

Cottage Grove Historic Resources Survey City of Glendale, California



Prepared for

City of Glendale
633 East Broadway, Room 103
Glendale, CA 91206

Prepared by

Galvin Preservation Associates
1611 S. Pacific Coast Highway, suite 104
Redondo Beach, CA 90228



October 2008

TABLE OF CONTENTS

| | |
|--|-----------|
| EXECUTIVE SUMMARY | 1 |
| I. PROJECT OBJECTIVES & METHODOLOGY | 3 |
| Survey Process | 4 |
| Previously Identified Historic Resources within the Survey Area..... | 5 |
| II. HISTORIC CONTEXT..... | 7 |
| Purpose..... | 7 |
| Early History and Development of Glendale (1798-1888)..... | 7 |
| Development and Incorporation of Glendale (1888-1920) | 9 |
| Glendale Heights, Acacia Hills and Other Southeast Glendale Developments of the 1920s .. | 11 |
| Earlier Subdivisions of the Cottage Grove Avenue Area..... | 15 |
| The Fox Brothers and Tract 7436: First Homes Constructed on Cottage Grove Avenue | 16 |
| Development of Cottage Grove Avenue After the Fox Brothers | 19 |
| III. PHYSICAL CHARACTER | 21 |
| Architecture | 21 |
| Streetscape | 25 |
| IV. EVALUATION OF POTENTIAL HISTORIC DISTRICT | 29 |
| Local Evaluation..... | 29 |
| National Register Evaluation..... | 32 |
| California Register Evaluation..... | 34 |
| BIBLIOGRAPHY | 35 |

APPENDIX A: Table of District Properties

APPENDIX B: Criteria for Evaluation of Historic Resources

APPENDIX C: Department of Parks and Recreation Forms (DPR 523A)

EXECUTIVE SUMMARY

The following report compiles the results of a historic resources survey for the proposed Cottage Grove Historic District located in the City of Glendale, California (City). The study area is comprised of a group of residences on one-block long Cottage Grove Avenue in the southeast section of the City. The report was completed by Galvin Preservation Associates Inc. (GPA), a private consulting firm hired by the City. The report concludes that the proposed district meets the criteria for listing on the Glendale Register of Historic Resources.

The study area consists of fourteen residences along Cottage Grove Avenue between E. Palmer Avenue to the north and Green Street to the south. Twelve of these were built between 1924 and 1928, nine in the Tudor Revival style and three in the Spanish Colonial Revival style. There is also an altered Folk Victorian farmhouse built in 1901 that was owned by the woman who subdivided the land on which the Cottage Grove homes were built. The period of significance for the proposed district was determined to be between 1901 and 1928. A Minimal Traditional style residence built in 1937, outside of the period of significance, and is therefore considered a non-contributing feature of the proposed district. Each property has a detached residential one- or two-car garage that matches the architectural design of the house. The streetscape includes two original concrete light standards (with post-top style luminaires), concrete alleys associated with the Sycamore storm drain system, and original concrete sidewalks and driveway ramps.

The purpose of this study was to determine if the study area is eligible for designation as a historic district at the local, State and/or Federal levels. As part of the survey, California DPR 523A forms were created for each of the fourteen residences within the study area and are appended to this report (see Appendix C). In addition, a DPR 523D district form and DPR 523 J and K location and sketch maps were prepared; these have been submitted to the California State Historic Preservation Office along with this report.

The study includes a historic context, definition of district boundary, integrity statements, evaluations and assigned status codes. Evaluation for significance was made based on the criteria of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the local historic district ordinance as specified in the Glendale Municipal Code. As part of the process, GPA conducted historic research, performed field visits and coordinated with the City.

The study area was determined to be eligible as a City of Glendale historic district. The Cottage Grove Historic District is eligible under Criterion G (association with different eras of settlement and growth) and Criterion H (conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship and association). The City's historic district ordinance requires that

at least 60% of the properties in a district have “contributing” status, meaning they continue to contribute to the district’s overall historic and architectural character. Thirteen buildings (93 %) within the Cottage Grove district boundary are contributors (see Appendix A and Figure 1) and were assigned a California Historical Resources Status Code of 5D3 (“Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation”). One property, the Minimal Traditional-style residence located at 1220 Cottage Grove Avenue and constructed in 1937, was built outside the period of significance. It was given a status code of 6Z (“Found ineligible for NR, CR or Local designation through survey evaluation”) and is therefore not a contributing structure in the proposed district. The district was determined not to be eligible for the NRHP or CRHR.

If there is any future expansion of the proposed district’s boundary, it is recommended that four additional residences located at 1210 Reynolds Drive (901 Brier Lane), 900, 903, and 906 Brier Lane be included. These properties were part of the original development of Tract 7436 (Fox Brothers Tract) and their inclusion would allow the district to encompass the original tract’s boundary.

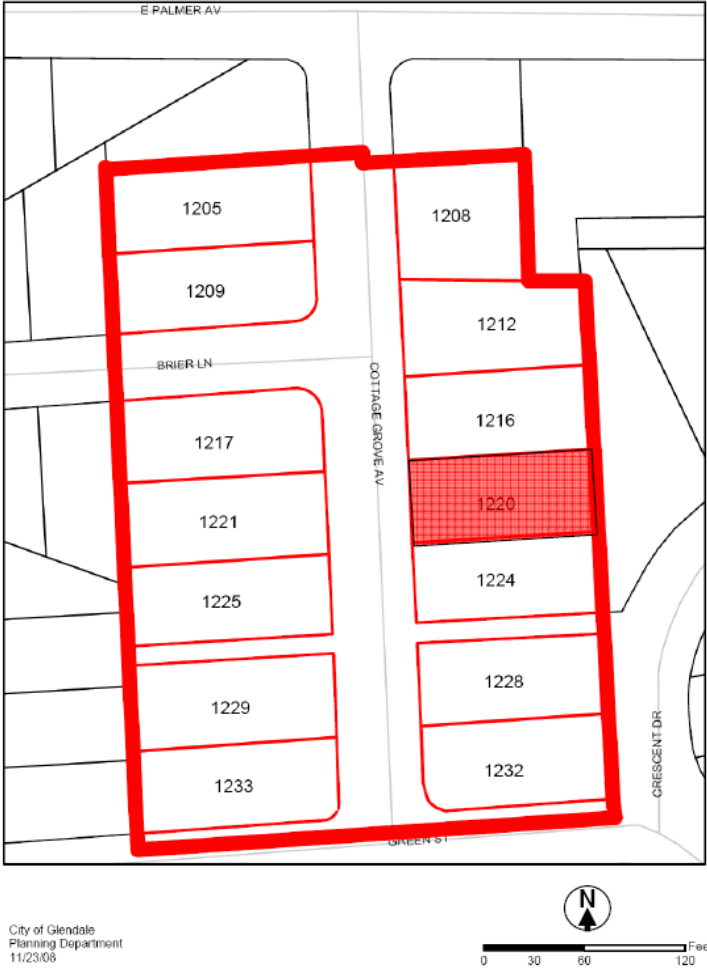


Figure 1
 The thirteen unshaded properties along Cottage Grove Avenue are contributors and were assigned the California Historical Resources Status Code of 5D3. The shaded property is a non-contributor with a status code of 6Z.

I. PROJECT OBJECTIVES & METHODOLOGY

Galvin Preservation Associates Inc. (GPA) was contracted by the City of Glendale (City) in California to conduct a historic resources survey for the proposed Cottage Grove Historic District located in the City (see Figure 3). This residential study area is located on Cottage Grove Avenue in the southeast section of Glendale. This report presents the results of these findings.

The survey was the result of the application submitted on June 15, 2007, for Glendale historic district designation organized by Ute Baum, a homeowner and resident of the survey area. Because the City's historic district ordinance requires that this designation be confirmed by a historic resources survey, the City selected GPA in March 2008, to prepare this report.

The survey area consisted of fourteen single-family residences on Cottage Grove Avenue between E. Palmer Avenue to the north and Green Street to the south (see Figure 2). The purpose of this report was to determine the local, state and/or federal eligibilities of these properties as a historic district.

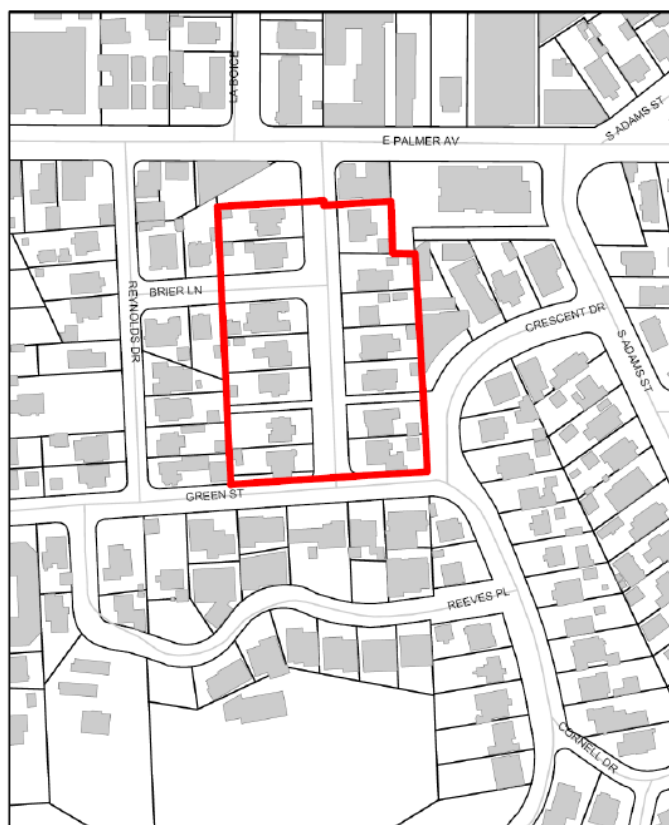


Figure 2
The proposed Cottage Grove Historic District consists of fourteen properties along Cottage Grove Avenue within the highlighted border area

City of Glendale
Planning Department
9/23/08

Proposed Historic District Boundary



Figure 3
2008 view looking
southeast at the
proposed Cottage Grove
Historic District



SURVEY PROCESS

A historic resources survey was conducted by GPA between June and September 2008. The survey and historic context were developed by Christeen Taniguchi, Senior Architectural Historian and Ben Taniguchi, Historian. They meet the *Secretary of the Interior's Professional Qualifications for History and Architectural History*. The survey was in accordance with such publications as the California State Office of Historic Preservation "Instructions for Recording Historical Resources," *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*; and *National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning*. Based on these established standards and procedures, the survey was conducted in the following four general phases:

- **Archival Research:** Research goals involved the identification of general historic trends, groups and events in the neighborhood's history, and their known or likely effects on the neighborhood's development. The focus of the research was specific to the Cottage Grove Avenue development, but information regarding neighboring areas of South Glendale that were developed during the same period, such as Glendale Heights and Acacia Hills, was also gathered. The research started with the Glendale Planning Department, which provided GIS maps, building permits and current property owner information. Research was also conducted at repositories that included the Glendale Public Library, Special Collections; City of Glendale Public Works (Engineering) Department; Los Angeles Central Public Library and Los Angeles County Assessor. The research material consisted of Sanborn fire insurance maps, historic and current parcel maps, a Los Angeles County Flood

Control District map, owner information from County Assessor books, books on Glendale history, Glendale city directories, and *Glendale Evening News* and *Los Angeles Times* newspaper articles and advertisements. The material was used to develop the historic context.

- **Conducting Field Survey:** Fieldwork was conducted between June through August, 2008. The historic district designation application form and its associated map obtained from the City were used as a guide during these site visits. Photographs and notes were taken from the public right-of-way of each property as well as the surrounding context. This material was used for completing the DPR 523 forms and the historic context.
- **Creation of Historic Context:** The research and field survey data were used to develop a historic context for the Cottage Grove Avenue study area. Historic contexts gather information about patterns or trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) is made clear. The context may include, but is not limited to historical activities or events, historic personages, building types, architectural styles and materials, and patterns of physical development. The context for this study is specific to the development of Cottage Grove and nearby portions of South Glendale, and is derived by comparing the district area's existing built environment to the information gained from researching the broader area's development. This information is used to each property and the overall district for historic significance.
- **Evaluations and Recommended Designations:** The district boundary was established based on the historic district designation application form, field survey and the historic contexts. Integrity level assessments were made for each residence within the boundary, and each property was identified as being a contributor or non-contributor to the district. The surveyed properties were evaluated using NRHP, CRHR and City of Glendale criteria, and California Historical Resource Status Codes were assigned.

PREVIOUSLY IDENTIFIED HISTORIC RESOURCES WITHIN THE SURVEY AREA

According to the California Historic Resources Inventory (HRI) obtained from the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton, none of the properties located within the Cottage Grove survey area have been previously identified or evaluated. They were not previously determined individually eligible and have not been listed on the NRHP, CRHR or the Glendale Register of Historic Resources. In addition, no potential historic districts have been previously identified in or adjacent to the study area.

II. HISTORIC CONTEXT

Purpose

Historic contexts are used to identify specific development patterns of historic, social and architectural trends of a specific area or region. According to *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, the significance of a historic property can be judged and explained only when it is evaluated within its historic context.

In order to determine the significance of a property within its historic context the following must be determined:

- The pre-history or history that the property represents
- Whether the history the property represents is significant
- If the property's type has relevance and importance in illustrating the historic context
- How the property illustrates the historic context
- Whether the property possesses physical features to convey the history for which it is associated

The historic context is also defined by geographic regions, whether local, state or national. The Cottage Grove historic context was addressed at the local level, representing an aspect of the history of the development of Glendale. Ultimately, the context, along with the survey as a whole, will help the City in its historic preservation planning process.

Early History and Development of Glendale (1798-1888)

The Gabrielino Indians occupied land that would later become the City of Glendale. The name is derived from their association with the San Gabriel Arcángel Mission during the period in which the area was part of the territory of Spain. These Native Americans were also known as the Tongva, an earlier name that translates as “people of the earth.” They inhabited what are today Los Angeles County and the northern section of Orange County.

The area was first occupied by non-Native American settlers during the Spanish era, when it became part of Rancho San Rafael, the 3,600 acre Spanish land grant given to Corporal José Maria Verdugo in 1798.¹ Verdugo had been active in the army until that time, but decided to retire and became a rancher. He had herds of cattle, horses, sheep and mules, and grew watermelons, corn, beans, peppers and

¹ *Glendale: A Calendar of Events in the Making of a City*, Los Angeles, California: Title Guarantee and Trust Company, 1936, pg. [1].

fruit.² The Rancho included what is today Glendale, Burbank, Eagle Rock and Highland Park. Along with the rest of California, this land became Mexican territory in 1822. The property was passed down to Verdugo's children, Julio and Catalina in 1831.

Julio and Catalina Verdugo held onto their inherited land even after California became United States territory in 1848 and then the 31st state of the Union in 1850. The Rancho was, however, dissolved during the court decisions of "The Great Partition of 1871," after which parcels were established for residential and commercial developments that would lead to the formation of Glendale as a city. Catalina passed away in the same year, and her brother died five years later.³ By 1883, the Rancho was subdivided into 32 different parcels by early settlers, including C. H. Watts. The Watts Subdivision, which extended from the Los Angeles River to Verdugo Road, contained the portion of land which would later become the Cottage Grove Avenue development (see Figure 8, page 15).⁴

The Glendale Improvement Society was organized in 1883, a year before the city was founded. Its accomplishments included the establishment and maintenance of roadways into the new community. The name Glendale was decided upon at a town meeting held in 1884. The original 150 acres of the new community was platted, filed and recorded with the Los Angeles County Recorder in 1887 by ranchers Cameron Thom, Erskin Ross, Benjamin Patterson, Harry J. Crow, Ellis Byram and George Phelon on land that they owned. Its boundary encompassed six blocks north to south, between 1st Street (today Lexington Drive) and 6th Street (today Colorado Street), and seventeen blocks west to east, between Central Avenue and Adams Avenue.⁵

Transportation played a critical role in assuring the young city's continued growth. In 1887, the Los Angeles and Glendale Railway Co. ran a line along Glendale Avenue, connecting its namesake cities. In the same year, the Southern Pacific Railway established a depot in Glendale to serve a passenger and freight line that ran along San Fernando Road. The railroads helped spur Glendale's budding real estate market. Much of the area, however, remained in agricultural use, with peach orchards, orange groves, strawberry fields, and vineyards covering much of the landscape.⁶ The grand Glendale Hotel was built in 1886-87 on the block between J, Third, I and Fourth Streets (today Jackson Street, Wilson Avenue, Isabel Street and Broadway respectively). Like the rest of the nation, however, Glendale suffered an economic depression in 1888 when the boom went bust. The price of farm products dropped significantly, and the community was plagued by three years of heavy drought. During this time, Glendale's population remained at

² The Glendale Historical Society, "TGHS Glendale's History," <http://www.glendalehistorical.org/>.

³ *Glendale: A Calendar of Events in the Making of a City*, op. cit., pg. [17].

⁴ Parcel map obtained from the County of Los Angeles Office of the Assessor.

⁵ *Glendale: A Calendar of Events in the Making of a City*, op. cit., pg. [19].

⁶ Walter Lindley and J. P. Widney, *California of the South*, New York: Appleton & Company, 1888, pg. 133.

a standstill of about 300. The Glendale Hotel would end up standing empty (it was converted into the Glendale Sanitarium in 1905 and was demolished around 1924).⁷

In 1887, the area to the south of the young city of Glendale became a separate town called Tropico (see Figure 4).⁸ The area that would become Cottage Grove Avenue was located in Tropico. The border between the two communities was situated half way between Windsor Road and Garfield Avenue. Separate school districts were formed, and Tropico created its own improvement association. The main east to west thoroughfare in this southern community was named Tropico Avenue (today Los Feliz Boulevard).⁹

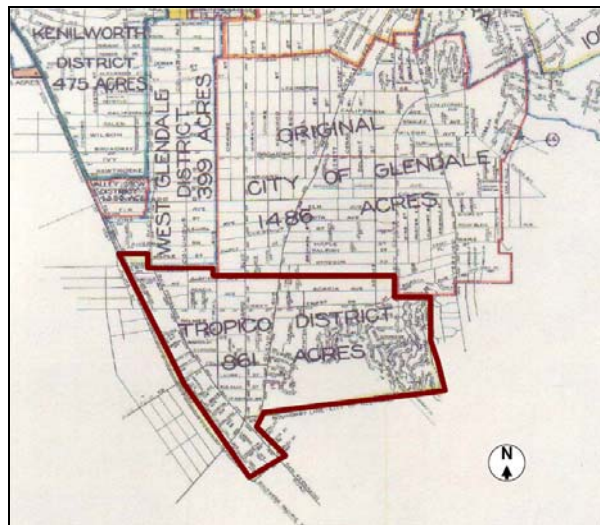


Figure 4
Dark border indicates the boundary of the former city of Tropico as shown on a map of Glendale (City of Glendale, Planning Department)

Development and Incorporation of Glendale (1888-1920)

Despite a decade-long recession from 1888 to the late 1890s, the core of the town had formed near the corner of Glendale Avenue and Third Street (today Wilson Avenue) during the 1890s. The city’s growth was given a boost when the Los Angeles Interurban Railway rail began service to Glendale on July 2, 1904; with a passenger depot located at the northeast corner of Brand Boulevard and Broadway.¹⁰ Leslie Brand, a local land owner and businessman, developed the electric railway on land he owned to the west of Glendale Avenue. The development of Brand Boulevard, with its center median carrying the railway line, shifted the center of gravity of Glendale’s downtown development away from

⁷ E. Caswell Perry, Shirley Catherine Berger and Terri E. Jonisch, *Glendale: A Pictorial History*. Norfolk, Virginia: The Donning Company/Publishers, [1983, 1990], pg. 25.

⁸ Adams Hill Homeowners’ Association, “A Brief History of the Neighborhood: Adams Hill and Adams Square,” <http://www.adamshill.org/history/history.html>.

⁹ E. Caswell Perry and Carroll W. Parcher, *Glendale Area History*, Glendale, California: Eric Schneirson, Xanadu Galleries, 1981, pg. 35.

¹⁰ E Caswell Perry, Caswell, Shirley Catherine Berger and Terri E. Jonisch, *Glendale Area History*, Norfolk, VA: Donning Company, 1990, pg. 25.

Glendale Avenue, a condition that carries forward to the present.¹¹ The street car line also linked Glendale with Tropico, which by this time had grown to a population of about 700 people. In the following year, the Los Angeles and Glendale Railway Co. was replaced by a more significant line called the San Pedro, Los Angeles and Salt Lake Railroad, which continued to run along Glendale Avenue.¹² Glendale incorporated as a city in 1906 with a population of 1,186,¹³ and 1,486 acres of land. The developed areas were largely concentrated near the downtown core area, which was located at Brand Boulevard and Broadway. Tropico incorporated as a city five years later in 1911 and by 1914 had grown to a population of 3,200.

As the twentieth century progressed, the automobile became another factor that made possible the success of suburban bedroom communities such as Glendale and Tropico. Henry Ford's assembly-line automobiles, built since 1908, became increasingly available and affordable, particularly to the growing middle class that chose to move to these suburbs. Thus, the stage was set for Glendale's tremendous growth during the twentieth century.

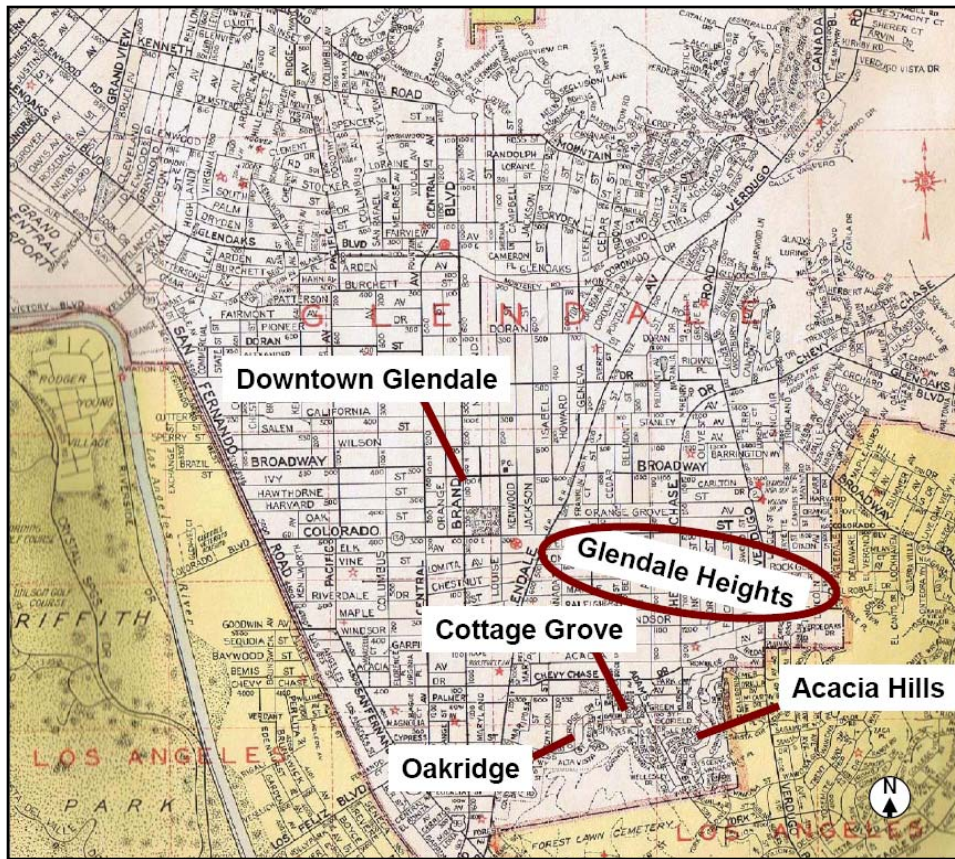
¹¹ *Royal Boulevard Historic Resource Survey, City of Glendale, California*, Hollywood, CA: Historic Resources Group, 2008, pg.13.

¹² The name was shortened to the Los Angeles and Glendale Railroad in 1916, and this line was purchased by Union Pacific in 1922. Service ended on June 8, 1956.

¹³ E. Caswell Perry and Carroll W. Parcher, op. cit., pg. 30.

Glendale Heights, Acacia Hills and Other Southeast Glendale Developments of the 1920s

Figure 5
1954 Thomas Brothers map of Glendale showing the locations of various developments in the southeastern portion of Glendale from 1917 to 1937 (Thomas Brothers Popular Atlas of Los Angeles County)



As Glendale entered the twentieth century and was incorporated, the new city grew rapidly. Its population rose from 1,186 in 1906 to 13,576 in 1920, and by the following year had reached 25,720 due to the annexation of several unincorporated areas; a significant factor in the 1910s population jump was the annexation of the City of Tropic in 1918, which brought the Cottage Grove study area into the City of Glendale.¹⁴ A booming Southern California population, the city's close proximity to downtown Los Angeles, improved public transportation and the automobile 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.

The development of Cottage Grove near the city's southeastern boundary reflects this period of Glendale's growth. However, there were other larger development tracts such as Glendale Heights and Acacia Hills in the same area. Subdivided by the Flack Realty Company in 1917, Glendale Heights was the first residential

¹⁴ E. Caswell Perry, Shirley Catherine Berger and Terri E. Jonisch, *Glendale Area History*, op. cit., pg. 38.

development on the southeast side of Glendale (see Figure 5 for a map showing this and other developments mentioned in this chapter). The company, founded by C. L. Flack in 1916, was based in downtown Los Angeles. The tract was located northeast of Cottage Grove Avenue with the west boundary at S. Glendale Avenue, the east border roughly at S. Adams Avenue (today E. Chevy Chase Drive), the north border at E. Colorado Blvd and the southern border roughly at E. Chestnut Street. The development consisted of 40 acres of land that was subdivided into ninety lots. By March of 1917, only four single-family residences were constructed.¹⁵

Further development of Glendale Heights, however, appears to have stalled for the next few years until 1922 when the Haddock-Nibley Company took over. By this time, the project area had grown to 50 acres, and the development had extended southeast past S. Adams, ending just west of the city's eastern border with Los Angeles.¹⁶ Haddock-Nibley, founded by Don J. Haddock and Alexander Nibley, formed 275 lots out of the 50 acres of land, which would primarily contain residences that fronted winding streets.¹⁷ The homes in the new development were not standardized and thus there was a mixture of styles that were popular during this period including Tudor Revival, Spanish Colonial Revival and Craftsman. By October of 1922, the streets in the new development were paved. In addition, 1,260 acacia, palm and bottle trees were planted by the Downing and Cox Nursery along Adams Street and the smaller winding streets.¹⁸ Within a year after they took over the development, Haddock-Nibley had developed homes on all their lots and sold them.¹⁹

It appears that Haddock-Nibley was also involved with another development in the southeast section of Glendale, located south of E. Palmer Avenue; this unnamed area is just east of Cottage Grove Avenue and south of Glendale Heights. The first homes in this smaller development area were constructed in 1922 along Adams and Green Streets, and Crescent Drive.²⁰ Shortly after this time, Haddock-Nibley began its development of the Rossymoyne area in the northern part of the city at the base of the Verdugo Mountains.

Another residential development during this period was called Oakridge. The Guillemin Investment Company started this development located south of E. Palmer Avenue and west of Vista Court along Oakridge Drive. Oakridge is located west of Cottage Grove Avenue²¹ and has a mixture of Spanish Colonial Revival and Tudor Revival residences.

¹⁵ "Open Slightly Tract," *Los Angeles Times*, 4 March 1917, pg. V13.

¹⁶ According to a 1919 and 1925 Sanborn Map for Glendale and the Los Angeles County Office of the Assessor

¹⁷ "To Open New Tract in Glendale District," *Los Angeles Times*, 15 January 1922, pg. V7.

¹⁸ "New Tract Will Have Many Trees," *Glendale News-Press*, 6 October 1922.

¹⁹ "Tract Frontage Lots Sell Fast," *Glendale News-Press*, 1 December 1923.

²⁰ According to 1925 Sanborn Map for Glendale and the Los Angeles County Office of the Assessor

²¹ "Streets to Hills Give New Thrill," *Glendale Evening News*, 13 October 1923.

In 1924, a year before the creation of Cottage Grove Avenue, a thirteen acre extension was made to the Glendale Heights tract called Acacia Hills. It was situated on a foothill that went beyond Glendale's border to Los Angeles. The development was located immediately east of Cottage Grove, with the western end of Acacia Hills originating at Adams Street, which was marked by a wood lattice gateway (see Figure 6).

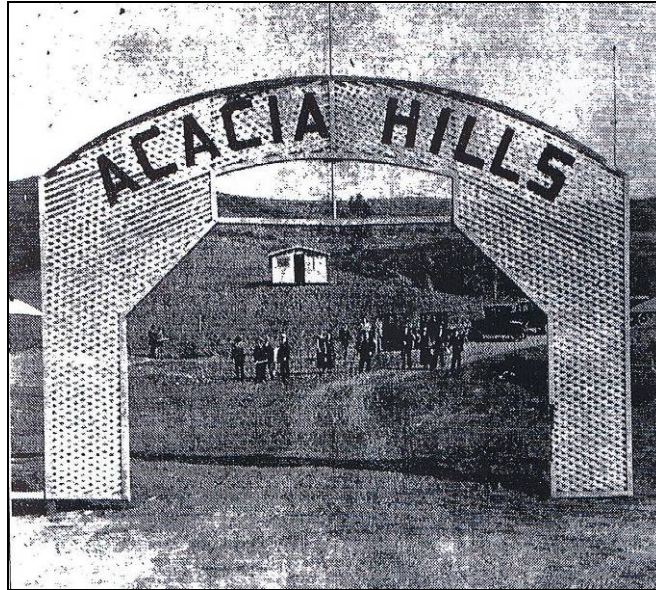


Figure 6
1924 image of the entry way to the proposed Acacia Hill development (“Acacia Hills Tract Now on Sale,” *Glendale Evening News*, 9 February 1924)

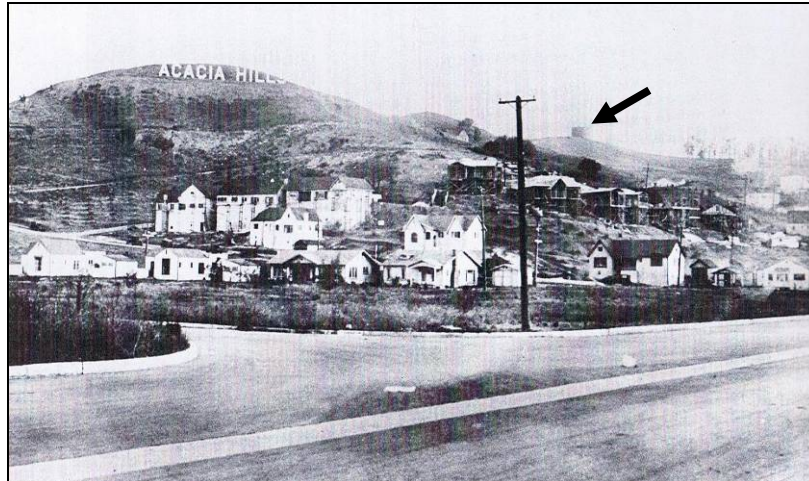
The developer of Acacia Hills, the Hope-Hardin-Weldon Realty Company, purchased the land from W. I. Truitt, who had owned it since 1905.²² The company consisted of Will P. Hope, Hal C. Hardin and Frank J. Weldon, investors from Kansas City, Kansas. Their field office was located at Palmer and Adams.²³ In order to attract buyers to the development, Hope-Hardin-Weldon installed large wood letters, which spelled out “Acacia Hills”, at the highest point of the foothills (see Figure 7). It was very similar to a sign used by Haddock-Nibley for their Rossmoyne housing development in 1925 and the “Hollywoodland” sign used to entice buyers to the Hollywood Hills area in the early 1920s. Like Haddock-Nibley, Hope-Hardin-Weldon also incorporated curving streets into its development.

²² “At Crossroads of Three Communities: Foothill Subdivision Will be Formally Opened Today,” *Los Angeles Times*, 2 December 1923, pg. V4.

²³ “Glendale Heights Extension Offers Investors and Home Seekers Bargains,” *Glendale Evening News*, 17 November 1923, part 3.

Figure 7

1925 image of the north end of the Acacia Hills development. This view was taken from the intersection of Chevy Chase Drive Street and Garfield Avenue just before Chevy Chase becomes Tyler Avenue. The arrow points to the Glendale Heights reservoir (Perry E. Caswell, Shirley Catherine Berger and Terri E. Jonisch, *Glendale Area History*, Norfolk, Virginia: Donning Company, 1990)



By 1924, large portions of Acacia Hills had been sold, primarily to realtors or builders who would eventually build homes. Construction began the same year and by 1925 several homes had been completed near the base of the hill (see Figure 7).

Similar to the homes built in Glendale Heights, those in Acacia Hills were primarily designed in the Tudor Revival and Spanish Colonial Revival styles, with the remainder in the Craftsman style. A 300,000 gallon reservoir called Glendale Heights Reservoir was built at the southeast end of Acacia Hills in circa 1925 (see Figure 7). The structure still stands today and is adjacent to a second reservoir that was constructed after 1950.²⁴

Construction in Acacia Hills continued through at least 1928, although roughly less than 30 percent of the tract was developed by that time. A commercial area, roughly bounded by E. Chevy Chase Drive to the north, E. Palmer Avenue to the south and Tyler Avenue to the east, was also part of the original plan of the Acacia Hills development.²⁵ The first building in the commercial area was constructed around 1929 at the corner of E Chevy Chase Drive and Park Avenue.²⁶ The Art Deco-style building, designed by prestigious firm of Morgan, Walls and Clements, still stands today and currently houses a neighborhood branch of the city's public library along with offices.

Due to the economic depression that affected the entire country starting in 1929, construction of any significance on Acacia Hill did not resume until after the end of World War II. Lots that had stood vacant for years began to be developed starting in 1946. By 1950, homes were built on the eastern portion of the hill which previously had no construction.²⁷ The remainder of Acacia Hills was developed by 1970. The community is today called Adams Hill. The commercial area that was

²⁴ 1950 Sanborn Map for Glendale.

²⁵ "Adams Square Offers a Trip Back in History," *Glendale News Press*, 27 April 1988.

²⁶ Los Angeles County Office of the Assessor.

²⁷ 1950 the Sanborn Map for Glendale and the Los Angeles County, Office of the Assessor.

part of the original Acacia Hill development plan was also further developed during the post-war years, and is now called Adams Square.

Earlier Subdivisions of the Cottage Grove Avenue Area

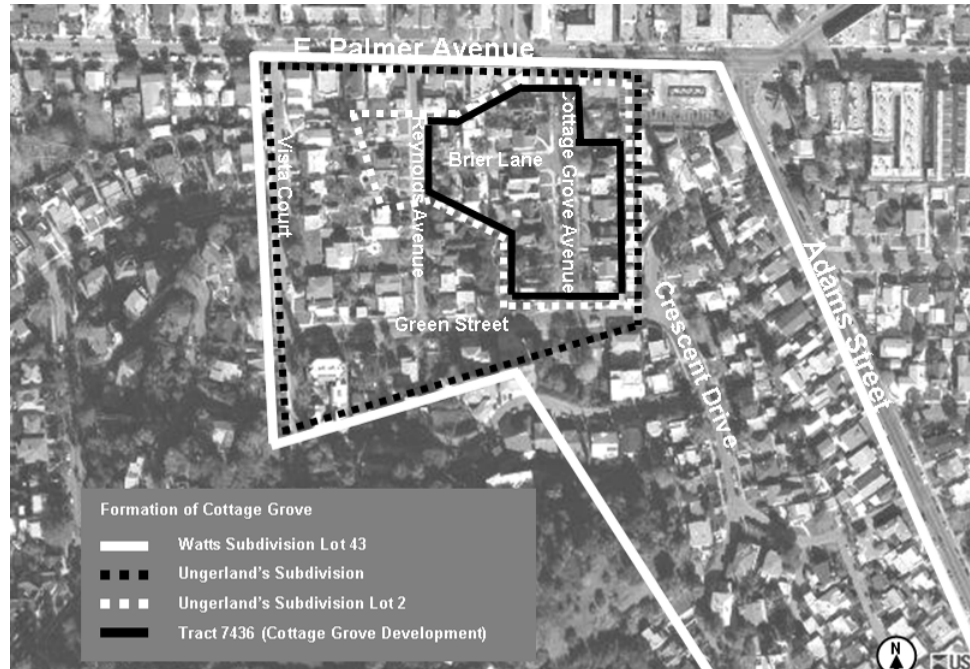


Figure 8
2004 aerial map of Glendale showing the various subdivisions during the early twentieth century of what would become Cottage Grove Avenue (www.terraserver.com)

The subdivision of the land in the area that would later contain Cottage Grove Avenue was an early indicator of the tremendous growth Glendale was experiencing in the first decade of the 20th century.

In 1905, a year before Glendale’s incorporation, the Watts Subdivision, which had been in place since the nineteenth century, was divided into smaller lots. This included lot 43, which consisted of 51.31 acres (see Figure 8 for a map showing the development of this and other further subdivisions mentioned in this section). The northern border of lot 43 was Moore Avenue (today Palmer Avenue) and to the east was Adams Street. A Folk Victorian farmhouse constructed in 1901 was located near the northeast corner of lot 43. The original owner of the house was Helene Ungerland and the building still stands in the Cottage Grove study area.

Some time in the early 1910s, Ungerland subdivided a section of lot 43 that contained 17.61 acres and was known as Ungerland’s Subdivision. In the late 1910s, this area was further subdivided, with Lot 2, the portion that would later include Cottage Grove, consisting of 3.95 acres. Although the area was being divided among different owners, it still consisted of primarily undeveloped farmland with a scattering of farmhouses and ancillary buildings constructed between the 1890s to the 1910s. A number of these pre-existing homes would be

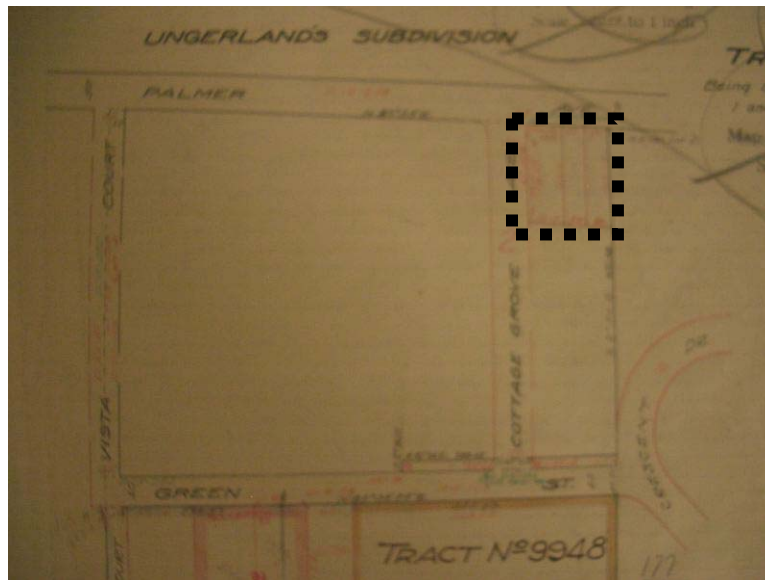
incorporated into later developments in this part of the city, including Ungerland's 1901 home, which still stands in the proposed historic district.²⁸

The Fox Brothers and Tract 7436: First Homes Constructed on Cottage Grove Avenue (1924-1926)

In 1918, Moore Avenue was renamed E. Palmer Avenue.²⁹ In the early 1920s, Lot 2 of Ungerland's Subdivision was subdivided and became Tract 7436 (see Figure 8). Tract 7436 consisted of eighteen primarily rectangular lots created in 1924, with an average size of 5,500 square feet per lot; Palmer became the northern border of the new tract. Cottage Grove Avenue was established just prior to the creation of its individual lots, and ran north-south near the east side of the newly created tract. Only a 10,000 square foot portion of Lot 2 was not included as part of Tract 7436. This portion contained the Ungerland house along with two garages built in the 1920s (its address was originally 914 E. Palmer Avenue and is now 1208 Cottage Grove Avenue).³⁰ The residence and one of the garages still stand.

Figure 9

Early 1920s parcel map showing Cottage Grove Avenue, Green Street and Vista Court soon after these streets were created. These lots were still undeveloped, except for the one indicated by the dark outline, which contained the 1901 farmhouse at the southeast corner of Cottage Grove and Palmer Avenues (Los Angeles County Assessor)



In 1924, a newly formed realty company known as the Fox Brothers purchased Tract 7436 from the Pacific-Southwest Trust and Savings Bank. Newspaper advertisements reported that Fox Brothers planned to build an English-themed village consisting of Tudor Revival style cottages (see Figure 10).³¹ The street name of "Cottage Grove" reflected the vision of a quaint street of charming English homes.

²⁸ County of Los Angeles Office of the Assessor Archives.

²⁹ Early 1920s parcel map.

³⁰ 1925 Sanborn Map for Glendale.

³¹ "A Typical Old English Stucco." *Glendale News-Press*, 23 January 1925, pg. 11.

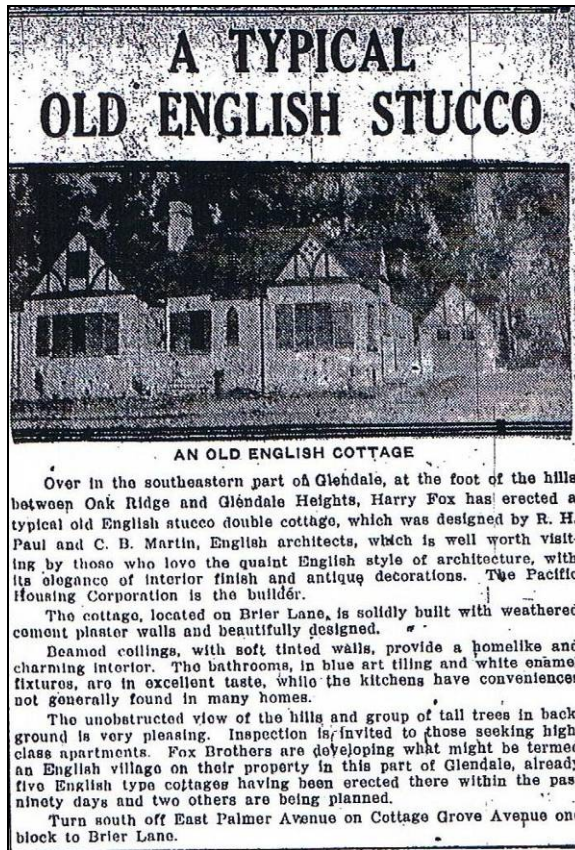


Figure 10
Fox Brothers
advertisement published
in the *Glendale Daily News*
in 1925 (“A Typical Old
English Stucco,” *Glendale
Daily News*, 23 January
1925)

The Fox Brothers consisted of Harry (1862-1949), Preston S. (1865-1949) and John C. (1867-1955) Fox. They were natives of Ohio. John was the first of the brothers to arrive in the Los Angeles area. By 1910, he settled in Malibu and worked as a carpenter.³² By 1917, John had moved to Tropic with his brother Preston, who had been a vice president of an ice company in Fort Wayne, Indiana. While living in Tropic, John was an auto mechanic and Preston worked for a railway company; both shared the same house along with their wives Stella and Edna.³³ Harry arrived in Glendale by 1920 to join his brothers.

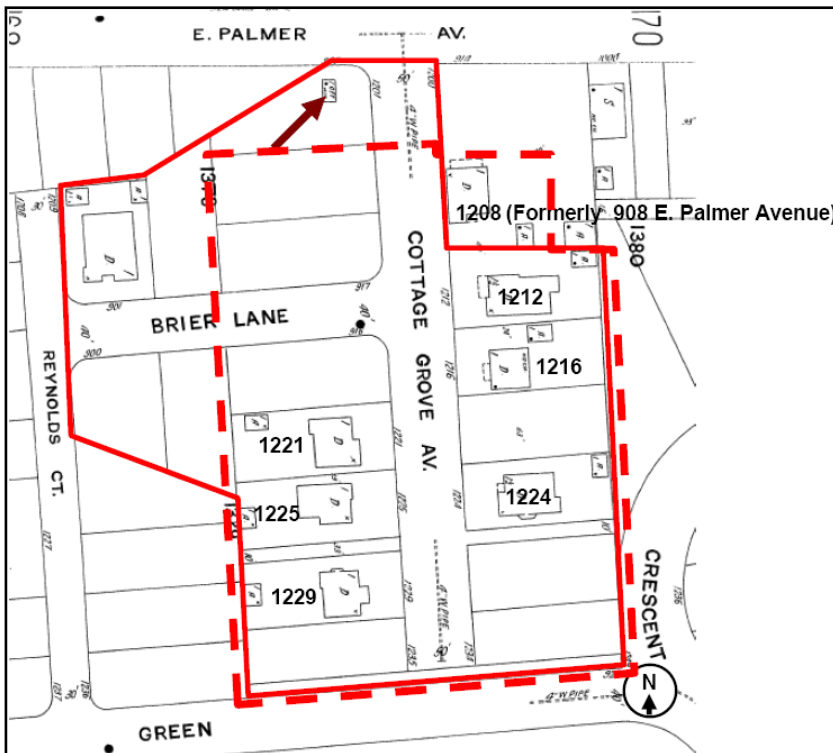
Glendale Heights was still in its early stages when the Fox Brothers came to town. With that development being revived in 1922 by the Haddock-Nibley Company, it is likely that the Fox Brothers saw an opportunity to also make an investment. With no prior experience in real estate or construction (although John had been a carpenter), the brothers formed Fox Brothers in 1924. Glendale’s population had grown from 29,500 in 1922, when Haddock-Nibley took over Glendale Heights, to 42,345 in 1924 when the Fox Brothers purchased Tract 7436. This large increase in the population and the demand for housing must have also encouraged the brothers to form their real estate company.

³² 1910 Census record.

³³ 1917-1919 Glendale City Directories.

Fox Brothers was headquartered at 908 E. Palmer Avenue in a small one-story building (now demolished) located at the southwest corner of E. Palmer and Cottage Grove Avenues (see Figure 11). John Fox lived in the former Ungerland farmhouse in 1925.

Figure 11
The solid border indicates the boundary of the Fox Brothers tract (Tract 7436), while the dashed border represents the proposed Cottage Grove Historic District. The arrow points to the Fox Brothers Company office. The 1901 farmhouse is already standing at 1208 Cottage Grove Avenue. The map also shows that six residences had been constructed on the tract by 1925 (Sanborn map, ProQuest)



By January of 1925, the brothers had constructed four Tudor Revival style houses on Tract 7436 as part of their plans to build an English-themed village. They hired architects R. H. Paul and C. B. Martin, who were described in a local newspaper advertisement at the time as English architects, to design the first cottage that was built by the brothers.³⁴ No information could be found about these architects. It is not certain whether they were English at all, considering the hype that accompanied the promotion of the era's real estate. The builder that was hired was the Pacific Housing Corporation, a company located at 634 S. Western Avenue in Los Angeles. It was founded in 1924 by William T. Wilkinson and Edward G. Westberg.³⁵ John W. Henderson, a locally-based cement contractor was hired to install the concrete curbs, pave the streets and create the sidewalks in the new tract.

The first cottage to be constructed by the brothers was a duplex at 901 Brier Lane (see image shown in Figure 10). A group of pre-existing tall mature trees became the backdrop for the duplex; the trees were removed when the adjacent properties on the south side of Palmer Avenue were developed in the late 1940s and early 1950s. This house and the others that are on Brier Lane are not being considered

³⁴ "A Typical Old English Stucco." op. cit., pg. 11.

³⁵ 1924 Los Angeles City Directories

as part of the Cottage Grove Historic District. Their second house, located at 1221 Cottage Grove Avenue, became the home of Preston Fox, who owned it individually rather than under the company's name. The other two homes were built at 1225 and 1229 Cottage Grove Avenue directly by the Fox Brothers company and were then immediately sold.

Two vacant lots within Tract 7436 were not owned by the Fox Brothers. Instead, like the Fox Brothers, individual investors purchased the land from the Pacific-Southwest Trust and Savings Bank in 1924. 1216 Cottage Grove was acquired by Kathryn S. Mellow and Clementine C. Reid, who hired C.A. Welch to construct a Spanish Colonial Revival residence, and 1224 Cottage Grove Avenue was purchased by James J. Grant who built a Tudor Revival cottage.³⁶

The final Fox Brothers home was built for John Fox, as sole owner, in 1925 at 1212 Cottage Grove Avenue. A Tudor Revival cottage constructed in late 1925 by F.M. Baldwin at 906 Brier Lane would be the last home constructed before the end of the brother's involvement with Tract 7436 in 1926.

After their involvement in Cottage Grove ended, John and Preston Fox worked separately as realtors in 1927 and 1928, and from 1929 they were involved in automobile parts manufacturing.³⁷ They lived out their lives in Glendale. It is unclear if Harry remained in real estate after the Fox Brothers disbanded as a company. Information on his life up to his death in 1949 in Los Angeles County was not available.

The Fox Brothers' involvement in the development of Tract 7436 lasted only two years. Although construction in the city was booming at the time, the brothers sold off their remaining lots after building their final home. The reason for their departure from the Cottage Grove development is unknown. The original plans of the Fox Brothers to build an English style village on Tract 7436 essentially came to an end after their departure. Part of their vision, however, had been fulfilled with the construction of seven Tudor Revival houses (and one Spanish Colonial Revival home) by the end of 1925. A few more Tudor Revival homes would be constructed by various contractors the following year.

Development of Cottage Grove Avenue After the Fox Brothers (1926-1937)

When the Fox Brothers sold off their remaining lots in 1926, a large portion of Tract 7436 was immediately developed, with many of the new homes continuing to be designed in the Tudor Revival style. Jay F. Schwetz built such houses at 1205, 1209 and 1228 Cottage Grove Avenue. Thomas Morris and the Dowell Brothers (builders) constructed a Tudor Revival duplex at 1217-19 Cottage Grove Avenue. Milton Hesse, however, built a Spanish Colonial Revival home at 905

³⁶ 1925 Sanborn Map for Glendale.

³⁷ 1929-1935 Glendale City Directories.

Brier Lane. It appears that Schwetz, Dowell Brothers and Hesse were small investors - Schwetz owned a construction company, Jay F. Schwetz Incorporated, which was based in Los Angeles and both the Dowell Brothers and Hesse were locally based.

Between 1926 and 1927, the Sycamore storm drain system was constructed by the Los Angeles County Flood Control District to serve the area around Cottage Grove Avenue. Further improvements were made to the system in 1936. The drains were part of a system necessitated by several floods that occurred in Glendale prior to 1940. The most severe of these occurred in 1933 (see Figure 12) and led to the channelization of the Verdugo Wash.



Figure 12
1933 flood image of Chevy Chase Drive viewed toward Adams Street (Los Angeles Public Library)

The two narrow concrete alleys across from each other at the southern end of Cottage Grove Avenue were built as part of the Sycamore system. They continue to direct storm water runoff to the storm grate at their western terminus, which brings the water to an underground sewer line.

The two final homes built during the 1920s era of development on Cottage Grove Avenue were completed in 1928. They rose on the cornerlots at the south end of the street. 1232 and 1233 Cottage Grove were built by Veteran Builders Incorporated and designed in the Spanish Colonial Revival style.

The last undeveloped lot on the street remained empty for almost a decade. In 1937, a Minimal Traditional style home was built at 1220 Cottage Grove, completing the build-out of Tract 7436.³⁸ The last major change on the street occurred in 1945, when the 1901 farmhouse was moved a few feet east of its original location; its address had changed to 1208 Cottage Grove Avenue in the previous year. All residences that were built within the Tract 7436 development, as well as the 1901 farmhouse, are extant today.

³⁸ Original building permits for 1220, 1232 and 1233 Cottage Grove Avenue.

III. PHYSICAL CHARACTER

ARCHITECTURE

The proposed Cottage Grove Historic District contains fourteen residences that were constructed between 1901 and 1937. All but two of these date to the 1920s and the group consists of nine Tudor Revivals, three Spanish Colonial Revivals, one altered Folk Victorian and one Minimal Traditional. Each property has a detached one- or two-car garage that matches the architectural style of the associated residence.

Tudor Revival

There are nine Tudor Revival style structures built within the proposed Cottage Grove Historic District between 1924 and 1926; eight of these are single-family residences and one is a duplex:

- 1205 Cottage Grove Avenue
- 1209 Cottage Grove Avenue
- 1212 Cottage Grove Avenue
- 1217-19 Cottage Grove Avenue (duplex)
- 1221 Cottage Grove Avenue
- 1224 Cottage Grove Avenue
- 1225 Cottage Grove Avenue
- 1228 Cottage Grove Avenue
- 1229 Cottage Grove Avenue

Although not as popular as Craftsman or Spanish Colonial Revival, the Tudor Revival style was commonly employed in Southern California from the late 1910s through the mid-1930s. This was a time when other period revival architectural styles, such as the Spanish Colonial and Colonial were used to reflect a view of our romanticized past. Tudor Revival was based on a variety of late Medieval English prototypes.

There are a few areas in California that have large groupings of this style. This includes the City of Glendale, which has a significant number of Tudor Revival homes that are found in somewhat cohesive groupings. During the 1920s a large these were constructed in the southeastern side of the city, including the Glendale Heights, Acacia Hill and Oakridge developments. Cottage Grove (Tract 7436), however, was the only development where the developers were trying to create a thematic English village, at least initially. Thus Cottage Grove contains one of the most cohesive groupings, in a single development, of Tudor Revival residences in the southeastern portion of Glendale. There are twelve Tudor Revivals out of a total of eighteen residences constructed on the tract; nine are within the proposed Cottage Grove Historic District boundary. This relatively high concentration of Tudor-style residences is indicative of how the desire to build this “English Village”

nearly worked. The largest grouping of this style is on the west side of Cottage Grove, which has a succession of six Tudor Revival residences.

Tudor Revival style residences are generally characterized by the following:

- Steeply pitched, crossed-gabled roofs with overlapping gables with eave lines of various heights
- Half-timbering and geometric or louvered attic vents on the gable ends
- Attic windows on the gable ends
- Smooth stucco cladding combined with brick or stone veneer
- Arched, recessed porch entries, usually under front-facing gables or small gable-roof porticos
- Heavy board-and-batten or wood-paneled entry doors that are often arched
- Courtyard entries typically used at front porch
- Wood or metal casement or double-hung windows with multi-light sash, sometimes containing leaded glass
- Wood shingle clad roofs (all have been replaced)
- Prominent external chimneys either made of red brick or clad with stucco, and with exaggerated and elaborate with chimney pots

Spanish Colonial Revival

There are three Spanish Colonial Revival style single-family residences constructed within the proposed boundary along Cottage Grove Avenue:

- 1216 Cottage Grove Avenue
- 1232 Cottage Grove Avenue
- 1233 Cottage Grove Avenue

Due in part to a desire of Californians to connect with the area's Spanish and Mexican roots, Spanish Colonial Revival was an exceedingly popular style in California from 1915 to the mid-1930s. The popularity of both Craftsman and Spanish Colonial Revival overlapped for a period during the late 1910 and the 1920s. As the popularity of the Craftsman style began to wane during the 1920s, period revival styles such as Spanish Colonial Revival and Tudor Revival took its place.

Buildings of Spanish precedent before 1920 were typically adaptations of the Mission style. It wasn't until the Panama-California exhibition, held in San Diego in 1915, that imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram G. Goodhue, who had previously authored a detailed study of Spanish architecture. Goodhue wished to go beyond Mission interpretations and explore the more elaborate and ornamented Spanish precedents found in Latin America. His designs for the exhibition were met with popular and critical adoration, and almost immediately architects

throughout California were designing in what was soon referred to as the Spanish Colonial Revival style.

Like Cottage Grove, Glendale Heights, Oakridge and Acacia Hills and Rossmoyne contained a mixture of Tudor Revival and Spanish Colonial Revival style homes. The frequent use of Spanish Colonial Revival in these developments, and certainly the rest of Southern California, is reflective of its popularity at the time.

Spanish Colonial Revival style residences are generally characterized by the following:

- Textured stucco exterior cladding
- A flat, gabled or hipped roof, with either low or moderate pitch, clad in red clay tile; the parapets bordering the flat roof are usually capped by red clay tiles
- Roof eaves with little or no overhang
- Arched or squared double-hung wood casement or double-hung windows with multiple panes, often with arched windows at front facades
- Arched or rectangular main entry doors typically made of vertical wood boards with decorative cast iron door knob plates and peep holes
- Main entrance porches are either open or sheltered by a partial width roof supported by squared wood posts with upper curved decorative brackets
- Full-width front porch landings typically enclosed by a low porch wall
- External chimneys are generally clad with stucco

Folk Victorian (altered)

Constructed in 1901, 1208 Cottage Grove Avenue, which is located within the proposed boundary, appears to have originally been a Folk Victorian farmhouse that underwent subsequent alterations. These include the 1933 replacement of the original wood windows with wood windows with Craftsman style geometric mullions. There are some elements of the earlier Folk Victorian style that remain on the building. They include horizontal wood lap siding, moderately pitched roof and a square wood louvered attic vent below the gable eave. Because of the 1933 window alterations, followed by subsequent changes, most notably those made to the front porch in the circa late 1940s, the building no longer retains enough character-defining features to have any single definable architectural style. The building does, however, have the appearance of a Craftsman due to its windows and wood clapboards.

Minimal Traditional

There is one Minimal Traditional style building on Cottage Grove Avenue located at 1220 Cottage Grove Avenue. It was constructed in 1937.

The style was first introduced in Southern California during the Depression of the 1930s. At this time of economic hardship, homes being constructed became minimal in their design. The Minimal Traditional retained the stylistic trappings of many of the traditional Period Revival styles from previous years, but the decorative detailing was stripped down. The style reached its peak in popularity during the early post-World War II housing boom.

Pre-World War II Minimal Traditional-style suburban residences are generally characterized by the following:

- Relatively small, single-story construction
- Moderately-pitched side-gabled, cross-gabled or hipped roofs with exposed roof rafters, often with a prominent front gable
- Wood boards, sometimes with scalloped fringes, applied within gable ends facing or adjacent to the street
- Shaped vented openings at the gable ends
- Textured stucco cladding combined with horizontal wood board or board-and batten cladding
- Wood sash double-hung or metal casement windows
- An angled bay window capped by a contoured metal roof
- An recessed or open partial-width porch that is usually sheltered by an extension of the primary roof and supported by wood posts
- Paneled wood doors
- Concrete, brick or flagstone porch steps and landings
- A red brick chimney on the gable end

Residential Garages

Each of the properties within the district has a detached garage that matches the architectural style of the residence. Most of these early garages were built for single cars, although there are also two-car variations that served larger homes. The garages are typically located at a rear corner of the parcel at the end of a straight concrete driveway and have hinged or sliding wood doors. Additionally, there were often concrete pedestrian pathways leading from the driveway to the front porch. These garages served an increasingly automobile reliant society, although in the 1920s, most families only had one car.

STREETSCAPE

Figure 13 (left)

View looking northeast at an original concrete light standard in front of 1221 Cottage Grove Avenue



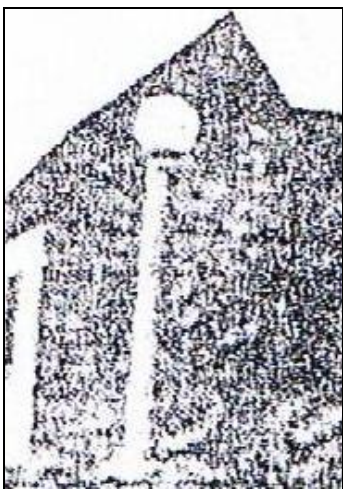
Figure 14 (right)

View looking northeast at the base of an original concrete light standard in front of 1221 Cottage Grove Avenue



The existing streetscape of Cottage Grove Avenue consists of concrete sidewalks, concrete driveway ramps, parkways planted with lawns, large mature maple trees (approximately 60 years old) on the east and west sides of Cottage Grove, along with a few young flowering trees. Of the original concrete light standards, only two remain in the study area; one each on the east and west sides of Cottage Grove (see Figure 13). These mimic architectural columns, with Tuscan order secondary bases resting on octagonal bases, which in turn rest on square concrete bases (see Figure 14). The existing acorn luminaires replaced the original spherical ones shown in Figure 15.

Figure 15 1925 image of the light standard shown in Figures 18 and 19, but with its original round globe (circa 1925 Fox Brothers advertisement published in the *Glendale Evening News*)



In the mid-1990s, an original light standard on the southwest corner of E. Palmer and Cottage Grove Avenues was replaced, due to structural integrity issues,³⁹ with one that is nearly an exact replica of the original (see Figure 16).⁴⁰ Sometime in

³⁹ "Residents Rally Round Lampposts," *Glendale News Press*, 30 August 1994.

⁴⁰ *A is for Adams: A Brief History of Adams Square*, Hollywood, CA: Historic Resources Group, 1998, pg. 5.

the 1990s, a light standard on the east side of Cottage Grove (in front of 1212 Cottage Grove Avenue) was replaced with one that has a contemporary design (see Figure 17); it is unclear if it replaced an original light standard.

Figure 16 (left) View looking southwest at the reproduction light standard



Figure 17 (right) View looking southwest at the contemporary-design light standard



There is a brick wall with a large metal grate (see Figure 18) located at the west end of the alley between 1225 and 1229 Cottage Grove Avenue. The grate is an intake that feeds into a 48” underground drain pipe installed by the Los Angeles Flood Control District in 1926.⁴¹ The street is slightly dipped to aid in water flow from a second alley located directly across the street between 1224 and 1228 Cottage Grove (see Figures 19 and 20). The concrete lined, ten foot wide alleys were installed around 1926 when the Sycamore storm drain was installed in the area. The alleys themselves are slightly banked and the east alley begins at the west edge of Crescent Drive. Due to the dipped street, the four residences near the alleys are elevated from a few inches to several feet above street level. In recent years, concrete ramps have been added to the sidewalks that terminated at the alleys (see Figure 21).

Figure 18 (left) View looking west at the inlet (covered by a steel grate) to an underground Los Angeles Flood Control District drain pipe



Figure 19 (right) View looking west at the west end of the alley between 1225 and 1229 Cottage Grove Avenue



⁴¹ Plans by the Los Angeles County Flood Control District for the Sycamore Storm Drain, July 24, 1936.

Figure 20 (left) View looking east at the east end of the alley between 1224 and 1228 Cottage Grove Avenue



Figure 21 (right) View looking north at a newer concrete ramp on the west side of Cottage Grove Avenue



Cottage Grove Avenue was originally paved with concrete, which at some point was covered or replaced with asphalt. Prior to World War II, Cottage Grove was a dead-end street, terminating at a barrier at its southern end.⁴² The barrier was removed and the street now opens onto Green Street.

Figure 22 The arrow shows how Cottage Grove Avenue once terminated at Green Street (Sanborn map, ProQuest)



The original concrete sidewalks have a centered and horizontal scoring that creates a grid pattern (see Figure 23). There are also original concrete driveway ramps (see Figure 24).

⁴² Plans by the Los Angeles County Flood Control District for the Sycamore Storm Drain, July 24, 1936.

Figure 23 (left) View looking south at an original section of the concrete sidewalk on the west side of Cottage

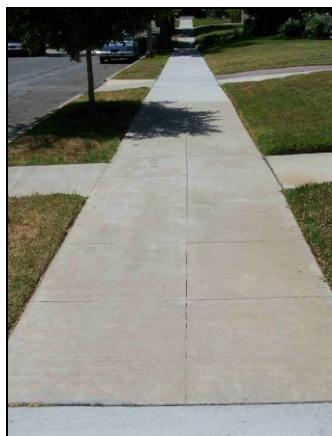


Figure 24 (right) View looking at an original concrete driveway ramp



The leading edges of the sidewalks, as well as the concrete curbs were stamped by the contractor and read “J. W. Henderson Contractor” (see Figure 25). In recent years, several sections of the original sidewalk and some of the original driveway ramps were replaced with new concrete (see Figures 26 and 27). Concrete wheelchair curb ramp have also been installed, which replaced the original curb ends.

Figure 25 (left) View of a contractor stamp on an original section of sidewalk on the south side of Brier Lane

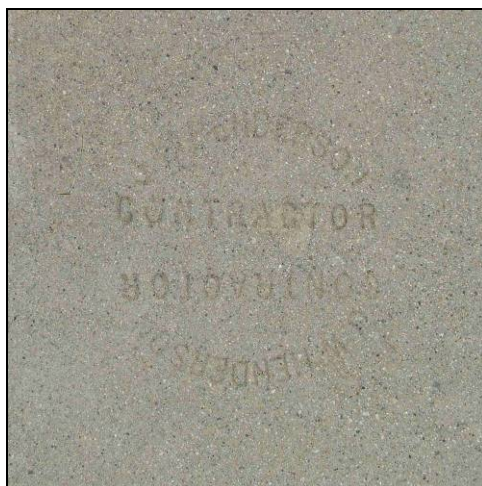


Figure 26 (right) View looking north at a newer section of a concrete sidewalk on the west side of Cottage Grove Avenue



Figure 27 A newer concrete driveway ramp



IV. EVALUATION OF POTENTIAL HISTORIC DISTRICT

LOCAL EVALUATION

Historic Significance

The proposed Cottage Grove Historic District was evaluated against the nine criteria of the Glendale Historic District Overlay Zone Designation Criteria as outlined in Glendale Municipal Code under 30.25.020. According to the criteria, a historic district is a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (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.

The period of significance for the proposed Cottage Grove Historic District was determined to range between 1901 and 1928. These dates reflect the key period for the development of what we see today within the proposed historic district. This timeframe includes the construction of the existing Folk Victorian-style farmhouse, the subdivision of the former farmland, the Fox Brothers' attempt to build an "English Village", and the subsequent build-out of all but one of the remaining lots in the Tudor and Spanish Colonial Revival styles. Overall, the period of significance for this one block provides a microcosmic view of early 20th century Glendale's rapid transformation from an agrarian to a suburban community.

The residence at 1208 Cottage Grove Avenue was built in 1901. It is likely that it served as a farmhouse, as early maps show it surrounded by open land. It was owned by Helene Ungerland, who went on to subdivide her land in the 1910s. Tract 7436, the Fox Brother's Tract, was part of this subdivided area. In 1925, one of the tract's developers, John C. Fox, lived in the old farmhouse while his company sold lots and built houses in the subdivision.

In 1928, two Spanish Colonial Revival-style houses were built at 1232 and 1233 Cottage Grove Avenue. These were the last two properties developed during the real estate boom of the 1920s, which came to an abrupt halt following the stock market crash of 1929. When these homes were built, thirteen of the fourteen lots in the proposed historic district had been developed, with all but one (the Folk Victorian farmhouse) being designed in either the Tudor Revival or Spanish Colonial Revival style. These two styles are deeply associated with much of Glendale's residential development during the late 1920s. 1928 is chosen as the end of the period of significance because the essential historic character and physical form of the small neighborhood was fully formed by that time.

The undeveloped lot at 1220 Cottage Grove Avenue would lay empty for almost a decade. In 1937, a Minimal Traditional style home was built on this parcel. Though its scale and placement on the lot are consistent with the other houses on the street, the story of the city's recovery during the final years of the Depression might be better told if there were more houses like it in the proposed district. As a single, though fine, example of its style and construction period, it does not contribute to the area's overall historic character.

The proposed district appears to meet two of the City's criteria for designating historic districts. It is eligible under Criterion G (association with different eras of settlement and growth) as being reflective of the settlement and growth in the southeast section of Glendale before the Depression and the city's transformation from an agrarian to a suburban community. It is also eligible under Criterion H (conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship and association) for having a good grouping of 1920s homes in the two dominant Period Revival styles found in Glendale – Tudor Revival and Spanish Colonial Revival. These homes and the historically-intact streetscape convey a sense of historical and architectural cohesiveness that allows us to better understand an important aspect of Glendale's early development.

Thirteen buildings (93 %) within the district boundary are contributors to the proposed historic district (see Appendix A and Figure 1 (page 2)), and were assigned a California Historical Resource Status Code of 5D3 ("Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation"). One building, the Minimal Traditional located at 1220 Cottage Grove Avenue and constructed in 1937, was given a status code of 6Z ("Found ineligible for NR, CR or Local designation through survey evaluation").

Integrity and Contributing Properties

The residences within the study area were assessed for their integrity levels. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* states that integrity is the ability of a property to convey its significance. Historic properties either retain integrity (this is, retain enough of their original historic fabric and/or design to convey their significance) or they do not. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, define integrity. They are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are, in some cases, individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

To be listed in the NRHP and CRHR, a property or district must not only be shown to be significant under their respective criteria, but it also must have integrity. Chapter 30.25 – Historic District Overlay Zone of the Glendale Municipal Code does not, however, address integrity as a factor for listing a potential local historic district. Nonetheless, determining the integrity of individual properties and the overall district helped to support the later assignment of status codes and determinations of contributing status.

The individual properties and the district as a whole were compared and identified as exhibiting integrity levels ranging from “good” to “fair to poor”. The residences in the proposed Cottage Grove Historic District were assessed according to their integrity level. They have received moderate to very minimal alterations and thus the overall integrity level is good. The following is the integrity assessment:

The proposed Cottage Grove Historic District is a residential community constructed during a population and building boom occurring in Glendale during the 1920s. The street consists primarily of Tudor Revival and Spanish Colonial Revival houses built in the 1920s, but also include an altered Folk Victorian farmhouse originally built in 1901. A Minimal Traditional style residence from 1937 is a non-contributor. The farmhouse was originally associated with agricultural uses that existed in the area during the nineteenth and early twentieth centuries. By 1924, Cottage Grove was subdivided and transformed into a residential development. The last residence within the district area was constructed in 1937. The evaluated district retains all of the residences that were constructed during its period of significance from 1901 to 1928. The general streetscape, such as the original concrete sidewalks, alley ways, driveway ramps and concrete light standards, remain relatively intact. There have, however, been minor modifications made to the paved concrete features. The area also remains a residential community. Therefore the feeling, association and setting in relationship of the district is good.

For the most part, the *Tudor Revival* residences have retained their original character defining features. However, five of the Tudor style residences have lost some of their integrity due to alterations (see Appendix A for alterations). The three *Spanish Colonial Revival* residences have retained a number of their character defining features and the buildings have received minor alterations. The *altered Folk Victorian* residence has Craftsman style replacement windows from its alteration in 1933. The original front porch was enclosed, with a new front door and larger windows added around the late 1940s. Additions were made to the rear (east) elevation in the 1950s and an entrance with a sliding glass door was also added to the west elevation. The front porch still functions as the main entrance to the house despite its facing Palmer Avenue rather than Cottage Grove Avenue as is typical of all the other houses.⁴³

⁴³ According to 1925 and 1950 Glendale Sanborn maps and a 2007 aerial map of Glendale.

District Boundary

According to the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, a district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. The boundaries must be based upon a shared relationship among the properties constituting the district.

The practice begins by looking at an overall area of land associated with the historic context and period of significance. This area is then investigated to determine the number of resources remaining from the period of significance and the level of integrity of these properties.

The Cottage Grove Historic District boundary was defined as all of the parcels that face onto Cottage Grove Avenue between E. Palmer Avenue to the north and Green Street to the south. Its boundary is similar to those of the original Tract 7436 development. The 1901 farmhouse property, which was located just outside of the tract boundary, has been included in the district because of its connection to Helene Ungerland, the owner and subdivider of the area that includes Cottage Grove Avenue. In addition, one of the Fox brothers lived in this house at the time their company was developing the tract. The Cottage Grove Historic District boundary also excludes a property facing E. Palmer Avenue and four residences on Brier Lane. The Palmer Avenue property, the former location of the Fox Brothers' real estate headquarters, was not included in the district boundary because it currently contains a new apartment building.

If the proposed Cottage Grove Historic District is ever expanded, it is recommended that four additional houses located along Brier Lane be included. These properties were part of the original Fox Brothers' tract and contain three Tudor Revivals and one Spanish Colonial Revival dating to the proposed district's period of significance: 1210 Reynolds Drive (a/k/a 909 Brier Lane) is a Tudor Revival built by the Fox Brothers in 1924; 900 Brier Lane and 906 Brier Lane are both Tudor Revivals built by other builder in 1926 and 1925 respectively; and 909 Brier Lane is a Spanish Colonial Revival, also by other builders, constructed in 1926.

NATIONAL REGISTER EVALUATION

The district was assessed under criteria established for the National Register of Historic Places (see Appendix B). There are four criteria under which a district may be eligible. National Register Criterion A for its potential significance as part

of a historic trend that may have made a significant contribution to the broad patterns of our history. A booming Southern California population, the City's close proximity to downtown Los Angeles, improved public transportation and the automobile made Glendale an attractive place for suburban development. As a result, Glendale developed significantly outside of its original downtown core area and into what had been agricultural sections of the City of Tropic. Cottage Grove Avenue is located in this area. The construction boom lasted in the City for most of the 1920s. The evaluated district, however, did not directly influence Glendale's residential development, but is simply a result of this historic trend that began a few years earlier. In addition, the district area was one of the smallest developments in southeastern Glendale during this boom period. Therefore, the district does not appear to qualify for the National Register of Historic Places under Criterion A.

The district was considered under Criterion B for its association with the lives of persons significant in our past. The residences contained within the evaluated district are associated with several people that were involved with the development of the district. Some of the names associated with the district are Helene Ungerland, and John C., Preston S. and Harry Fox. Ungerland was the first owner of the 1901 farmhouse, and she developed the Ungerland's Subdivision. The Fox brothers were developers of Tract 7436. However, research does not indicate that these people were significant individuals in our past. Therefore, the district does not appear to qualify for the National Register of Historic Places under Criterion B.

The district was evaluated under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, representing the work of a master, possessing high artistic values, or representing a significant and distinguishable entity whose components may lack individual distinction. Nine of the residences contained within the evaluate district are in the Tudor Revival style. Other styles include three Spanish Colonial Revival style residences, one Minimal Traditional and one altered Folk Victorian. All residences, with the exception of the altered Folk Victorian, retain their original shape as well as their character defining features such as wood sash windows, half-timbering, and textured stucco cladding. However a few of the residences have been altered with the replacement of the original windows, main entry doors and exterior siding. Overall the district residences retain a relatively high level of their original character defining features, in addition to a good representation of Tudor Revival style residences. However, considering the small size of the district, the residences are not remarkable enough to be eligible for the National Register. The same is true when considering high artistic value. No architect names were identified within this district. Therefore, the district does not appear to qualify for the National Register of Historic Places under Criterion C.

The district was considered under Criterion D for the potential to yield or likelihood to yield information important to prehistory or history. In order for buildings, structures, and objects to be eligible under this criterion, they would

need to “be, or must have been, the principal source of important information.” This is not the case with this district. Therefore it does not appear to qualify for the NRHP under Criterion D.

CALIFORNIA REGISTER EVALUATION

The Cottage Grove study area under the criteria established for the California Register of Historic Resources (see Appendix B). These four criteria parallel those of the National Register. This district does not meet the four criteria for CRHR eligibility, for the reasons described above under the NRHP evaluation and therefore does not qualify for the California Register

BIBLIOGRAPHY

- A is for Adams: A Brief History of Adams Square.* Hollywood, California: Historic Resources Group, 1998.
- “Acacia Hills Tract Now on Sale.” *Glendale Evening News*, 9 February 1924.
- Adams Hill Homeowners’ Association. “A Brief History of the Neighborhood: Adams Hill and Adams Square,”
<http://www.adamshill.org/history/history.html>.
- “Adams Square Offers a Trip Back in History.” *Glendale News Press*, 27 April 1988.
- “At Crossroads of Three Communities.” *Los Angeles Times*, 2 December 1923.
- City of Glendale Planning Department: Building permits, district maps, and various newspaper articles and advertisements.
- City of Glendale Public Works Department: 1936 Los Angeles County Flood Control District map.
- Current and historic parcel maps, and historic assessor records (Los Angeles County Office of the Assessor).
- Ellison, George E. Library Assistant, Glendale Public Library Special Collections Room. Personal interview, 29 July 2008.
- Glendale: A Calendar of Events in the Making of a City.* Los Angeles, California: Title Guarantee and Trust Company, 1936.
- Glendale aerial map, 2004 (www.terraserver.com).
- Glendale City Directories.
- “Glendale Heights Extension Offers Investors and Home Seekers Bargains.” *Glendale Evening News*, 17 November 1923.
- “Glendale Heights Open Slightly Tract.” *Los Angeles Times*, 4 March 1917.
- The Glendale Historical Society, “TGHS Glendale’s History,”
<http://www.glendalehistorical.org/>.
- Los Angeles Times* Historical Archives (ProQuest).
- Perry, E. Caswell and Carroll W. Parcher. *Glendale Area History.* Glendale, California: Eric Schneirsohn Xanadu Galleries, 1981.

Perry, E. Caswell, Shirley Catherine Berger and Terri E. Jonisch. *Glendale Area History*. Norfolk, Virginia: Donning Company, 1990.

----. *Glendale: A Pictorial History*. Norfolk, Virginia: The Donning Company/Publishers, [1983, 1990].

“Residents Rally Round Lampposts.” *Glendale News Press*, 30 August 1994.

Sanborn Maps, Glendale: 1912, 1919, 1925 (ProQuest).

“Streets to Hills Give New Thrill.” *Glendale Evening News*, 13 October 1923.

“To Open New Tract in Glendale District.” *Los Angeles Times*, 15 January 1922.