	Ready for Inspection	Inspection O. K.		Ready for Inspection	Inspection O. K.		Ready for Inspection	Inspection O. K.
Foundation	<i>11-6-23</i>	<i>OK</i>	Rough	<i>11-1-23</i>	<i>OK</i>	Rough	<i>11/17</i>	<i>OK</i>
1st Floor			Gas	<i>12-28-23</i>	<i>OK</i>	Finish	<i>12-12</i>	<i>OK</i>
2d, 3d Floor			Sewer			Fixtures	<i>12-13</i>	<i>OK</i>
Chimney			Cesspool			Motors		
			Finish	<i>12-28-23</i>	<i>OK</i>			
Temporary Wiring	Ready for Inspection	Inspection O. K.	<b>PLUMBING</b>			<b>WIRING</b>		
Rough			Date Issued		Date Issued		Out.	
Finish			Cesspool Permit No.		Permit No.		Sw.	
Fixtures			Contractor		Contractor		Fix.	
Motors								

Figure 30. Building sheet recording construction of addition to 1642 S. Central Avenue (City of Glendale, Building Permit No. 9514, October 22, 1923).

