

Appendix B
Historical Resources Report

HISTORICAL RESOURCES REPORT

1420 VALLEY VIEW ROAD PROJECT

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CONTENTS

Executive Summary	1
Introduction.....	1
Project Description	2
Background.....	2
Current Project	3
CHAPTER 1 Regulatory Guidelines	4
National Register of Historic Places Criteria	4
California Register of Historical Resources.....	5
Historical Resource EVALULATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT	6
City of Glendale Register of Historic Resources.....	6
Glendale Historic DistrictS	7
CHAPTER 2 Methodology and Historic Context	8
Methodology	8
Sources of Information	8
Survey and Research.....	8
CHAPTER 3 Historic Context	10
History of Craftsman Style Architecture (1905–1930).....	10
Neighborhood Development History	11
Resident History of Properties.....	13
CHAPTER 4 Identified Cultural Resources within the Study Area	14
Historic Resources Identified in Prior Surveys.....	14
CHAPTER 5 Architectural Description	15
Integrity	15
ELIGIBILITY	16
CHAPTER 6 Finding and Significance of the CEQA Resources in the Study Area	21
Finding: Built Environment	21
CHAPTER 7 Conclusion	22
CHAPTER 8 References	23
Appendix A Department of Parks and Recreation Forms	
Appendix B Résumés	

LIST OF TABLES AND FIGURES

Table	Page
1 Subject Property Residents, 1915–1977	13

Figure	Page
1 Study Area Map with Project Site and Study Area (red outline) and Neighboring Parcels (black outline)	2
2 An Advertisement for the Valley View Tract from 1907 in the <i>Los Angeles Evening Post-Record</i>	11
3 A Cropped Section of the Valley View Tract No. 2 Map Recorded in 1906	12
4 1420 Valley View Road, View of Primary (west) Elevation of the Residence	15
5 1420 Valley View Road, West and South Elevations of Dwelling with Detached Garage.....	16
6 1420 Valley View Road, East-Facing Street View of the Now-Vacant Parcel.....	19
7 West-Facing View of a Four-story, 1970s-era Apartment Building Directly Across the Street from the Subject Property at 1420 Valley View Road	20

ACRONYMS AND ABBREVIATIONS

CEQA	California Environmental Quality Act
City	City of Glendale
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
EIR	environmental impact report
GRHR	Glendale Register of Historic Resources
NRHP	National Register of Historic Places
PRC	California Public Resources Code
SHPO	State Historic Preservation Officer
TGHS	The Glendale Historical Society

EXECUTIVE SUMMARY

ICF has prepared a Historical Resources Report for the property at 1420 Valley View Road, the City of Glendale, Los Angeles County, California, as part of a proposed Project to subdivide a single residential lot into two lots and examine the environmental impact of the prior unauthorized demolition of a 1908 Craftsman home and detached garage. The Project's environmental impact report (EIR) is being prepared to satisfy the requirements for a review of effects on historical resources under the California Environmental Quality Act (CEQA) and Section 15064.5 of the State CEQA Guidelines. The following analysis evaluates the historical significance of the residential building that previously existed on site and whether the residential building was adversely affected by the unauthorized demolition. In addition, the potential impacts of subdivision of one lot into two lots will also be considered. Although the residential building is no longer extant, this report evaluates whether the previously demolished residential building was historic and would be considered historic today if it had not been demolished.

The 1908 Craftsman bungalow and detached garage that was demolished in 2018 without required City of Glendale (City) approval was one of the earliest Craftsman-style houses in Glendale and was an increasingly rare example of residential development representing the City's early development, a context that ended in 1918. Consistent with the registration requirements of the 2019 South Glendale Historic Resources Survey Report (Survey Report) under the theme of Early Single-family Residential Development, this report determines that 1420 Valley View is eligible for listing in the Glendale Register of Historic Resources (GRHR) under Criteria 1 and 3 (see the detailed eligibility analysis below). The South Glendale Historic Resource Context developed for the Survey Report was used as part of this analysis because it is applicable to review of early residential development in other parts of Glendale. While the residential building is eligible for listing in the GRHR, this report determines that the residential building lacks the level of significance to be eligible for listing under National Register of Historic Place (NRHP) Criterion C and California Register of Historical Resources (CRHR) Criterion 3.

INTRODUCTION

As part of the EIR for a proposed lot split of 1420 Valley View Road into two parcels and demolition of a 1908 Craftsman home, ICF has prepared a Historical Resources Report that evaluates the historical significance of residential development at 1420 Valley View Road and develops historical context for the study area. Prior to the illegal demolition of the house and garage, the City Council requested the project applicant to prepare an EIR; however, as a result of the unpermitted demolition of the 1908 residence and garage on the property, ICF is using photos of the dwelling taken by City staff prior to its demolition. As part of this analysis, ICF conducted primary- and secondary-source research to establish a historic context and development history for the site and the study area, consulting scholarly books and articles, tax assessor records, alteration building permits, and Sanborn Fire Insurance Maps.

ICF analyzed the historical significance of the demolished residence and garage and reviewed eligibility for:

- Listing in the National Register of Historic Places (NRHP)
- Listing in the California Register of Historical Resources (CRHR)
- Listing in the Glendale Register of Historic Resources (GRHR)
- Inclusion in a pending and/or potential local historic district as a contributor or non-contributor

ICF analyzed potential impacts of the proposed Project on the historical resource. The report includes Department of Parks and Recreation (DPR) 523 forms, including a Primary Record form and Building Structure Object form, that documents the former state of 1420 Valley View Road based on available historical information (Appendix A). ICF

did not physically evaluate other offsite buildings in the study area. The analysis of indirect impacts is based on previous evaluations for other buildings in the study area. This report does not include review of archaeological and paleontological resource potential at the site.

For the purposes of this report, ICF has established a study area that encompasses the proposed project site at 1420 Valley View Road, including the location of the proposed development. This analysis focuses on the historic significance of the property within the project area (1420 Valley View Road) but also considers the potential for a historic district with properties neighboring the study area. The following map depicts the study area and the proposed project site (red outline).



Figure 1: Study Area Map with Project Site and Study Area (red outline) and Neighboring Parcels (black outline)

PROJECT DESCRIPTION

BACKGROUND

The property is located at 1420 Valley View Road and consists of one lot zoned R1-I (Low Density Residential) Zone, Floor Area Ratio District I, and is 15,000 square feet in area. The property was developed in 1908 with a house and garage constructed in the Craftsman style. The house was not listed on any register of historic places or historical resources.

Initially, the property owner requested the demolition of the house and garage, with no other development proposed at that time. On November 1, 2016, City Council, on appeal of staff's determination that an EIR was necessary to determine the potential historic significance of the buildings proposed for demolition and resulting environmental effects of their demolition, upheld staff's determination and required the preparation of an EIR. In February of 2018 the property owner demolished the house and garage without first completing an EIR and obtaining City approval for the proposed demolition.,

CURRENT PROJECT

The Project site is currently vacant because of the unpermitted 2018 demolition of the 1908 single-family residence and detached garage. The proposed Project involves a request to split the existing single-family lot based on proposed Tentative Parcel Map No. GLN 1639. Property owners of 1420 Valley View Road propose to divide the now-vacant lot and site of the former Craftsman dwelling for the development of two single-family dwellings. The proposed Project requires the completion of an EIR with an accompanying Historical Resources Report to determine the historical significance of the former Craftsman and the potential effects of the demolition of that building.

The property was reviewed and assessed in several previous documents: an initial review (Arroyo Resources 2015); a historic resource evaluation (Kaplan Chen Kaplan 2016a); a follow-up memo (Kaplan Chen Kaplan 2016b); and DPR survey forms (The Glendale Historical Society [TGHS] 2016). While the Arroyo Resources report was inconclusive about the property's eligibility, it states that the residential building is a "rare example of an intact Craftsman" residence and among a few pre-World War I examples in northern Glendale. Both Kaplan Chen Kaplan documents found the property ineligible for NRHP, CRHR, and local designation but did not assign a status code. As discussed in more detail below, TGHS found the property eligible for listing in the CRHR under Criterion 2 and the GRHR under Criterion 2 for its direct association with Levi Chubbuck, and under CRHR Criterion 3, and GRHR Criterion 3 for its exhibition of high-style bungalow carpentry features, and under Glendale Criterion 5 (since removed) for its exemplification of the early heritage of the City. TGHS evaluation assigned a 3CS/5S3 status code.

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

For the purposes of compliance with federal laws and some local programs, cultural resource significance is evaluated in terms of eligibility for listing in the NRHP. The NRHP significance criteria that were applied to evaluate the cultural resource in this study are defined in 36 Code of Federal Regulations (CFR) 60.4 as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

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

The question of integrity is an additional factor that must be addressed. The Secretary of the Interior describes integrity as “the ability of a property to convey its significance.” In other words, a property must retain certain intact physical features to convey its significance under one or more of the NRHP criteria. Integrity is judged on seven aspects: location, design, setting, workmanship, materials, feeling, and association. These seven factors can be roughly grouped into three types of integrity considerations. Location and setting relate to the relationship between the property and its environment. Design, materials, and workmanship most often apply to historic buildings and relate to construction methods and architectural details. Feeling and association are the least objective criteria, pertaining to the overall ability of the property to convey a sense of the historical time and place in which it was constructed (National Park Service 1995).

Certain kinds of properties are usually not considered for listing in the NRHP, including properties that have been moved or are less than 50 years of age at the time of evaluation. However, these properties can be eligible if they meet special requirements, called Criteria Considerations, in addition to being eligible under one or more of the regular criteria (A through D). Criteria Considerations are defined in 36 CFR 60.4 as follows:

- (A) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (B) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (C) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- (D) A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

- (E) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (F) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (G) A property achieving significance within the past 50 years if it is of exceptional importance.

Under Criterion Consideration B, a property that has been moved from its original location may be eligible if that property is significant for architectural value or a surviving property that is associated with an important person or event. Under Criterion Consideration G, a property that has not achieved significance within the past 50 years is not considered eligible for the NRHP unless it is of exceptional importance.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The National Historic Preservation Act of 1966 mandated the selection and appointment in each state of a State Historic Preservation Officer (SHPO). Each SHPO is tasked, among other duties, with maintaining an inventory of historic properties. In California, the state legislature established additional duties for the SHPO. These include maintenance of the CRHR. Established by California Public Resources Code (PRC) Section 5024.1(a) in 1992, the CRHR serves as “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 feasible, from substantial adverse change.” According to PRC Section 5024.1(c), the CRHR criteria broadly mirror those of the NRHP. The CRHR criteria are found at PRC Section 5024.1(c), and provide that a resource may be listed as a historical resource in the CRHR if it meets any of the following NRHP criteria:

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

Although the CRHR criteria allow for exceptions, the minimum age and threshold for the CRHR is 50 years. Properties that are less than 50 years of age may be eligible for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand their historic importance. In addition to meeting one or more of the historical significance criteria, the resource must possess integrity. Integrity is defined as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (State of California 2011).

There are several ways for resources to be included in the CRHR. A resource’s listing in the CRHR can be based on a nomination and public consideration process. Additionally, a resource that is subject to a discretionary action by a governmental entity may be evaluated for CRHR eligibility. Properties that are listed in or formally determined eligible for listing in the NRHP are automatically listed in the CRHR.

HISTORICAL RESOURCE EVALUATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Established in 1970, CEQA directs state and local government entities to analyze and publicly disclose environmental impacts of proposed projects. Moreover, it requires the development and adoption of mitigation measures to lessen impacts.

PRC Section 21060.5 defines the term *environment* to include “objects of historic... significance.” For the purposes of CEQA, “historical resources” are defined at Section 15064.5(a) of the State CEQA Guidelines. The text below is abbreviated and excerpted.

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in, the CRHR (PRC Section 5024.1, Title 14 California Code of Regulations, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historic resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC Section 5024.1, Title 14 California Code of Regulations, Section 4852).
- (4) The fact that a resource is not listed in or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be a historical resource, as defined in PRC Section 5020.1(j) or 5024.1.

CITY OF GLENDALE REGISTER OF HISTORIC RESOURCES

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 resource that is proposed for inclusion in the Glendale Register of Historic Resources as a designated historic resource shall be granted only if City Council first finds that the resource meets one or more of the following criteria (Chapter 15.20.050, Findings for listing resources in the Glendale Register of Historic Resources):

1. The resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, tribal, or historic heritage of the nation, state, or city, and retains historic integrity.
2. The resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city, and retains historic integrity.
3. The resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer,

builder, or architect whose genius influenced his or her profession; or possesses high artistic values, and retains historic integrity.

4. The resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city, and retains historic integrity. (Ord. 5949 § 6, 2020; Ord. 5784 § 7, 2012; Ord. 5347 § 7, 2003; Ord. 5110 § 12, 1996; prior code § 21-02)

GLENDALE HISTORIC DISTRICTS

The Glendale Municipal Code, Chapter 30.25, allows for the establishment of historic district overlay zones, which provide for the development of historic districts that would be subject to a special design review procedure in order to safeguard historic architecture and characteristics.

A geographic area may be designated as a historic district overlay zone by City Council upon the recommendation of the historic preservation commission and planning commission if the district meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state, or national history;
3. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of notable builders, designers, or architects;
5. 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;
6. Embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
7. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;
8. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association; and/or
9. Has been designated a historic district in the NRHP or the CRHR. (Ord. 5949 § 30, 2020; Ord. 5399 Attach. A, 2004)

CHAPTER 2 METHODOLOGY AND HISTORIC CONTEXT

METHODOLOGY

The following sections discuss the methodology for identifying and evaluating properties for NRHP, CRHR, and GRHR eligibility as well as the historic context for the project.

The evaluation of historical resources associated with the proposed project included a review of existing sources of information. This review, combined with information collected during the field visit, is used to determine the historical significance of the property and evaluate potential effects on historic architectural resources.

SOURCES OF INFORMATION

ICF staff members consulted a variety of sources to determine the significance of the subject property. The search included a review of:

- NRHP
- CRHR
- California Inventory of Historic Resources
- California Historical Landmarks
- California Points of Historical Interest (State of California 2021)
- California Built Environment Resource Directory
- Parcel Quest
- Glendale Register of Historic Resources
- Los Angeles Public Library (online: www.lapl.org): California index, city and street directories, genealogy, and local history index; photo database; *Los Angeles Times* historical archives; obituary index; and digitized Sanborn maps
- Historic aerial maps (online: www.historicaerials.com)
- Newspapers.com historic article database
- Ancestry.com
- Glendale city directories
- Sanborn Fire Insurance Maps

SURVEY AND RESEARCH

On February 6, 2018, prior to demolition of the 1908 dwelling and detached garage at 1420 Valley View Road, City of Glendale staff conducted a field survey of the architectural resource in the project area. Staff photographed the primary façade and detached garage of the subject dwelling to document architectural details and physical integrity. On January 7, 2021, ICF photographed the now-vacant lot at 1420 Valley View Road and neighboring properties to document current conditions.

On May 3, 2021, the City provided a digital batch of building, electrical, and plumbing permits for the subject property. The lone building permit was for a composite shingle reroof of the house in 2016 at a valuation of \$6,000 (Permit # BROOF1525791) (City of Glendale Building and Safety, 2016). Subsequently, the roof cladding existing at

the time was removed but the replacement roofing was not installed. No original building permit was located. On January 6, 2022, the City provided additional background documents for the property, including the 2019 South Glendale Historic Resources Survey Report and The Glendale Historical Society's 2016 property evaluation. ICF used the methodology developed for the South Glendale Survey for evaluating 1420 Valley View Road in the context of early residential development in Glendale.¹

Sanborn maps helped determine the historic use, development, and arrangement of buildings in the neighborhood. Research efforts used scholarly books, articles, tax assessor records, and building alteration permits to understand building history. Historic aerial maps provided evidence of changes and alterations to the building over time, while a historic tract map of the property provided information regarding the original street configuration and the property developers. Research related to events and individuals was conducted from article searches in the Newspapers.com database. Research, using Glendale city directories, documented changes in occupancy, and a table was created to record residents at the subject property over seven decades.

¹ The theme and registration requirements developed for the South Glendale Historic Context and Historic Resources Survey were used for this analysis because they are largely applicable pre-1919 properties in other parts of the City.

HISTORY OF CRAFTSMAN STYLE ARCHITECTURE (1905–1930)

Pasadena architects Charles Sumner Greene and Henry Mather Greene, who practiced from 1893–1914, helped inspire the Craftsman style with their early 20th century residential designs. They began with modest Craftsman bungalow homes around 1903 and with more elaborate designs by 1909. The Gamble House in Pasadena is one of their most well-known and well-preserved examples. Several factors appear to have motivated the Greene brothers to design and build these houses, including the English Arts and Crafts movement, an interest in Asian wooden architecture, and their early training in the manual arts. The Craftsman style demonstrated an honest use of building materials by making the structural components of their works visible rather than hiding them behind superfluous adornment. National magazines like *House Beautiful*, *Good Housekeeping*, *The Architect*, and *Western Architect* promoted and popularized the style in America. This resulted in several “pattern book” publications with pages of Craftsman home designs to select. The Craftsman style not only represents one of the most iconic architectural forms in Southern California, but it also became a dominant style for smaller houses across the country from roughly 1905 to 1920 (Galvin Preservation Associates, Inc. 2007:19–20; McAlester 1984:453–454).

Craftsman architectural features include low-pitched gabled roofs with wide, unenclosed overhanging eaves; exposed roof rafters; decorative beams or braces under the gables; full or partial-width porches supported by tapered square columns; and columns or pedestals that frequently extend to ground level. Although Craftsman pattern books offer numerous design options, the four basic roof subtypes came to characterize the style: front-gabled, cross-gabled, side-gabled, and the less common, hipped roof style. Within these subtypes, the modest bungalow Craftsman is the most common type both nationally and in Glendale, while more eclectic versions include Cottage, Colonial, Clipped-Gable Colonial, Multi-Family, Transitional, Eclectic, and Aeroplane styles (Galvin Preservation Associates, Inc. 2007:19–20; McAlester 1984:453–454).

When the fast-growing community of Glendale incorporated in 1906, developers and citizens found the emerging Craftsman residential architecture perfectly suited for a newly forming suburban middle class. When Henry Huntington’s Pacific Electric Red Car line linked Glendale to downtown Los Angeles in 1904, Glendale grew due in part to this new connectivity and residential construction boomed. Builders often used pre-existing plans and specifications for Craftsman home construction, but also proved flexible enough to create new designs to meet client desires. Local architects like Charles W. Kent & Son, Charlton & Sumner, and C. W. Spickerman & Son designed or sold plans for the bulk of Craftsman bungalows produced in Glendale from 1910 onward. Famed local architect Charles E. Shattuck produced more high style examples, like the Toll House in 1912 (1521 N. Columbus Avenue), and Alfred F. Priest produced an elaborate Craftsman design for a home at 915 Mountain Street, in the hills of north Glendale. While the bulk of Craftsman houses built in Glendale were located near the downtown core around Brand Boulevard, examples of the style spread throughout the city, including examples in the northern part of the city near the subject property (Galvin Preservation Associates, Inc. 2007:19–20).



Figure 2: An Advertisement for the Valley View Tract from 1907 in the *Los Angeles Evening Post-Record* (*Los Angeles Evening Post-Record* 1907:6)

In April of 1906, proprietor H.W. Hughes subdivided the property that encompasses 1420 Valley View Road as part of Valley View Tract No. 2. The tract is just south of the former 140-acre estate of philanthropist and businessman John C. Brockman, who resided on the estate from 1909 until his land was subdivided in the 1920s. The original tract maps depict the tract as trapezoidal with 17 total subdivided lots on either side of Valley View Road from Bough Road (now W. Kenneth Road) to the north and the McIntyre Tract to the south. Developers heavily advertised the tract in local publications from 1906–1908. In 1910, Pacific Electric built a Red Car stop at Brand Boulevard and Randolph Street, about 1/3 mile from the subject property. While lot size varied slightly, no lot consisted of more than one quarter of an acre, as seen on Figure 3 (*Los Angeles Evening Post-Record* 1907:6; Los Angeles Public Works Department 1906).

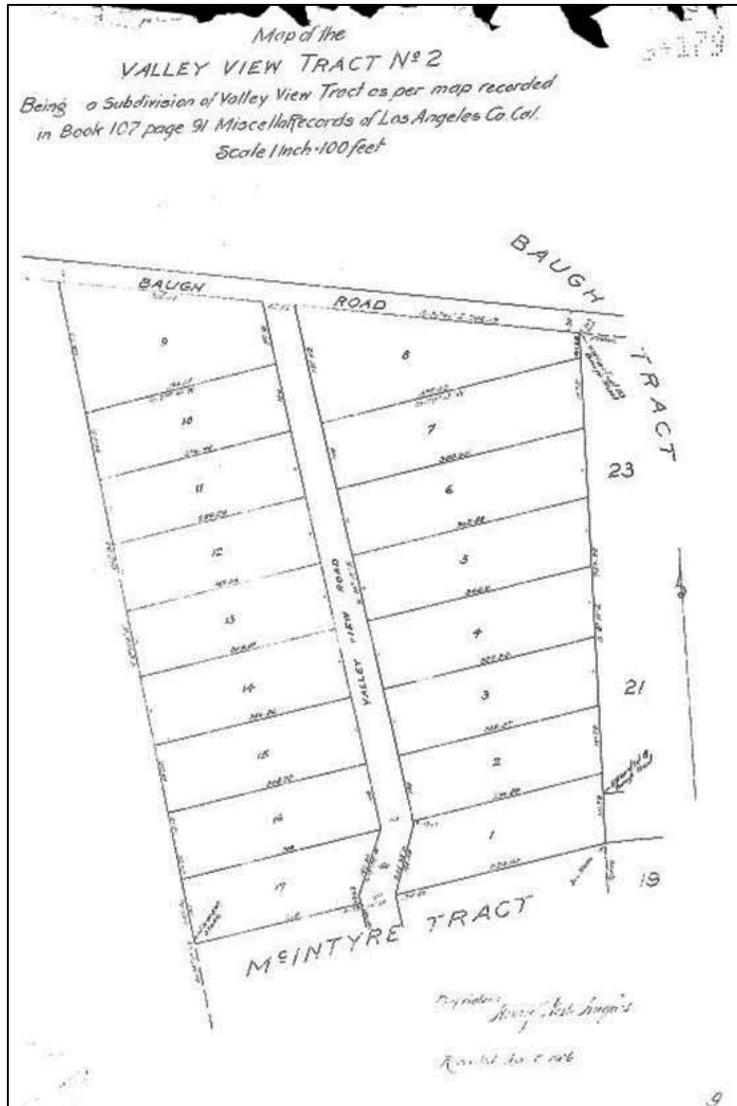


Figure 3: A Cropped Section of the Valley View Tract No. 2 Map Recorded in 1906 (Los Angeles Public Works Department 1906)

The 1925 Sanborn map depicts a developing but sparsely populated neighborhood, comprising mostly single-family dwellings (Sanborn Fire Insurance Company 1925). The subject dwelling appears in its current configuration with a detached garage at the southeastern end of Valley Tract No. 2 and the rest of the tract is almost completely developed with single-family housing by 1925, yet only about half of the lots on adjacent tracts to the north were developed at this time. In 1926, the Brockmont Park subdivision (now a City historic district) developed just across Kenneth Road and featured more curvilinear streets than streetscapes to the south. The 1950 Sanborn map shows most of Valley Tract No. 2 remaining unchanged since 1925 (Sanborn Fire Insurance Company 1950). However, formerly vacant parcels to the north of the tract show complete buildout with single-family dwellings. While properties to the north of the subject parcel have retained the single-family character established with 1920s-era development, including the Brockmont Park historic district, parcels directly to the west along Valley View Road saw multi-family apartment infill projects replacing formerly single-family parcels in the 1970s (see Figure 7 for photo of neighboring four-story apartment). The growth of adjacent multi-family dwellings reflects a 1960s-era

zoning change that allowed for high-density residential development on the west side of Valley View Road (R1250 – High Density Residential), directly across the street from the subject property, while the east side of the street retained single-family zoning (R1 – Low Density Residential). The neighborhood now consists of single-family houses north of the subject property and an increasingly dense cluster of multi-family apartments and condominiums to the west. Currently, all properties directly adjacent to 1420 Valley View Road have a built date of 1953 or later. Since approximately the 1970s, the neighborhood has been referred to as Verdugo Viejo (Sanborn Fire Insurance Company 1925, 1950:299A; City of Glendale 2013:1–2, 8–13; Nationwide Environmental Title Research 1972, 1977, 1989, 2010).

RESIDENT HISTORY OF PROPERTIES

Glendale city directories (from 1915, 1923, 1933, 1951, 1962, 1972, and 1977) were researched to determine the residents of 1420 Valley View Road as well as their occupations and spouses. The following table provides a listing of residents who occupied the property over a period of seven decades, from 1915 through 1977. Note that directory research took a sampling of residents approximately every 8–10 years.

Table 1. Subject Property Residents, 1915–1977

City Directory Year	Property Address	Resident Name	Resident Occupation
1915	1420 Valley View Road	Harley Sill	Civil Engineer
1915	1420 Valley View Road	Rush Sill	Mining Engineer
1923	1420 Valley View Road	Levi Chubbuck	None listed
1923	1420 Valley View Road	Josephine Chubbuck	None listed
1933	1420 Valley View Road	Charles S. Young	Physician
1933	1420 Valley View Road	Eleanor Young	Spouse
1951	1420 Valley View Road	Charles S. Young	Physician
1951	1420 Valley View Road	Eleanor Young	Spouse
1962	1420 Valley View Road	James J. Leach	Foreman, Coca Cola Bottling
1972	1420 Valley View Road	James J. Leach	Foreman, Coca Cola Bottling
1977	1420 Valley View Road	James J. Leach	Foreman, Coca Cola Bottling

Source: Glendale Directory Co. 1915, 1923, 1933, 1951, 1962, 1972, 1977

HISTORIC RESOURCES IDENTIFIED IN PRIOR SURVEYS

The property was identified in an initial review (Arroyo Resources, 2015), historic resource evaluation (Kaplan Chen Kaplan, 2016a), memo (Kaplan Chen Kaplan, 2016b), and DPR forms (TGHS 2016). While the Arroyo Resources report was inconclusive, the author notes that it is a “rare example of an intact Craftsman” residence and among a few pre-World War I examples in northern Glendale. Both Kaplan Chen Kaplan documents found the property ineligible for NRHP, CRHR, and local designation but did not assign a status code. TGHS found the property eligible for listing to the CRHR under Criterion 2 and to the GRHR under Criterion 2 for its direct association with Levi Chubbuck, under CRHR Criterion 3 and Glendale Criterion 3 for its exhibition of high-style bungalow carpentry features, and under Glendale Criterion 5 (since removed) for its exemplification of the early heritage of the City. The TGHS evaluation assigned a 3CS/5S3 status code.

The subject property did not appear in the California Inventory of Historic Resources or the Glendale Register of Historic Resources and is not in a Glendale Historic District.

CHAPTER 5 ARCHITECTURAL DESCRIPTION

This chapter provides both an architectural description of the property and analysis of its eligibility under NRHP, CRHR, and GRHR criteria.



Figure 4: 1420 Valley View Road, View of Primary (west) Elevation of the Residence

1420 Valley View Road was a one-story, single-family, Craftsman bungalow-style dwelling with an irregular plan. A moderately pitched, cross-gabled roof with overhanging eaves, triangular knee bracing, and modest stickwork tops the residence. Wood shingle siding clads all elevations and wood frame, transomed windows provide fenestration, including a large picture window on the primary elevation. Five concrete steps lead to a partial-width front porch supported by square-shaped wood piers, which shelters a non-original, flat-panel door main entrance on the west elevation. A brick chimney rises from the north elevation. A detached, one-car garage with carport extension sits just southeast of the primary dwelling. A gable vent and horizontal wood board siding distinguish the front-gabled, single-car garage. Landscaping includes a grass front lawn with mature trees surrounding the house. Located in a neighborhood mixed with single- and multi-family residences, the property exhibited a high level of architectural integrity prior to demolition.

INTEGRITY

Regarding the NRHP's seven aspects of integrity, the dwelling was never moved and therefore retains integrity of location. In addition, the property experienced few alterations and exhibits a high level of physical integrity, resulting in a house that retains integrity of design, workmanship, materials, and feeling. Because physical features continue to convey the property's historic character, integrity of association is maintained. Due to the 1970s development of multi-family complexes directly to the west, including a four-story complex directly across the

street, the setting no longer has the exclusively single-family character found during the period of significance. Therefore, the property retains six of the seven aspects of integrity.



Figure 5: 1420 Valley View Road, West and South Elevations of Dwelling with Detached Garage

ELIGIBILITY

Los Angeles County Assessor records list a year-built date of 1908 and no original building permits were located for this property. The development of the property is associated with the general trend of housing stock expansion in Glendale in the first quarter of the 20th century. The connection of Henry Huntington’s Pacific Electric Red Car line from downtown Los Angeles to Glendale, which ran along Brand Boulevard and eventually near the subject house, helped spark population growth and widespread single-family residential development.

All the criteria for eligibility require that the contribution of the subject property be *significant* or that it be associated with “important” events. Understanding what *significance* means is vital to accurately assessing whether a property is in fact historic and therefore potentially eligible for listing on a national, state or local historic registry. There are many definitions of historical significance. For example, United Nations Educational, Scientific and Cultural Organization (UNESCO) includes any site as a world heritage site, provided it “bear[s] a unique or at least exceptional testimony to a cultural tradition or to a civilization.” The Historical Thinking Project includes significance as one of its six key concepts of historical thinking: “A historical person or event can acquire significance if we, the historians, can link it to larger trends and stories that reveal something important for us today”. *Significant* is defined by the Oxford Language Dictionary as sufficiently great or important to be worthy of attention; noteworthy. Synonyms included “remarkable, outstanding, meaningful, expressive, eloquent, consequential, weighty, material, momentous, unforgettable, pronounced, considerable, striking, impressive, uncommon, unusual, rare, extraordinary, exceptional, particular and special.”²

² For a thorough discussion of significance, see *Debating Historical Significance*. Edge Hill University. Archived from the original on March 15, 2019. Retrieved from

Criteria for Assessing Historical Significance

Historical significance is typically assessed by judging an event against pre-defined criteria, and numerous criteria for assessing historical significance have been proposed. However, criteria are always subjective, and therefore debatable. There can also be important differences between what is seen as significant in terms of the dominant national, state, or local narratives about what is important. Thus, describing any event, person, or building as historically significant or non-significant requires careful evaluation, and conclusions must be based on a factually accurate record.

Criteria Related to Events / Broad Patterns of History

A: National Register of Historic Places: The resource is associated with events that have made a significant contribution to the broad patterns of our history.

1: California Register of Historical Resources: The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

1: Glendale Register of Historic Resources: The resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, tribal, or historic heritage of the nation, state, or city, and retains historic integrity.

First, with respect to NRHP Criterion A, CRHR Criterion 1 and Glendale Criterion 1, this property is identified with important events in City history and retains historic integrity. This conclusion is based on a study of residences in the City dating from 1900 to 1908 which reveals that among the 24 extant Craftsman single-family residences, only 13 appear to retain good physical integrity (County of Los Angeles Tax Assessor, 2022; Google Street View, 2021). As one of the earliest intact examples in the City, this bungalow was an increasingly rare example of residential development representing the City's early development, a context which ends in 1918 – and meets the registration requirements under the theme of Early Single-family Residential Development.³ Therefore, the property meets Glendale Criterion 1.

Criteria Related to Association with Significant Persons

B: National Register of Historic Places

2: California Register of Historical Resources

2: Glendale Register of Historic Resources

Second, with respect to NRHP Criterion B, CRHR Criterion 2, and Glendale Criterion 2, additional research indicates the property was not occupied by or associated with persons who significantly contributed to the history of the nation, state, region or City. For example, Glendale City Directories did not uncover former residents of the property that were significant to the past, which, in thinking about the meaning of significant, that none of the residents were sufficiently great or of particular note within any historical context. Early residents include brothers Harley and Rush Sill (1915, civil engineer and mining engineer), Levi and Josephine Chubbuck (1923, no occupation

<https://web.archive.org/web/20190315052714/https://www.edgehill.ac.uk/histlearn/files/2015/01/DebatingHistoricalSignificance.pdf>.

³ The theme and registration requirements developed for the South Glendale Historic Context and Historic Resources Survey were used for this analysis because they are largely applicable pre-1919 properties in other parts of the City.

listed), and Charles S. and Eleanor Young (1933 and 1951, physician and spouse). TGHS's evaluation of 1420 Valley View Road found Levi Chubbuck's association with the property as one reason for the group finding the property to be significant and eligible under CRHR Criterion 2 and Glendale Criterion 2. Per the TGHS DPR form, Levi Chubbuck was a published expert in agriculture, active agricultural professional, advocate for Native American rights, and art collector. Chubbuck had novel ideas in 1906 about hiring Paiutes as forest rangers and game wardens to formally administer public land that had been in their territory. These conclusions, however, are derived from scant evidence in the historical record and there is no evidence that Chubbuck's ideas were implemented or directly influenced governmental hiring practices or that he made any significant historical contributions, including during the period in which he lived at this property (TGHS 2016; Knack 2004). Although he had work published, there is no evidence such publications reached broad historical prominence or were recognized for their significance in their own right. In addition, research did not indicate that the Sill brothers were important in the field of engineering or Charles S. Young was a prominent physician, or that any subsequent owners or residents were historically noteworthy. Therefore, research does not indicate that the property ever had an association with the lives of persons who significantly contributed to the history of the nation, state, region, or the City.

Criteria Related to Architectural Quality

C: National Register of Historic Places

3: California Register of Historical Resources

3: Glendale Register of Historic Resources

With respect to NRHP Criterion C, CRHR Criterion 3 and Glendale Criterion 3, the house exhibits a high level of architectural integrity with typical Craftsman features like triangular knee bracing, a partial-width porch, and wood-shingle siding and is considered a rare example of the Craftsman style from the early 1900s. Although an original building permit could not be located, the modest bungalow design suggests the dwelling is not the work of a master architect and likely reflects a standard Craftsman plan. While the detached garage dates to at least 1925 and has good integrity, it is a modest, utilitarian building. The house, on the other hand, is consistent with the Glendale Register registration requirements under the theme of Early Single-family Residential Development, and is a rare example of Craftsman architecture from this early period. Consistent with the methodology for the application of status codes for the theme of Early Single-family Residential Development, this property meets Glendale Criterion 3. While significant at the local level as an expression of the City's early 20th century developmental history and its residents' aesthetic expression, it does not appear to be meaningful in the broader context of the state or nation and is therefore not eligible for listing under NRHP Criterion C and CRHR Criterion 3.

Criteria Related to Information Potential

D: National Register of Historic Places

4: California Register of Historical Resources

4: Glendale Register of Historic Resources

Under NRHP Criterion D, CRHR Criterion 4, and Glendale Criterion 4, the property does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. Prehistoric and historic archaeological sites are not known to exist within the project area. The City's Open Space and Conservation

Element indicates that no significant archaeological sites have been identified in this area of Glendale. Nonetheless, construction activities associated with implementation of the proposed Project would have the potential to unearth undocumented resources. In the event that archaeological resources are unearthed during any project subsurface activities, the proposed Project will comply with regulations outlined by California PRC Section 21083.2(i), and will require all earth-disturbing work within a 100-meter radius be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find.

Glendale Historic District Eligibility

With respect to whether this property contributes to a potential historic district, the neighborhood context necessary to support formation of a historic district in this area has changed significantly since the house was built, meaning that other structures that would have contributed to the formation of such a district no longer exist; therefore, there is no potential historic district in the immediate vicinity to which the property might contribute. For example, since the 1970s the area surrounding the property has no longer been zoned exclusively for single-family development. Consequently there are multi-family residential complexes directly to the south and west of the property that have substantially changed the property's setting. This change of setting since the 1908 period of significance, along with alteration to neighboring single-family houses to the north, results in a neighborhood that lacks the continuity and integrity necessary for a potential historic district of Craftsman or early 20th century homes. Currently, all properties directly adjacent to 1420 Valley View Road have a build date of 1953 or later. For these reasons, the subject property does not contribute to a historic district.



Figure 6: 1420 Valley View Road, East-Facing Street View of the Now-Vacant Parcel



Figure 7: West-Facing View of a Four-story, 1970s-era Apartment Building Directly Across the Street from the Subject Property at 1420 Valley View Road. This multi-family property characterizes the post-1960s change in setting for the formerly single-family neighborhood.

FINDING: BUILT ENVIRONMENT

The residential building previously located at 1420 Valley View Road was identified as a significant historical resource in prior evaluations. ICF prepared a re-evaluation of the property and conducted a historic resources assessment. In accordance with established professional methods, ICF surveyed the parcel and researched its construction history. Research included extensive investigation of historic and current aerial maps, Sanborn maps, building permits, library indexes, online resources, and anecdotal information. Following this research, and as discussed above, the property was evaluated using the NRHP, CRHR, and GRHR criteria. As a result, it has been determined that:

1420 Valley View Road does meet the criteria for eligibility for:

- Glendale Criteria 1 and 3

In conclusion, the resource appears to individually meet criteria for listing to the Glendale Register. The property has been assigned a California Historical Resource Status Code of 5S3, which is assigned to properties that are found eligible for local listing or designation through survey evaluation.

1420 Valley View Road does not meet the criteria for eligibility for:

- NRHP Criteria A, B, C, and D
- CRHR Criteria 1, 2, 3, and 4
- GRHR Criteria 2 and 4
- Glendale historic district overlay zone designation Criteria A through I

CHAPTER 7 CONCLUSION

A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (State CEQA Guidelines Section 15064.5(b)). State CEQA Guidelines Section 15064.5(b) provides:

- (1) Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.
- (2) The significance of a historical resource is materially impaired when a project:
 - (a) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR.

This analysis concluded that prior to its unauthorized and illegal demolition a historical resource existed within the project site and study area for the purposes of CEQA. Therefore, the 2018 demolition of the house and garage at the site, and division of the existing single-family lot into two lots upon which construction of two new single-family residences is proposed is a substantial adverse change to a historical resource. The proposed Project would have a significant and unavoidable impact on the environment for which feasible mitigation is unavailable.

CHAPTER 8 REFERENCES

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The Glendale Historical Society. 2016. *Property Evaluation for 1420 Valley View Avenue*. Glendale, California.

Appendix A
Department of Parks and Recreation Forms

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7 *Resource Name or # (Assigned by recorder) 1420 Valley View Road, Glendale, CA

P1. Other Identifier: N/A

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

*b. USGS 7.5' Quad _____ Date T R ; ¼ of ¼ of Sec B.M.

c. Address: 1420 Valley View Road City Glendale Zip 91202

d. UTM: (give more than one for large and/or linear resources) Zone _____

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

APN: 5633-003-052

***P3a. Description:**

1420 Valley View Road is a one-story, single-family, Craftsman bungalow-style dwelling on an irregular plan. A moderately pitched, cross-gabled roof with overhanging eaves, triangular knee bracing, and modest stickwork tops the residence. Wood-shingle siding clads all elevations and wood frame, transomed windows provide fenestration, including a large picture window on the primary elevation. Five concrete steps lead to a partial width front porch supported by square-shaped wood piers, which shelters a non-original, flat-panel door main entrance on the west elevation. A brick chimney rises from the north elevation. A detached, one-car garage with carport extension sits just southeast of the primary dwelling. A gable vent and horizontal wood board siding distinguish the front-gabled, single-car garage. Landscaping includes a grass front lawn with mature trees surrounding the house. Located in a neighborhood mixed with single- and multi-family residences, the property exhibited a high level of architectural integrity prior to demolition.

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

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

P5b. Description of Photo: (View, date, accession #) (Figure 1) West (primary) Elevation, East View

***P6. Date Constructed/Age and Sources:**
1906/Tax Assessor
 Historic Prehistoric Both
1908 (Tax Assessor)

***P7. Owner and Address:**
Abitare LLC
1420 Valley View Road
Glendale, CA 91202

***P8. Recorded by:** (Name, affiliation, address)
City of Glendale
613 E Broadway
Glendale, CA 91206

***P9. Date Recorded:** 2/6/2018

***P10. Survey Type:** (Describe) Intensive

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



***P11. Report Citation:**

ICF. 2021. 1420 Valley View Road EIR

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 1420 Valley View Road, Glendale, CA

B1. Historic Name: 1420 Valley View Road

B2. Common Name: 1420 Valley View Road

B3. Original Use Single-Family Residence B4. Present Use: Vacant Parcel

*B5. Architectural Style: Craftsman

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

No original building permit was located.

The lone building permit was for a composite shingle reroof of the house in 2016 at a valuation of \$6,000 (Permit # BROOF1525791).

*B7. Moved? No Yes Unknown Date: N/A

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Early Single-Family Residential Development Area Glendale, CA

Period of Significance 1908 Property Type Single-Family Residence Applicable Criteria A, C

Historic Context

Craftsman Architecture

Pasadena architects Charles Sumner Greene and Henry Mather Greene, who practiced from 1893–1914, helped inspire the Craftsman style with their early 20th century residential designs. They began with modest Craftsman bungalow homes around 1903 and with more elaborate designs by 1909. The Gamble House in Pasadena is one of their most well-known and well-preserved examples. Several factors appear to have motivated the Greene brothers to design and build these houses, including the English Arts and Crafts movement, an interest in Asian wooden architecture, and their early training in the manual arts. The Craftsman style demonstrated an honest use of building materials by making the structural components of their works visible rather than hiding them behind superfluous adornment. National magazines like *House Beautiful*, *Good Housekeeping*, *The Architect*, and *Western Architect* promoted and popularized the style in America. This resulted in several “pattern book” publications with pages of Craftsman home designs to select. The Craftsman style not only represents one of the most iconic architectural forms in Southern California, but it also became a dominant style for smaller houses across the country from roughly 1905 to 1920 (Galvin Preservation Associates, Inc. 2007:19–20; McAlester 1984:453–454). (See continuation sheet.)

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

*B12. References: (See continuation sheet.)

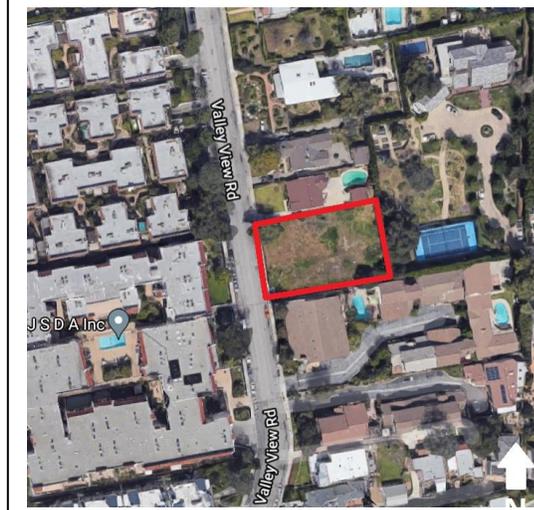
B13. Remarks: N/A

*B14. Evaluator: Jessica Feldman, ICF

*Date of Evaluation: 2/2/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Page 3 of 7 *Resource Name or #(Assigned by recorder) 1420 Valley View Road, Glendale, CA

*Recorded by City of Glendale

*Date 2/6/2018

Continuation Update

***B10. Significance** (continued):

Craftsman architectural features include low-pitched, gabled roofs with wide, unenclosed overhanging eaves; exposed roof rafters; decorative beams or braces under the gables; full or partial-width porches supported by tapered square columns; and columns or pedestals that frequently extend to ground level. Although Craftsman pattern books offer numerous design options, the four basic roof subtypes came to characterize the style: front-gabled, cross-gabled, side-gabled, and the less common, hipped roof style. Within these subtypes, the modest bungalow Craftsman is the most common type both nationally and in Glendale, while more eclectic versions include Cottage, Colonial, Clipped-Gable Colonial, Multi-Family, Transitional, Eclectic, and Aeroplane styles (City of Glendale:19–20; McAlester:453–454).

When the fast-growing community of Glendale incorporated in 1906, developers and citizens found the emerging Craftsman residential architecture perfectly suited for a newly forming suburban middle class. When Henry Huntington's Pacific Electric Red Car line linked Glendale to downtown Los Angeles in 1904, Glendale grew due in part to this new connectivity and residential construction boomed. Builders often used pre-existing plans and specifications for Craftsman home construction, but also proved flexible enough to create new designs to meet client desires. Local architects like Charles W. Kent & Son, Charlton & Sumner, and C. W. Spickerman & Son designed or sold plans for the bulk of Craftsman bungalows produced in Glendale from 1910 onward. Famed local architect Charles E. Shattuck produced more high style examples, like the Toll House in 1912 (1521 N. Columbus Avenue), and Alfred F. Priest produced an elaborate Craftsman design for a home at 915 Mountain Street, in the hills of north Glendale. While the bulk of Craftsman houses built in Glendale were located near the downtown core around Brand Boulevard, examples of the style spread throughout the city, including examples in the northern part of the city near the subject property (City of Glendale:19–28).

Glendale Neighborhood

In April of 1906, proprietor H.W. Hughes subdivided the property that encompasses 1420 Valley View Road as part of Valley View Tract No. 2. The tract is just south of the former 140-acre estate of philanthropist and businessman John C. Brockman, who resided on the estate from 1909 until his land was subdivided in the 1920s. The original tract maps depict the tract as trapezoidal with 17 total subdivided lots on either side of Valley View Road from Baugh Road (now W. Kenneth Road) to the north and the McIntyre Tract to the south. Developers heavily advertised the tract in local publications from 1906–1908. In 1910, Pacific Electric built a Red Car stop at Brand Boulevard and Randolph Street, about 1/3 mile from the subject property. While lot size varied slightly, no lot consisted of more than one quarter of an acre (City of Los Angeles Tax Assessor 2022; *Los Angeles Evening Post-Record* 1907:6;).

The 1925 Sanborn map depicts a developing but sparsely populated neighborhood, comprising mostly single-family dwellings. The subject dwelling appears in its current configuration with a detached garage at the southeastern end of Valley Tract No. 2 and the rest of the tract is almost completely developed with single-family housing by 1925, yet only about half of the lots on adjacent tracts to the north were developed at this time. In 1926, the Brockmont Park subdivision (now a City historic district) developed just across Kenneth Road and featured more curvilinear streets than streetscapes to the south. The 1950 Sanborn map shows most of Valley Tract No. 2 remaining unchanged since 1925, however, formerly vacant parcels to the north of the tract show complete buildout with single-family dwellings. While properties to the north of the subject parcel have retained the single-family character established with 1920s-era development, including the Brockmont Park historic district, parcels directly to the west along Valley View Road saw multi-family apartment infill projects replacing formerly single-family parcels in the 1970s. The neighborhood now consists of single-family houses north of the subject property and an increasingly dense cluster of multi-family apartments and condominiums to the west. Currently, all properties directly adjacent to 1420 Valley View Road have a built date of 1953 or later. Since approximately the 1970s, the neighborhood has been referred to as Verdugo Viejo (Sanborn Fire Insurance Company 1925,1950:299A; City of Glendale 2013:1–2, 8–13;).

Significance

Los Angeles County Assessor records list a year-built date of 1908 for the property, and no original building permits were located for this property. The development of the property is associated with the general trend of housing stock expansion in Glendale in the first quarter of the 20th century. The connection of Henry Huntington's Pacific Electric Red Car line from downtown Los Angeles to Glendale, which ran along Brand Boulevard and eventually near the subject house, helped spark population growth and widespread single-family residential development.

First, with respect to NRHP Criterion A, CRHR Criterion 1 and Glendale Criterion 1, this property is identified with important events in City history and retains historic integrity. A study of residences in the City dating from 1900 to 1908 reveals that among the 24 extant Craftsman single-family residences, only 13 appear to retain good physical integrity (County of Los Angeles Tax Assessor, 2022; Google Street View, 2021). As one of the earliest intact examples in the City, this bungalow is an increasingly rare example of residential development representing the City's early development, a context which ends in 1918 – and meets the registration requirements under the theme of Early

Page 4 of 7 *Resource Name or #(Assigned by recorder) 1420 Valley View Road, Glendale, CA

*Recorded by City of Glendale

*Date 2/6/2018 Continuation Update

Single-family Residential Development.⁴ Therefore, the property meets Glendale Criterion 1. It lacks influence and quality of significance at the regional or national level, however, to be eligible for listing under NRHP Criterion A and CRHR Criterion 1.

Second, as for NRHP Criterion B, CRHR Criterion 2, or Glendale Criterion 2, additional research indicates the property was not occupied by or associated with persons who significantly contributed to the history of the nation, state, region or City. For example, Glendale City Directories did not uncover former residents of the property who were significant to the past. Early residents include brothers Harley and Rush Sill (1915, civil engineer and mining engineer), Levi and Josephine Chubbuck (1923, no occupation listed), and Charles S. and Eleanor Young (1933 and 1951, physician and spouse). TGHS's evaluation of 1420 Valley View Road found Levi Chubbuck's association with the property as one reason for the group finding the property to be significant and eligible under CRHR Criterion 2 and Glendale Criterion 2. Per the TGHS DPR form, Levi Chubbuck was a published expert in agriculture, active agricultural professional, advocate for Native American rights, and art collector. Chubbuck had novel ideas in 1906 about hiring Paiutes as forest rangers and game wardens to formally administer public land that had been in their territory. These conclusions, however, are derived from scant evidence in the historical record and there is no evidence that Chubbuck's ideas were implemented or directly influenced governmental hiring practices affairs or that he made any significant historical contributions, including during the period in which he lived at this property (TGHS 2016; Knack 2004). In addition, research did not indicate that the Sill brothers were important in the field of engineering or Charles S. Young was a prominent physician, or that any subsequent owners or residents were of historic note. Therefore, research does not indicate that the property ever had an association with the lives of persons who significantly contributed to the history of the nation, state, region, or the City.

With respect to NRHP Criterion C, CRHR Criterion 3 and Glendale Criterion 3, the house exhibits a high level of architectural integrity with typical Craftsman features like triangular knee bracing, a partial-width porch, and wood-shingle siding and is considered a rare example of the Craftsman style from the early 1900's. Although an original building permit could not be located, the modest bungalow design suggests the dwelling is not the work of a master architect and likely reflects a standard Craftsman plan. While the detached garage dates to at least 1925 and has good integrity, it is a modest, utilitarian building. The house, on the other hand, is consistent with the Glendale Register registration requirements under the theme of Early Single-family Residential Development; and is a rare example of Craftsman architecture from this early period. Consistent with the methodology for the application of status codes for the theme of Early Single-family Residential Development, this property meets Glendale Criterion 3.

Under NRHP Criterion D, CRHR Criterion 4, and Glendale Criterion 4, the house does not appear to be significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies because the construction method employed in this residence (wood-frame construction) has been thoroughly researched and is well understood.

Glendale Historic District Eligibility

With respect to whether this property contributes to a potential historic district, the neighborhood context necessary to support formation of a historic district in this area has changed significantly since the house was built and therefore there is no potential historic district in the immediate vicinity to which the property might contribute. For example, since the 1970s the area surrounding the property is no longer zoned exclusively for single-family development. Consequently, there are multi-family residential complexes directly to the south and west of the property that have substantially changed the property's setting. This change of setting since the 1908 period of significance, along with alteration to neighboring single-family houses to the north, results in a neighborhood that lacks the continuity and integrity necessary for a potential historic district of Craftsman or early 20th century homes. Currently, all properties directly adjacent to 1420 Valley View Road have a build date of 1953 or later. For these reasons, the subject property does not contribute to a historic district.

⁴ The theme and registration requirements developed for the South Glendale Historic Context and Historic Resources Survey were used for this analysis because they are largely applicable pre-1919 properties in other parts of the City.

Page 5 of 7 *Resource Name or #(Assigned by recorder) 1420 Valley View Road, Glendale, CA

*Recorded by City of Glendale

*Date 2/6/2018

Continuation Update

Photos



Photograph 1: West and south elevation of dwelling with detached garage, camera facing northeast. City of Glendale 2016.



Photograph 2: Current view of now-vacant lot where the Craftsman dwelling once stood. ICF 2021.

Page 7 of 7 *Resource Name or #(Assigned by recorder) 1420 Valley View Road, Glendale, CA

*Recorded by City of Glendale

*Date 2/6/2018 Continuation Update

***B12. References:**

Arroyo Resources. 2015. Historical Resource Identification Form. Los Angeles, CA. Prepared for the City of Glendale.

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Appendix B
Résumés

JESSICA FELDMAN

Senior Architectural Historian

Jessica Feldman is a federally qualified professional (36 CFR 61) in the fields of historic preservation, architectural history, and preservation planning with more than 20 years of professional experience. She has been extensively involved in the management of and participation in cultural resource investigations in compliance with the National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and other federal, state, and local cultural resource regulations. Jessica has experience in leading Section 106 reviews throughout the United States, providing subject matter expertise for large programmatic EIRs. In addition, she is an expert at research and analysis of architectural resources, with a focus on transportation, engineering and industrial resources.



Project Experience

US 101 Improvement Project—Caltrans and Ventura County Transportation Commission (VCTC), Thousand Oaks/Camarillo/Oxnard and the City of Ventura, Ventura County, California, 04/2019 – Present

Task Lead, Architectural Historian. Caltrans, in coordination with VCTC, is proposing capacity and operational improvements along US Highway 101 (US 101), between State Route 23 and State Route 33. The project proposed to widen US 101 in order to add through lanes in each direction, as well as potential auxiliary lane, to address current and future congestion concerns. Although presented as a simple corridor upgrade, Jessica has been intensively involved in a complicated delineation of the APE which has required significant coordination between the engineering lead, the client, and the state agency.

Santa Monica Pier Bridge Replacement Project—City of Santa Monica, California, 07/2014 – Present

Architectural Historian. Jessica identified cultural resources present within the project area, evaluated the potential project-related impacts on those resources, and provided mitigation measures, as applicable. The 1939 Pier Bridge is at the end of its useful life, and the City of Santa Monica proposed to replace it. The Pier Bridge provides access to the Santa Monica Pier attractions, some of which are National Register-listed or eligible, or are locally significant resources. In addition, this bridge will be directly across the street from the future light rail station in downtown Santa Monica. This complex project requires coordination between local, state and federal agencies and addressing community concerns, while protecting those historic properties, providing better access for pedestrians and cyclists, and designing a safe and innovative replacement.

Years of Experience

- Professional start date: 1996
- ICF start date: 10/2000 – 06/2006 and 05/2011 – Present

Education

- MA, Historic Preservation Planning, City and Regional Planning, Cornell University, 2001
- BA, History (minor in Art History), William Smith College, 1993

Professional Memberships

- National Trust for Historic Preservation
- California Preservation Foundation
- Los Angeles Conservancy

Professional Appointments

- Standing Committee on Historic and Archaeological Preservation in Transportation (ADC50), Transportation Research Board (TRB)

Professional Development

- Section 4(f) Compliance for Historic Properties, National Preservation Institute, 2013
- Section 106: A Review for Experienced Practitioners, National Preservation Institute, 2012

California High-Speed Train, Palmdale to Burbank—California High-Speed Rail Authority/ CirclePoint, Palmdale to Burbank, California, 08/2015 – Present

Architectural Historian and Principal Investigator. Jessica leads the team identifying built environment resources present within the project area, conducting archival research, field surveys and preparation of technical reports in accordance with the guidance provided by the CHSRA. ICF is providing technical expertise in support of the supplemental alternatives analysis and EIR/EIS for the Palmdale to Burbank Project Section. Three alternatives are being analyzed for this section, which travels from the proposed Palmdale Station to the proposed Burbank Station. Alternatives include tunnels through a national forest, as well as at-grade and elevated track through rural, agricultural, suburban and dense urban residential/ commercial areas.

Restoration of Historic Streetcar Service in Downtown Los Angeles EIR/EIS—Metropolitan Transit Authority, Los Angeles, California, 06/2012 – Present

Senior Architectural Historian. The Restoration of Historic Streetcar Service in Downtown will closely follow the early alignments that once ran through the historic core of downtown. Jessica served as task lead for cultural resources in the production both draft CEQA and NEPA compliance documentation.

Olive View UCLA Medical Center EIR—Los Angeles County Department of Public Works (LACDPW), California, 03/2016 – Present

Architectural Historian. The County is preparing a draft program EIR pursuant to CEQA for the Olive View-UCLA Medical Center Campus Master Plan project. Jessica was responsible for the definition of the study area, field survey, on- and off-site archival research, and determination of eligibility, in support of a Cultural Resources Technical Memorandum. Once known as the Olive View Sanatorium, the original hospital campus was only public institution for the care of tubercular patients in Los Angeles County. The doors opened in 1921 and the campus grew to 156 buildings on more than 600 acre; the peak population was in the mid-1950s. The campus contains built resources from the 1920s through the present day which required a re-evaluation of a previously proposed historic district in accordance with local and state regulations.

LAC+USC Medical Centers Environmental Documentation—LACDPW, California, 05/2014 – 11/2014

Architectural Historian. Jessica was responsible for the definition of the study area, field survey, significant on- and off-site archival research, and determination of eligibility, in support of a Cultural Resources Technical Report and appropriate chapters of the EIR. The proposed project consists of a 25-year master plan that would be used to guide future development of the LAC+USC Medical Center campus. Development under the Master would include construction of new and renovated medical-related, office, retail, open space, and parking uses and demolition of some existing buildings and structures to accommodate new development. Challenges included the lack of a comprehensive survey of all buildings more than 50 years of age associated with the 100+ year old campus, as well as the presence of potentially historic mid-century, architect-designed buildings. ICF completed the Draft EIR for the project in September 2014 and the Final EIR was certified by the Los Angeles County Board of Supervisors in November 2014. This project was successfully completed within an aggressive 8-month schedule.

Employment History

ICF. Senior Architectural Historian. Los Angeles, California. 05/2011 – Present.

CH2M HILL. Cultural Resource Specialist. Los Angeles, California. 06/2006 – 05/2011.

Myra L. Frank & Associates/Jones & Stokes. Architectural Historian. Los Angeles, California. 11/2000 – 06/2006.

NPS. Lead LCS Historian/Architectural Historian. Washington, DC. 02/1996 – 07/1998 and 05/1999 – 08/1999.

KATRINA CASTAÑEDA

Historic Preservation Specialist

Katrina Castañeda has six years of experience in historic preservation planning at a governmental, consulting, and not-for-profit capacity. Prior to joining ICF, she was responsible for enforcing the Mills Act program at a local level, applying the Secretary of the Interior Standards, and for reviewing properties for local significance and overall planning approval. She has crafted and run workshops for stakeholders interested in rehabilitating historic properties as well as produced marketing material with Adobe programs. Katrina has prepared building condition assessments, Section 106 and CEQA technical reports, historic resources surveys, property evaluations using California DPR 523 series forms, and local register nominations.

Project Experience

City of Los Angeles Venice Coastal Survey Update—Rincon Consultants, Ventura, California/City of Los Angeles Department of City Planning, Los Angeles, California, 01/2020 – Present

Historic Preservation Specialist/Project Manager. As part of the City of Los Angeles Westside South Community Plans Update EIR, ICF is supporting the Department of City Planning’s re-survey of the Venice Coastal Zone. This work involves reviewing previous SurveyLA findings, preparing a supplemental survey report, participating in neighborhood outreach meetings, and incorporating community input into the survey.

City of Riverside Housing Element Update and Environmental Justice Policies—Houseal Lavigne, Chicago, Illinois/City of Riverside Community and Economic Development Department, Riverside, California, 12/2020 – 07/2021

Historic Preservation Specialist. In compliance with SB 1000, Katrina analyzed CalEnviroScreen data from CalEPA’s Office of Environmental Health Hazard Assessment to draft policies and actions for the general plan, with the goal of integrating environmental justice into the blueprint for future growth and development within the city.

Pier B NEPA Document Support—Port of Long Beach, Long Beach, California, 10/2019 – 12/2021

Historic Preservation Specialist. Katrina led the preparation of Section 106 documents for a large-scale rail improvement project in the Port of Long Beach. The Identification and Evaluation, Finding of Effect, and Memorandum of Agreement reports received California SHPO concurrence. She also prepared evaluations for two buildings within the area of potential effects (APE) and initiated Section 106 consultation with consulting parties, SHPO, and Advisory Council on Historic Preservation (ACHP).



Years of Experience

- Professional start date: 07/2015
- ICF start date: 09/2017

Education

- Master of Heritage Conservation Candidate, University of Southern California, In Progress
- Master of Planning, University of Southern California, In Progress
- BA, International Studies, University of California, Irvine, 2014

Professional Memberships

- Los Angeles Conservancy
- American Planning Association
- National Trust for Historic Preservation

Professional Development

- Real Estate Development Finance, National Trust for Historic Preservation, 2016
- CEQA Essentials, Association of Environmental Professionals, 2018
- Section 106: An Introduction, National Preservation Institute, 2019

Parker Center Historic American Buildings Survey (HABS)/Historic American Landscapes Survey (HALS) Documentation—IBI Group, Los Angeles, California/City of Los Angeles Bureau of Engineering (LABOE), Los Angeles, California, 05/2018 – 08/2020

Historic Preservation Specialist/Project Manager. In coordination with NPS staff, Katrina led the effort in preparing archival documentation including historical reports and as-built plans. The documentation was presented as a donation to the Library of Congress for inclusion in the NPS HABS and HALS collections, as mitigation under CEQA. She worked with subconsultants to prepare the components of the project pertaining to archival photography and existing conditions landscape plans.

Citywide Sidewalk Repair EIR—LABOE, Los Angeles, California, 12/2017 – 04/2019

Research Technician. Katrina contributed to the Cultural section of the EIR and created a Contractors' Guide to Sidewalk Repair, attached as an appendix to the EIR, to assist contractors in identifying potentially historically sensitive sidewalks and finding the proper course of action provided the underlying regulations and Secretary of the Interior Standards.

Better Market Street Environmental Review Services—City and County of San Francisco Department of Public Works, San Francisco, California, 03/2019 – 09/2020

Historic Preservation Specialist. Katrina completed NRHP and CRHR evaluations for two Late Modern commercial office buildings and two public sculptures, applying NRHP Criteria Considerations B (Moved Properties) and F (Commemorative Properties). This work supported an EIR, a Historic Resource Evaluation Report (HRER), and Historic Property Survey Report (HPSR) produced to fulfill CEQA and Section 106 compliance for a new public realm plan under development for central San Francisco.

Interstate 605 (I-605)/I-5 Interchange PA/ED—Los Angeles County Metropolitan Transportation Authority (LA Metro)/ Parsons Transportation Group, Los Angeles County, California, 09/2017 – 05/2018

Research Technician. Katrina developed historical context for post-WWII elementary schools and apartment complexes, the Lakewood Plan, commercial vernacular architecture, and freeways. She also conducted historic resource surveys and prepared historical evaluations and DPR forms for dozens of residential properties in the APE, as part of the HRER and HPSR.

Awards

Governor's Historic Preservation Award. California Office of Historic Preservation and California State Parks. 2017.

Diversity Scholarship. National Trust for Historic Preservation. 2017.

Employment History

ICF. Research Technician/Historic Preservation Specialist. Los Angeles, California. 09/2017 – Present.

The Glendale Historical Society. Intern. Glendale, California. 05/2017 – 08/2017.

City of Anaheim Planning Department - Historic Preservation. Planning Aide. Anaheim, California. 07/2015 – 05/2017.

City of Cerritos Community Development Department. Planning Intern. Cerritos, California. 03/2015 – 06/2015.

City of Anaheim Planning Department/Public Works Department. Intern. Anaheim, California. 07/2013 – 03/2015.