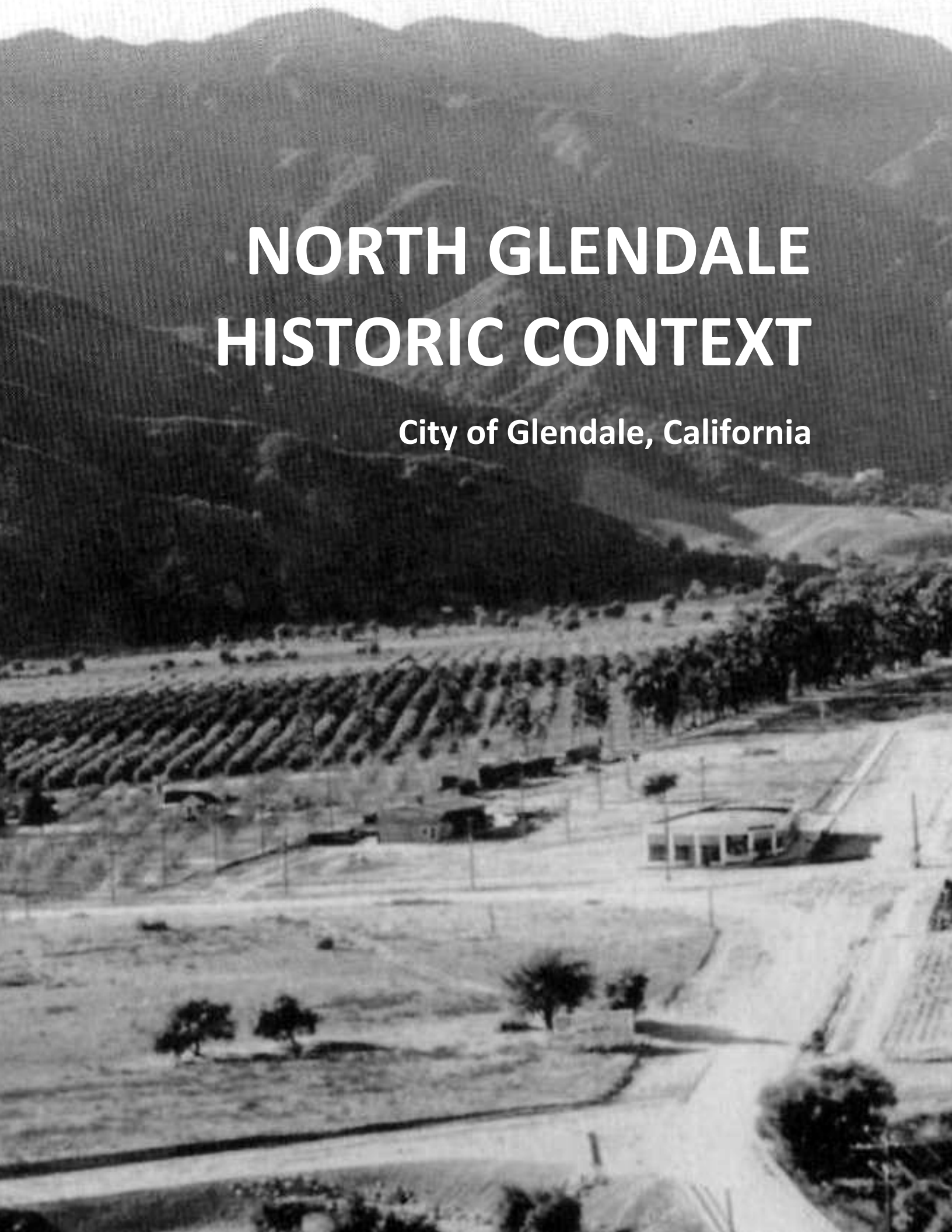
NORTH GLENDALE HISTORIC CONTEXT

City of Glendale, California



CITY OF GLENDALE, CALIFORNIA

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Chapter 1 Introduction

The City of Glendale is committed to the preservation of its historic buildings, neighborhoods, and sites as part of its overall goal of planning for the future. By looking back and preserving key places that contribute to the shared history of all city residents - past, present, and future - we establish a framework that allows the city to develop, grow, and prosper without erasing the heritage that helps define Glendale and its people.

This document is intended to provide key themes and stories related to the transformation of North Glendale from unsettled wildland to today's modern suburb. This historic context is an important component of the North Glendale Community Plan. It will be used in conjunction with that larger document to assist in the identification and protection of historic resources as other aspects of the Plan, such as policy recommendations, zoning changes and design review, are implemented. Because it is specific to North Glendale, the context supersedes the citywide 1997 Preservation Element within the Community Plan area. The context is also intended as the basis for future historic resource surveys in North Glendale, but further research will be needed to expand on some of the historic themes identified in this document in relation to properties identified in the field.

The Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* states that "the development of historic contexts is the foundation for decisions about the identification, evaluation, registration and treatment of historic properties, and surveys." As such, a context is not expected to be a comprehensive history of the area under study but rather a document that focuses on how a place became the way we see it today. It is not a chronological overview of important events and noteworthy citizens, though this information is included when those events and people have some bearing on North Glendale's development. Because the area's history is inextricably tied to that of the Crescenta Valley, some events, people, and sites outside of the study area are included because they bear directly or indirectly on the developmental history of North Glendale.

This historic context was prepared by the staff of the Planning Division of the Glendale Community Development Department and reviewed by the city's Historic Preservation Commission. Members of the Historical Society of the Crescenta Valley also helped review and edit the document. Research for the context was limited to readily available resources. In addition to the newspaper articles and other sources referenced in the endnotes, two books served as the invaluable sources for much of the information in the historic context: *Images of America: La Crescenta* by Mike Lawler and Robert Newcombe, and *Sources of History: La Crescenta* by June Dougherty. Photographs accompanying the text are primarily taken from the Lawler and Newcombe book, with credit given to the sources noted therein. We are also extremely grateful for the keen editorial eye of Marcia Hanford, whose assistance made this a better document.

The context is organized into five chapters, including this Introduction. Chapter 2 provides a historical overview of North Glendale and the Crescenta Valley. It attempts to link the people and events of both the distant and recent past with the built-out city we find today. It also provides brief histories for each of the twelve neighborhoods identified in the North Glendale

Community Plan. Chapter 3 discusses the historic resources known to exist in North Glendale, as identified through either designation or survey. It goes on to detail the designation criteria and eligibility considerations for listing properties on the National Register of Historic Places, California Register of Historic Resources, the Glendale Register of Historic Resources, or as a Glendale historic district. Chapter 4 identifies and discusses a series of historic themes connected with North Glendale and includes lists of property types associated with the themes and relevant designation criteria. Finally, Chapter 5 outlines and discusses preservation goals for the North Glendale Community Plan area.

Chapter 2 North Glendale: Layers of History

Few remnants are left from the early days of the recorded history of North Glendale, the time of the 19th century settlers and pioneer families who arrived in small numbers to take advantage of the Crescenta Valley's higher altitude, mild climate, and available land. A house at the corner of El Moreno and Boston was built in 1889 and may be the oldest structure in the Community Plan area, but alterations and surrounding development largely obscure its place in the Crescenta Valley timeline. Water cisterns and pipes at the base of the San Gabriels remind us that the area would never have been developed were it not for the early pioneers who found sources of water and developed means to deliver it to the valley below. While of great historical interest, many of these features remained unknown until the devastating Station Fire of 2009 revealed them for the first time in many decades. Moving forward in time, some of the earliest commercial buildings dating to the 1910s and 1920s are hiding in plain sight behind the more contemporary façades we see today in the Montrose Shopping Park.

The "big picture" history of the area is much easier to find, however. Its homes and businesses, parks and places of worship, streets and hiking trails all help us understand how the area has developed over the last 100 years. The story of North Glendale as we know it today is really the story of the area's gradual transformation from wilderness to ranchland to farmland and finally to residential suburb. The seemingly random political boundaries result from the series of annexations that occurred between 1912 and 1978, driven by the dual demand for water and development profits. Today, a relatively short drive can take one from Los Angeles to Glendale to unincorporated La Crescenta without realizing that two civic boundaries have been crossed.

To understand this story, we must look at the reasons why the area was settled in the first place, the qualities of the land that drew its early residents, the difficulties they faced, and the outcomes of their efforts. The first three parts of this chapter help establish the historical framework by looking at how the land, people, and events have shaped North Glendale. A fourth part looks at several people whose efforts produced places of unique importance or interest. Finally, the history of the area's 20th century development is discussed through the prism of the individual neighborhoods identified in the North Glendale Community Plan.

2.1 Land

The connection between North Glendale's landscape and its people runs deep, linking seasonal Native American visitors, pioneer settlers, and today's residents in a common appreciation of the special qualities of the Crescenta Valley. The steep slopes of the San Gabriel Mountains rise 3000 feet above the valley floor to the northeast, with Mt. Lukens being the highest local peak at 5,100 feet. The less rugged Verdugo Mountains and San Rafael Hills are found to the southwest and southeast, respectively. The valley floor enclosed by these ranges is rarely level, instead sloping – at points, quite steeply – due to the deposition of alluvial sand and stone flowing off the San Gabriels over the millennia.

The valley is oriented along a northwest to southeast axis approximately seven miles in length, with an average width of two miles. It contains about nineteen square miles, much of which is undevelopable mountain slopes. Of this area, North Glendale occupies approximately five square miles near the center of the valley, flanked by Los Angeles on the west and

unincorporated county land, including La Crescenta, on the east. The City of Glendale owns most of the undeveloped land on the north face of the Verdugo Mountains, the crest of which create North Glendale's southern boundary. To the north, the city also owns just over a square mile of undeveloped mountainsides in the San Gabriels, which is largely occupied by the Deukmejian Wilderness Park.

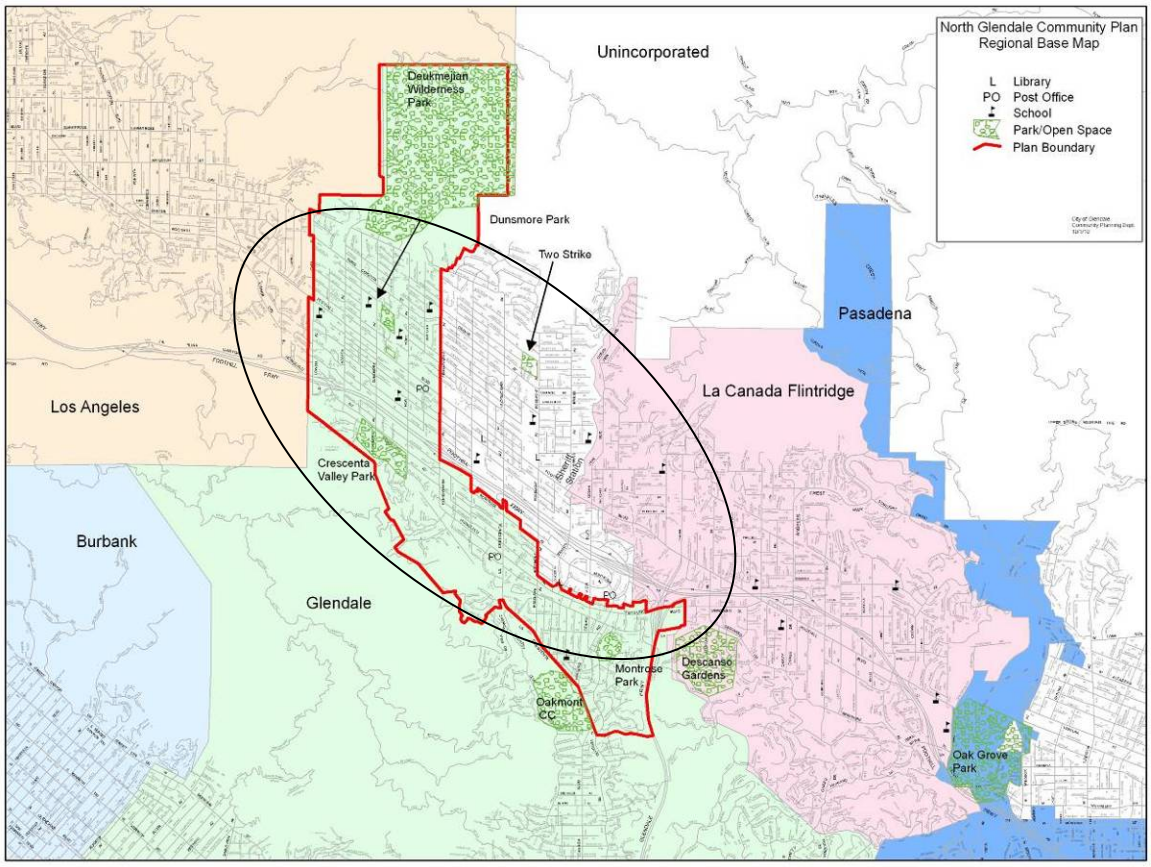

Figure 2.1 North Glendale Community Plan area (outlined) in relation to other Crescenta Valley communities

The Crescenta Valley's climate was a major draw for early residents. Situated at an average elevation of 1500 feet above sea level, higher than the fog line, the valley had low humidity and air swept clean by prevailing breezes that alternated direction over the course of the day. This has changed, to some degree, due to the valley's success as a residential suburb, with irrigation and landscaping raising humidity levels in the years of booming development that followed World War II. In addition, the valley cannot escape regional air pollution problems, and its air can no longer be touted for its healthful qualities.

The native landscape of chaparral brush dotted with oaks, sycamores, and manzanita remains in the San Gabriels and Verdugos, the latter noticeably greener due to the north-facing slopes. Douglas firs that once grew in canyon areas of the San Gabriels were harvested in the early 1880s to provide fuel for the Mullally Brick Company's kilns in Los Angeles, never to return. Oak trees remain a prominent feature of the valley floor and especially the hillside neighborhoods. They are prized by residents for the natural character they add to the predominantly residential neighborhoods. Native fauna continue to flourish, with deer and coyote venturing into the

neighborhoods at the base of the mountains and raccoons and possums making residential areas their new native habitat.

Ravines and seasonal streambeds once crossed the valley floor in many locations, generally running north to south. Many wood trestles were built to span these as the small network of roads was built in the latter part of the nineteenth century. Maintenance of the trestles proved difficult, leading to the infill of many areas, with dirt being poured into the area below a bridge from the structure itself. This allowed roads like Michigan Avenue (now Foothill Boulevard and referred to as such for the remainder of this document) to cross the channels at grade level.[1] Almost all of the ravines were ultimately filled in, though some of today's concrete flood control channels follow early streambeds, leading to the collector Verdugo Wash at the base of the Verdugo Mountains, which has also been channelized.

2.2 People

Native American Period

At the time of European contact the Glendale area was situated in a region that was inhabited by a Native American group of Shoshonean descent who became known as the Gabrielino, but referred to themselves as Tongva. The former name derives from the incorporation of many of their people into Mission San Gabriel during the eighteenth century. The Tongva are considered one of the most distinctive tribes in all of California, occupying a vast tract of some of the most fertile and productive lands in the state, including portions of Glendale. Prior to contact with Europeans, their population may have grown to more than 5,000 people living in 50 to 100 towns and settlements on the mainland and on the southern Channel Islands. Their territory stretched from Topanga Canyon in the northwest, to the base of Mount Wilson in the north, to the San Bernardino vicinity in the east, and to the Aliso Creek vicinity in the southeast. In addition to this mainland territory, the Tongva occupied three of the Channel Islands: Santa Catalina, San Clemente, and San Nicholas.

The Tongva were primarily hunters and gatherers who also maintained a maritime trade network along the coast. A Tongva community consisted of one or more lineages, each comprising several related nuclear families. Inland communities maintained permanent geographical territories or usage areas which may have averaged 30 square miles. Within its territory each community maintained a primary settlement, as well as a variety of hunting and gathering areas, ritual sites, and other special-use locations that were occupied periodically on an as-needed basis or for scheduled rounds.

In the mountain and foothill regions of their territory, such as that of today's North Glendale, settlement and subsistence patterns were largely determined by the environmental conditions present in the region. Primary settlements were located in the lower reaches of canyons that offered protection against cold weather. During spring and summer, individual family units disbursed to seasonal camps to gather bulbs, roots, and seeds, while in the fall these families moved to oak groves to gather acorns. These settlements contained houses, religious and community structures, open-air kitchens, semi-subterranean sweathouses, playing fields and dance areas; cemeteries were usually located outside, but near, the primary settlements.

The lack of a reliable, year-round water source in the Crescenta Valley makes it unlikely that any Tongva settlements were located in the North Glendale area. Seasonal streams, expansive

stands of oaks (and thus acorns), and wildlife make it likely that community members from nearby settlements would come to the valley to hunt and forage. Nearby communities are known to have existed at the mouth of Big Tujunga Canyon, in La Tuna Canyon and the Arroyo Seco, and at the bottom of today's Chevy Chase Canyon. No remains of seasonal camps have been discovered in the Crescenta Valley, most likely due to the floods that would periodically wash over the valley floor, bringing new layers of alluvial deposits. The low passes at the two ends of the valley, as well as the narrow Verdugo Canyon to the south, suggest the valley has been a transportation route for thousands of years, providing the Tongva with easily-accessible trade and seasonal migration routes.

Missions and Ranchos

European contact with the Tongva first occurred in 1542 with the exploration of Juan Rodriguez Cabrillo. This interaction was limited, however, and it was not until the missionary expeditions into Alta California in the 1770s that substantial European settlement began. In 1769 California became the last of Spain's colonial holdings in North America, primarily serving as a protective buffer for the crown's more lucrative territories in Central and South America. In that year, Gaspar de Portola, Governor of the Californias, set out on an expedition that included Franciscan friars led by Junipero Serra to establish missions and fortifications along the coast. The new rulers continued their practice of forcible conversion of indigenous peoples to Christianity. The series of twenty-one missions that were ultimately built between San Diego and Sonoma includes two in areas not far from present-day Glendale and both in territory occupied by the Tongva. Mission San Gabriel de Archangel was founded in 1771, and Mission San Fernando Rey de Espana in 1797. The Crescenta Valley provided the primary transportation route between the two missions. The Tongva associated with Mission San Gabriel, and subsequently named the Gabrielino, appear more closely identified with the Glendale area.

During this period, the Tongva were slowly drawn into the economic sphere of the missions. The Gabrielinos in particular fared very poorly, experiencing the rapid deterioration of their number and culture. The introduction of European diseases, for which native groups had no immunities, rapidly depleted their populations, and the contrast of mission life totally altered their culture. Many Gabrielino simply fled the area to avoid acculturation.

Among the many soldiers on the Portola-Serra expedition was Jose Maria Verdugo. In 1772, he was assigned to service at Mission San Gabriel. There he witnessed the expansion of the mission to a place of prominence. As the Tongva were absorbed into mission life, the king's soldiers had fewer duties and began to think about settling in the new territory. Like many soldiers, Verdugo added to his income by grazing livestock. In 1784 he received an enviable gift, the Rancho San Rafael. This formal land grant was given to Verdugo by his former commander, Pedro Fages, who had become governor. It allowed Verdugo to keep cattle and horses on the land he had selected between the Arroyo Seco and the Rio Porciuncula (now the Los Angeles River).

Figure 2.2
Rancho San Rafael encompassed all of present- day Glendale with the exception of the portions now located in the Crescenta Valley. It also included Eagle Rock, Highland Park, Garvanza, and parts of Burbank and Pasadena. At 36,000 acres, it was one of the largest land grants made by the Spanish crown. Note Rancho La Canada to the north.

Though the rancho abutted the Crescenta Valley, it appears that Verdugo had little interest in the area to the north, probably due to its lack of water, though it is likely he used it for livestock grazing. He retired from the military around 1797 and married Maria de la Incarnacion, spending the rest of his life as a landed don tending to his herds and crops until his death in 1831. His son Julio and daughter Catalina inherited the rancho, splitting it between themselves. Julio would go on to enhance his holdings through the acquisition of all of the land in today's Crescenta Valley.

In 1821, Mexico gained independence from Spain, acquiring California in the process. Huge tracts of land remained in the new government's hands and in 1824, the Mexican Colony Law established rules for petitioning for land grants; the rules were codified in 1828. In 1843, Ignacio Coronel, founder of the first major school in Los Angeles, successfully petitioned to acquire the Rancho La Cañada, consisting of 12,000 acres and encompassing the entire Crescenta Valley as well as today's Verdugo Woodlands neighborhood. [His son Antonio became the fourth mayor of Los Angeles and served as mentor to Helen Hunt Jackson, author of *Ramona.*] Coronel used the valley land primarily for cattle grazing, preferring to live in the southern canyon area near the current location of Glendale Community College. He is believed to have provided the name "La Cañada," which has been poetically translated by some as a 'glen between mountain ranges' but may more literally be translated as a gully or cattle track. Through a series of land trades, Coronel ultimately ceded ownership of the rancho to Julio Verdugo.

No buildings or sites directly associated with the figures discussed in this section are known to exist within the North Glendale area.

Anglo-American Settlement

Mexico lost California, along with the rest of the southwestern United States, at the end of the Mexican-American War in 1848. In 1858, the ranchos were surveyed by Henry Hancock of the United States Surveyor General's office. Hancock was persuaded by Verdugo to merge what was then the southern portion of Rancho La Canada into Rancho San Rafael (that is the area from the 134 Freeway to Berkshire Drive in La Canada Flintridge) to obtain another seasonal source of water for his southern lands. This reduced the size of Rancho La Canada to 5,800 acres. Despite Verdugo's savvy land dealings, he and other rancheros did not fare well under the new government. The Treaty of Guadalupe Hidalgo, which ended the war, provided that Mexican land grants would be honored by the United States government. The reality was more difficult for the former Spanish and Mexican landowners.

In general, the rancheros were land rich and cash poor. Newly-arrived Anglo-Americans would often make claims to ranch lands, and the grantees typically had trouble defending their holdings. Many, including Julio Verdugo, lost land through mortgage defaults, attorney fees, personal debts, or outright fraud.[2] At times, Verdugo and his sister Catalina sold off portions of Rancho San Rafael and the former Rancho La Canada to raise funds. A critical event occurred in 1861 when Julio signed a mortgage in favor of one Jacob Elias. In 1869, as a result of foreclosure on the mortgage, Julio's portion of Rancho San Rafael, which at that point included a large portion of the Crescenta Valley, was purchased by Alfred B. Chapman. Chapman quitclaimed 200 acres containing the Verdugo home and allowed Julio to remain on this small fragment of his inheritance.

In 1871, as a result of a lawsuit brought by Andrew Glassell, A.B. Chapman, Prudent Beaudry, and O.W. Childs against 36 defendants, both Ranchos San Rafael and La Canada were divided into 31 parts that were conferred upon 28 people. This event is now called the Great Partition and is a reflection of the racial and social inequities that developed as the United States government found in favor of new Anglo settlers over the claims of the original Spanish and Mexican land-owning families. Glassell and Chapman received the 5,800 acres that made up Rancho La Canada, including portions of today's North Glendale.

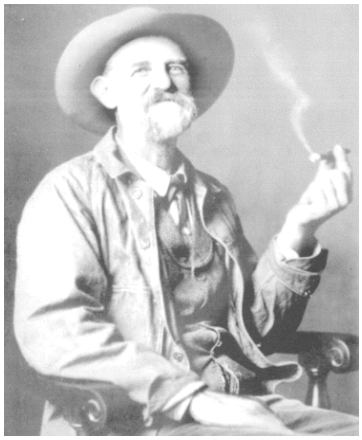

Figure 2.3
Theodore Pickens
(image: HSCV)

Theodore Pickens is the first person known to have settled permanently in the Crescenta Valley. Often referred to as Colonel Pickens, there is no record that he served as an officer in the Civil War. Later histories claimed he was a Kentuckian with the Union Army, but the title was likely an honorific. It appears he did gain the nickname "Dad" and his gravestone is engraved with "Daddy Pickens," but it is unclear whether this related to the stepson he acquired when marrying for the first time at the age of 45.[3] He arrived in the valley 1871, establishing a homestead with a one-room cabin at the top of the canyon that now bears his name. He found water and settled in the area now known as Briggs Terrace. Both the canyon and his homestead were located outside the North Glendale area. Pickens earned his living through the sale of water rights. Fights over the precious commodity would be the defining feature of the valley's early years of settlement. Some histories have

wrongly claimed that Pickens was responsible the deforestation of the San Gabriels; the loss is now correctly attributed to a Los Angeles brickwork's efforts to feed its kilns.[4]

Jacob Lanterman and Adolphus Williams came to the valley in 1876.[5] In partnership they bought the remaining 5,800 acres of Rancho La Canada from Glassell and Chapman, building large homes for their families and dividing the remainder up into 46 lots.[6] The east and west boundaries of the lots ran north-south, with a pair of lots spanning the width of the valley floor. The boundary dividing the northern and southern lots ran up the center of the valley floor, along its northwest-southeast axis. This boundary line is today's Foothill Boulevard, and the distinctive parallelogram street grid still with us today stems from this subdivision.

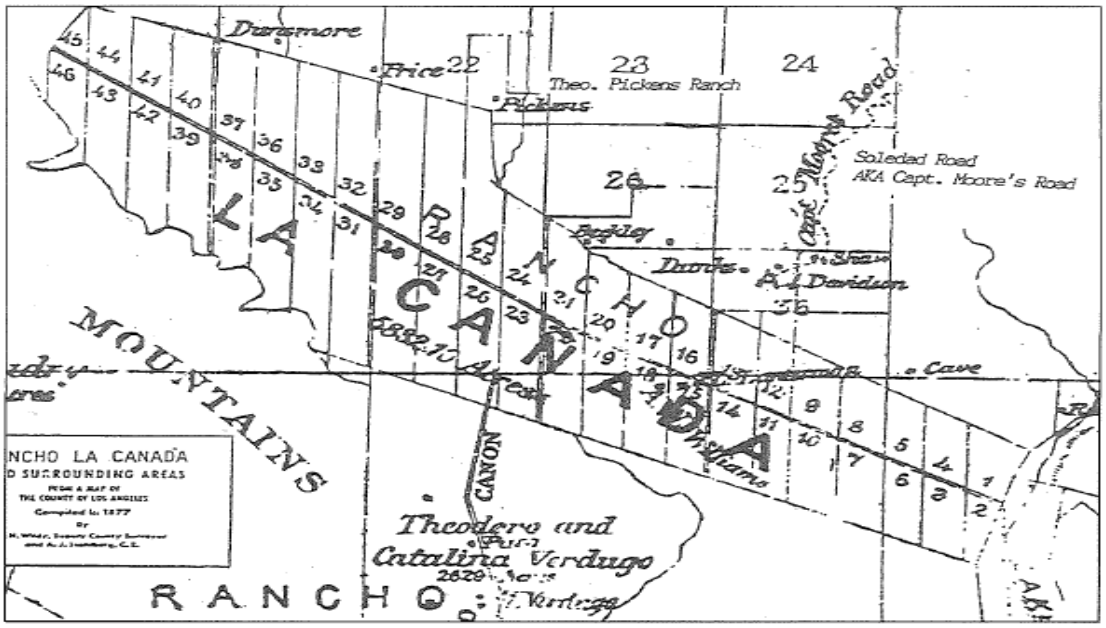

Figure 2.4
1877 Lanterman and Williams subdivision map for the former Rancho La Canada (image: June Dougherty)

Lanterman and WIlliams ultimately purchased water rights from Pickens, but the effort took two years and led to the legend that it required a visit from Lanterman's shotgun-toting wife Amoretta before Pickens agreed to do so.[7] Lanterman and Williams evidently had a falling out, leading to a legal battle and the subdivision of their land. Interestingly, it was Jacob Lanterman's grandson Frank who helped solve the valley's water problems when, as a state Assemblyman, he helped bring Colorado River water to the valley through the formation of a municipal water district in 1951.[8] This reliable source of water was instrumental in allowing the valley's exponential post-war growth.

In 1881, Benjamin Briggs bought a tract that encompassed most of the land in the valley, more or less everything to the west of Pickens Canyon. It was Briggs who named the valley, calling it "Crescenta," apparently making the word up as it exists in neither Spanish nor Italian. Most agree the name reflects the valley's crescent shape, but some have suggested that it stems from the shape of the mountains themselves. Apparently, the United States Postal Service was responsible for the "La," adding it to distinguish the area from Crescent City on the coast of far Northern California.[9]

Figure 2.5
Dr. Benjamin Briggs (image: HSCV)

Briggs and his family would become area's most important early settlers. Prior to his arrival, he led an interesting and varied life as a soldier, farmer, and gold miner. Following the death of his first wife from tuberculosis, he obtained several medical degrees in Europe and America. Soon after settling down in the valley, he founded a sanitarium for the disease, the first of many that were built in the area over the coming decades, all located to take advantage of the healthful climate. That building, along with his nearby family home and later a schoolhouse, were all built of concrete – reputedly the first time it was used as a building material in Southern California. This area became known as Briggs Terrace, a name that continues today in unincorporated La Crescenta, though none of the buildings remain.[10]

Other members of his family also contributed to the area's development. His son-in-law founded the Crescenta Community Presbyterian Church in 1885. The following year his niece, Helen Haskell, organized the first school, but by her account only taught there briefly as a favor to her uncle so that a school district could be organized under state law. This is a clear indicator of Briggs' larger plans for the Crescenta Valley. Haskell went on to marry artist S. Seymour Thomas, who designed St. Luke's Church in unincorporated La Crescenta, which still stands and is one of the valley's best loved landmarks. Another niece, May I. Gould, and her husband, "Raisin King" Eugene Gould, built Gould Castle, completed in 1892 out of locally quarried granite.[11] The Goulds lost the castle not much later because of his failed attempt to corner the raisin market. It went through many successive owners, falling into disrepair that grew over the decades leading up to its 1955 demolition. In its heyday, the castle became a big tourist draw, helping bring attention to the valley that would become the site of increased development and settlement in the coming decades.

One of Briggs' most lasting contributions was the 1884 subdivision of his holdings. He plotted out fourteen-acre lots that were oriented along the lines of the earlier Lanterman-Williams subdivision.[12] Because Briggs' lots were smaller, there are many more intervening streets depicted on the map, making it more closely resemble today's street grid. This aspect of his vision would linger into the next century, when the development of the Crescenta Valley began in earnest. He also envisioned a "downtown" area at the intersection of Foothill Boulevard and Los Angeles Street (now La Crescenta Avenue and referred to as such for the remainder of this document) that never came to pass, though one did develop nearby. Briggs died in 1893, at which time most of the valley floor was covered with fields and orchards and dotted with farmhouses.

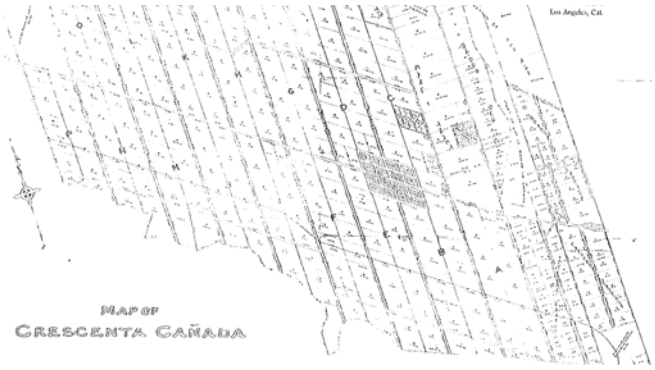

Figure 2.6
Map of Briggs' subdivision (image: HSCV)

No buildings or sites directly associated with the figures discussed in this section are known to exist within the North Glendale area.

Other Individuals of Interest to the Region and Beyond

Following the lead of many Crescenta Valley pioneers, several 20th century "settlers" chose the area because of its unique attributes, and they created places that may not have been built at other locations. At the time of this writing, three of these people stand out. We should expect, however, that others will rise to the surface as more research is conducted about North Glendale's history and as local residents become more involved in identifying the people and stories that make this place special to them.

Agnes Richards/Rockhaven

Agnes M. Richards was born in Nebraska in 1883, raised in Europe, and studied nursing at Chicago's Cook County Hospital, graduating in 1913. After serving with the American Red Cross in France during World War I, Richards came to Southern California where she worked at Patton State Hospital and Los Angeles County General Hospital. She was discouraged by the way these state-run mental institutions treated their female patients, believing instead in the benefits of individual care in a homelike setting. Richards founded Rockhaven Sanitarium, a women-only facility, in Verdugo City in 1923. It was one of the first private mental health institutions in California. Crescenta Valley residents considered her "one of its leaders," as she was "always ready to lend her aid in promoting the welfare of the community, from being a bank director, to that of offering substantial encouragement to the sick and needy." By the early 1950s, she gradually transferred management of the facility to a granddaughter and traveled extensively, but she continued to work at Rockhaven until months before her death in 1967 at the age of 84.[13]

Figure 2.7
Agnes Richards, R.N., and view of a Rockhaven building and garden (image: HSCV)

Rockhaven is the last intact remnant of the valley's early health care industry. Starting with a single stone house, hence "Rockhaven," Richards went on to purchase several adjacent Craftsman-style properties that provided the facility with its "home-like" quality. Ultimately acquiring over three acres, she went on to build new structures in the Spanish Colonial Revival style, maintaining the low-rise scale of the earlier buildings. Recognizing the therapeutic value

of the outdoors, she created patios, arcades, and sitting areas that were surrounded by the site's many oaks and lush gardens. The buildings and outdoor areas were connected by an extensive network of pathways and planting beds, creating a total environment geared toward the health and happiness of the patients. In its later decades, the site became a geriatric care facility, under different ownership after 2001 and ultimately shutting its gates in 2005.

In 2008, the city purchased Rockhaven to prevent its likely demolition if bought on the open market. The site was cleared of overgrowth and its buildings were stabilized for future restoration. Future uses are uncertain at this time, but its importance as a historic site and cultural landscape is clear, and North Glendale residents look forward to a new, publicly-accessible phase in its history.

Swami Paramananda/Ananda Ashrama

Over the years, the Los Angeles region has welcomed practitioners and devotees of a wide variety of spiritual teachings. In 1923 one of the former came to the Crescenta Valley and established a non-sectarian spiritual site that continues to thrive today. Swami Paramananda traveled to the United States from India in 1906 to promote the teachings of the Vedanta Society, an eclectic religion that used meditation and yoga to attain enlightenment. He established his first Vedanta Center in the Boston area in 1909. Traveling and lecturing widely, he visited California in 1923 and attended an afternoon tea at the Crescenta Valley home of

Figure 2.8 Swami Paramananda and early view of chapel and courtyard (image: Ananda Ashrama)

Seymour Thomas. Thomas was the noted local painter also responsible for the design of St Luke's Church in La Crescenta. On Thomas' recommendation, Paramananda bought the Fusenot Ranch at the northern end of Pennsylvania Avenue to establish a second center, to be called the Ananda Ashrama. The site had its own water source and orchards around which Paramananda built a chapel dedicated to all religions, along with social and residential spaces. The bucolic setting and lovely Spanish Colonial Revival buildings, which feature exotic pointed arches more reminiscent of the Tudor Revival style, create one of North Glendale's most distinctive architectural and cultural landscapes.[14]

Milton Hofert/Dunsmore Park

The unique walls of Dunsmore Park make it one of the city's most interesting sites. Located on Dunsmore Avenue, across from Dunsmore Elementary and at the western edge of Clark Magnet School, the site was originally Mt. Lukens Sanitarium, one of the valley's numerous tuberculosis care facilities. The park's current community building, built in 1933, is the last remnant of the

sanitarium. By 1946, the facility had closed and the property was bought by Milton Hofert, the eccentric scion of a well-off manufacturing family in Los Angeles. For the next ten years, Hofert (who was rumored to live in a pup tent on the site) built a series of walls that continue to stand as one of the region's most interesting works of folk art. Building with multi-colored stones and minerals, Hofert also embedded the walls with all manner cast-off materials, including car parts, wagon wheels, farm implements, and ammunition shells. Some of these were arrayed in patterns to create faces and sunburst patterns. His work completed, he offered to give the site to the city in 1956 for use as a park with the conditions that the walls be retained and that he would give the park a name. The city balked and came close to seizing it through eminent domain, justified by the open space demands of the burgeoning neighborhood. Hofert settled for a cash payment and the city acquired the property in 1957, but budget issues delayed the park's opening to 1960.[15] Luckily, the city ultimately chose to keep the walls.

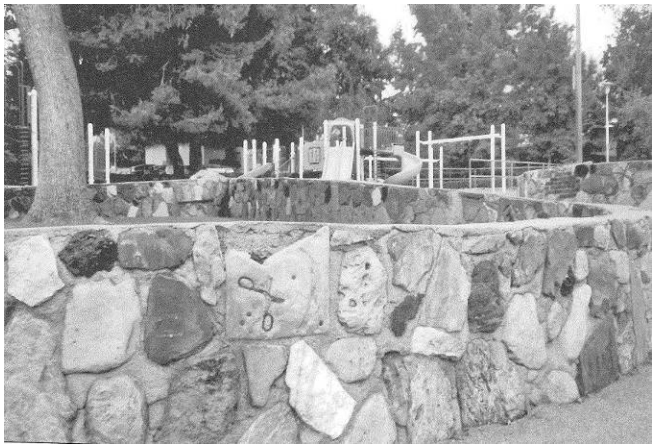

Figure 2.9
Dunsmore Park walls by Milton Hofert
(image: HSCV)

2.3 Events

While events large and small, important to many or few, occur with regularity, only those that affect the way we physically experience an area today are included in a historic context. Thus, the well-documented snowfall of 1949 that covered the Crescenta Valley (as well as much of greater Los Angeles) is a treasured memory, but one that had no lasting impact. Fierce windstorms that regularly visit the valley often uproot trees and destroy roofs, but their impact on the built environment is limited. The 1971 Sylmar earthquake brought down brick storefronts and chimneys throughout North Glendale and several buildings were condemned and demolished. These changes healed over time, however, with repairs made and new buildings built.

Devastating wildfires are also regular events in the valley, with major episodes in 1926, 1933, 1964, 1975, and, most recently, the huge Station Fire of 2009. Luckily, firefighters have been able to prevent civilian deaths and significant property losses, though several have lost their own lives fighting to protect others. The 1933 fire destroyed the roof of the Le Mesnager Barn, a property now on the Glendale Register, but the tall stone walls remained and the family rebuilt the roof and stayed on for another thirty years. Vegetation regrows, wildlife returns, and the hills become green again.

Other events have produced lasting changes that are still felt today. Three have deeply affected the lives of North Glendale residents and changed the way their neighborhoods look: the New Year's Flood of 1934; the construction of the Foothill Freeway in the 1970s; and the rezoning campaigns and establishment of design review in the 1980s and 1990s.

Flood of 1934

The fire that swept through the San Gabriels above the Crescenta Valley in November of 1933 destroyed almost everything in its path, setting the stage for the even greater disaster to come. On December 31, 1933, a day of heavy rains escalated sometime around midnight. In the next two hours, an estimated thirteen inches of rain fell. Unable to absorb the deluge, the mountains gave way, sending walls of water, mud, stones, and debris down onto the valley floor. At least forty people are known to have died and hundreds of buildings were destroyed. The death toll was probably higher because the canyons that channeled the debris flows were known to be the home of many squatters who likely perished.[16] Woody Guthrie's song "The Los Angeles New Year's Flood" commemorated the lost squatters, many of whom were Dust Bowl refugees.[17]

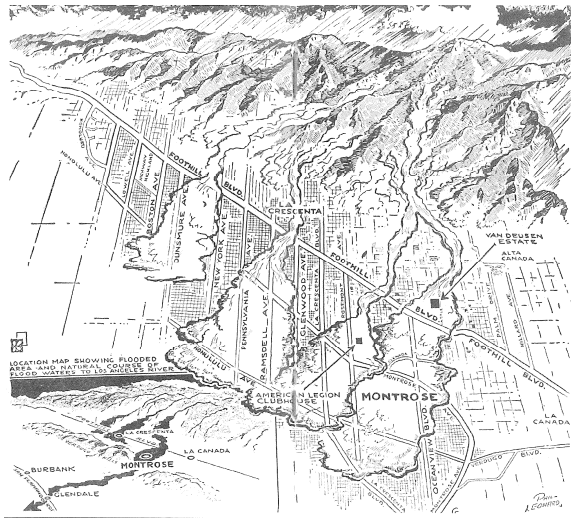

Figure 2.10
LA Times map of flood-damaged areas
(image: HSCV)

A map published in the *Los Angeles Times* on January 18, 1934 vividly depicted the extent of the flooding, which tended to be worse in more heavily developed areas south of Foothill Boulevard. Though this seems counter-intuitive given the further distance from the mountain range, it appears that the infilled ravines created years before to make the roadway level served as dams. Tremendous pressure built up and overwhelmed those barriers, allowing floodwaters and debris to fan out across wide portions of the valley until they reached the Verdugo Wash, leaving the greatest damage behind.

Figure 2.11
Most damage was caused by mudflow
(image: HSCV)

The flood is now a memory for the few remaining Crescenta Valley residents who were there to experience it. It is also memorialized in books and photographs that recount the horrific night and the terrible days of searching for victims and rebuilding homes and businesses that followed. On New Year's Day 2004, the Historical Society of the Crescenta Valley dedicated a Flood Memorial in the county portion of Montrose to honor the victims and heroes of the tragic day seventy years earlier.

Figure 2.12
Infilling of ravine from Foothill Boulevard bridge
(image: HSCV)

The principal tangible reminder of the flood, however, is the flood control system that North Glendale continues to rely on and helps to shape its neighborhoods. Soon after the flood, the Army Corps of Engineers was called in to study its causes and recommend possible ways to mitigate or prevent future

disasters. Comparing two of the canyons that served as outlets for the floodwaters, engineers realized that one, Haines Canyon, received as much water as nearby Pickens Canyon, but that its debris flow and the subsequent devastation were much smaller.[18] A gravel mining pit at the mouth of Haines captured most of the mud and rocks that were the primary source of the flood's damage, allowing water to spill over into the valley.[19]

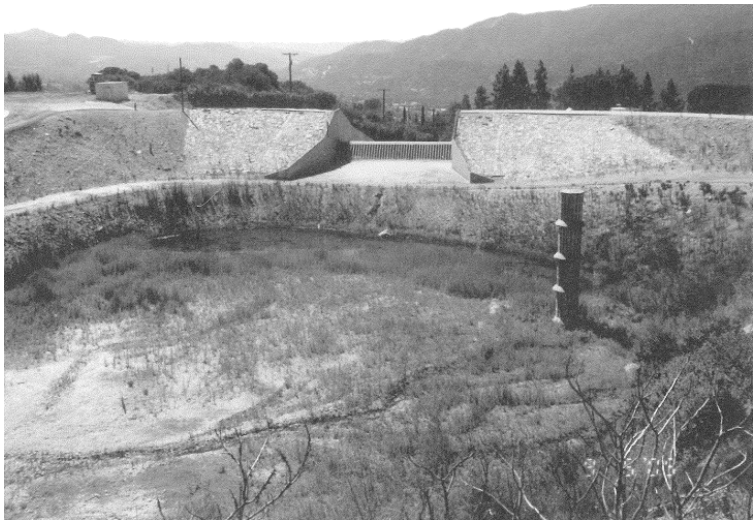

Figure 2.13 Upstream view of typical debris basin (image: HSCV)

Thus was born the concept of the debris basin, which the Army Corps built at the mouth of each major canyon opening onto the Crescenta Valley. Consisting of a large concrete dam-like structure with a wide spillway at the top, some residents opposed the debris basins' construction because they would spoil the natural landscape, and no one at the time knew with any certainty that they would work. Safety trumped appearances and the basins were built, along with smaller check dams spanning the upstream parts of the canyons and concrete drainage channels stretching from the base of each basin.[20] The channels ran south across the valley floor, open to the sky in many places and underground in others, all exiting into the Verdugo Wash, which was also channelized at the time. All of these features are now managed by the Los Angeles County Flood Control District. To date, the system is working, with no major flooding episodes since 1934. Major rainstorms following the 2009 Station Fire prompted officials to recognize the danger posed by silt that had nearly filled several basins over the years, and emergency work was undertaken to clear them.

Three debris basins abut North Glendale along Markridge Avenue, and others serve the area but are located in the county portion of the valley. Unlike several county basins, those in Glendale are in the hills rather than in residential areas. While these are visual facts of life, forever altering the natural landscape around them, their impact on the built environment is limited. This cannot be said of the network of drainage channels, all running more or less north to south, which pass through Crescenta Highlands and Verdugo City. These are relatively narrow, but due to their continuous nature and the security fencing that runs along each side, they separate neighborhoods and neighbors in a manner that did not exist prior to their construction. In many cases, they also guided the pattern of development that occurred after they were built. These are not necessarily negative impacts on the community, but they remain tangible reminders of the earlier disaster that continue to affect the experience of North Glendale for its residents, if not its casual visitors.

Foothill Freeway

Unlike the flood control channels, construction of Interstate 210, the Foothill Freeway, blazed a path across the Crescenta Valley floor that forever changed North Glendale and other local communities. Prior to its construction, Foothill Boulevard was the main east-west thoroughfare

through the valley. Traffic grew with the area's booming postwar population, ultimately leading the state to recommend construction of a freeway. The concept was opposed by residents and the business community, with concerns raised about noise, pollution, and the loss of housing and business revenue. The state prevailed and the Crescenta Valley portion of the freeway was opened in July 1972.

In North Glendale, it cuts through the southern part of Crescenta Highlands, running parallel to the Foothill Boulevard diagonal at its east half and roughly east-west to the west. This path took it through completely built out residential neighborhoods – hundreds of homes, many only twenty or thirty years old, were bought by the state, or taken through eminent domain, and demolished. The population loss was such that Assemblyman Frank Lanterman obtained special funds from the state for the school districts affected by the reduction in enrollment.[21]

Figure 2.14 210 Freeway in 1972, just prior to opening; impact on neighborhood is evident (image: GPL)

The 210's impact is ongoing, but no studies have been conducted to make objective assessments of its effects. It is likely that home values along the route are lower than comparable properties at greater remove. Conversely, increasing the accessibility of North Glendale may have enhanced the area's desirability for new residents. The locations of access ramps and the fact that fewer drivers use Foothill Boulevard as a regional thoroughfare undoubtedly affect the area's mix of businesses and their potential customer base. The freeway also creates a physical and psychological barrier between once contiguous neighborhoods to its north and south. Though decades have passed and the changes wrought by its construction have lost their immediacy, the 210's presence continues to affect the experience – as well as decision making – of long-time residents, newcomers, and the local business community.

Downzoning and Design Review

In the 1960s and 1970s, the look and feel of many Glendale neighborhoods began to change as developers and property owners began to recognize that the underlying zoning in many areas built out with single-family homes allowed for greater densities. This led at first to small apartment buildings, but by the 1970s and especially 1980s, developers were acquiring multiple adjacent single-family parcels to build very large buildings that, depending on economic conditions, were either rented as apartments or sold as condominiums. In the mid-1980s, residents began to protest the dramatic changes, calling for zoning reform. The city conducted studies and, in 1986, downzoned huge portions of Glendale to bring allowable densities more into line with how the neighborhoods were built out over the years. This removed much of the financial incentive for building multi-family properties on low density lots. At the same time, many areas of downtown were upzoned to encourage residential growth in the urban core. Subsequent zone changes in the 1990s brought allowable densities even lower in many

neighborhoods. In 1988, Glendale also initiated citywide design review for all property types, including single-family homes. This effort to improve the appearance of the city's neighborhoods was also a direct result of citizen protests.

Both downzoning and design review continue to affect the way the streets and neighborhoods of Glendale look and feel. Over the years, North Glendale did not experience the explosion of large multi-family buildings that occurred to the south, but residential densities in several areas did grow considerably, especially along Montrose Avenue, the western portions of Honolulu Avenue, and other parts of Verdugo City. These areas are now downzoned and future development of large apartment buildings is not expected, although structures in place today are expected to remain. The impact of design review continues to be felt throughout the area as proposed alterations and new construction brought through the design review process have less visual impact on existing neighborhoods than occurred in previous decades. Historic character is one of the aspects that is considered as part of this review, allowing, for example, features such as stone retaining walls and chimneys to be kept in many cases even in the absence of historic designation and protection.

2.4 Neighborhoods: Real Estate Speculation and Annexation

None of the buildings or sites directly associated with the rancheros and early Anglo settlers discussed in the previous sections lies within the North Glendale boundary. At various points, the early landowners and settlers used the land for ranching or farming, but any structures they may have built within the area are lost. The settlers' appreciation of the special qualities of the Crescenta Valley, however, remains with today's residents. One major tangible aspect of the 19th century lingers today - the streets and blocks of North Glendale still bear a strong resemblance to those laid out in early subdivisions even though the development those pioneers envisioned would have to wait until the beginning of the 20th century.

The Crescenta Valley and, specifically, North Glendale, are part of the development story told throughout the Los Angeles region in the early 1900s as paved roads, commuter railways, and better access to water made areas away from the city center more desirable – and profitable – for residential, rather than agricultural, use. With more Easterners and Midwesterners moving west to take advantage of the opportunities and mild climate widely marketed by boosters and hucksters alike, cities expanded outward at a remarkable pace.

North Glendale's experience of this growth represents two stories: the transformation of the Crescenta Valley as a whole into a residential suburb by real estate developers and new homeowners, and the acquisition of its land and neighborhoods by the City of Glendale through a series of annexations that began in 1912 and continued through 1978. These stories overlap, with some parts of North Glendale being almost fully developed before annexation and others coming into being later under the auspices of the city.

2.4.1 Annexations

Water, or the lack thereof, has been at the heart of the history of North Glendale and the Crescenta Valley. Gaining access to a regular supply at an affordable price is the chief reason that Crescenta Valley residents chose to become parts of adjoining municipalities rather than remain in unincorporated portions of Los Angeles County. The City of Glendale desired

annexation for a different reason – increased property and sales taxes and more utility customers.

The following chart provides a chronological listing of the annexations. The "neighborhood" column indicates which of the neighborhoods identified in the North Glendale Community Plan are located within each annexation area.

Annexation District	Neighborhood(s)	Acres	Annexation Date
Verdugo Cañon	Sparr Heights (below Sunview) Montecito Park [also Verdugo Woodlands and other areas outside the study area]	3736.00	1912 Mar 12
Sparr Heights	Sparr Heights (above Sunview)	164.00	1925 Aug 14
Oak Circle Drive	adjacent to historic Sparr Heights	12.35	1945 Aug 25
Oakside Lane	Verdugo City	3.51	1949 Jul 20
La Crescenta Avenue	Verdugo City	0.95	1949 Aug 25
Whiting Woods	Whiting Woods	676.43	1950 Apr 6
Verdugo Mountains	open space	1484.00	1950 Jul 6
Glenwood-Invale-Roselawn	Verdugo City	51.56	1951 Oct 5
Honolulu Avenue	Verdugo City	93.50	1952 Jan 28
New York Avenue	Crescenta Highlands Highway Highlands Verdugo City Montrose	2505.87	1952 Jan 28
Florencita Drive	Montrose (parking)	1.07	1955 Aug 2
Florencita No. 2	Montrose (parking)	0.42	1958 Oct 20
Sunset Avenue	Montrose (library & fire station)	0.20	1959 Oct 29
Florencita No. 3	Montrose (parking)	0.44	1962 Feb 21
Florencita No. 4	Montrose (parking)	0.20	1963 Jan 22
Florencita No. 6	Montrose (parking)	0.42	1964 Aug 21
Florencita No. 5	Montrose (parking)	0.54	1965 Jan 14
Indian Springs No. 1	Indian Springs (site of)	7.11	1965 May 4
Verdugo Boulevard No. 1	Indian Springs (commercial)	16.51	1966 Jan 4
Florencita No. 7	Montrose (parking)	0.45	1968 Oct 24
Orangedale No. 1A	Montrose (library & fire station)	0.83	1970 Feb 3
Verdugo Boulevard No. 2	Indian Springs (commercial)	2.92	1972 Jun 17
Florencita Drive Annex.	Montrose (parking)	0.63	1974 Dec 31
Inter-Valley Ranch	open space (Deukmejian Park)	664.88	1975 Apr 24
Verdugo Boulevard	Indian Springs (commercial)	3.10	1975 Oct 2
Montrose Avenue	Verdugo City (multi-family)	14.96	1976 Jul 13
Markridge Road	open space (with some residential)	77.57	1977 May 11
Montrose Avenue Annex. 65	Verdugo City (multi-family)	7.07	1978 Feb 7
Montrose Avenue Annex. 66	Verdugo City (multi-family)	8.82	1978 Feb 7

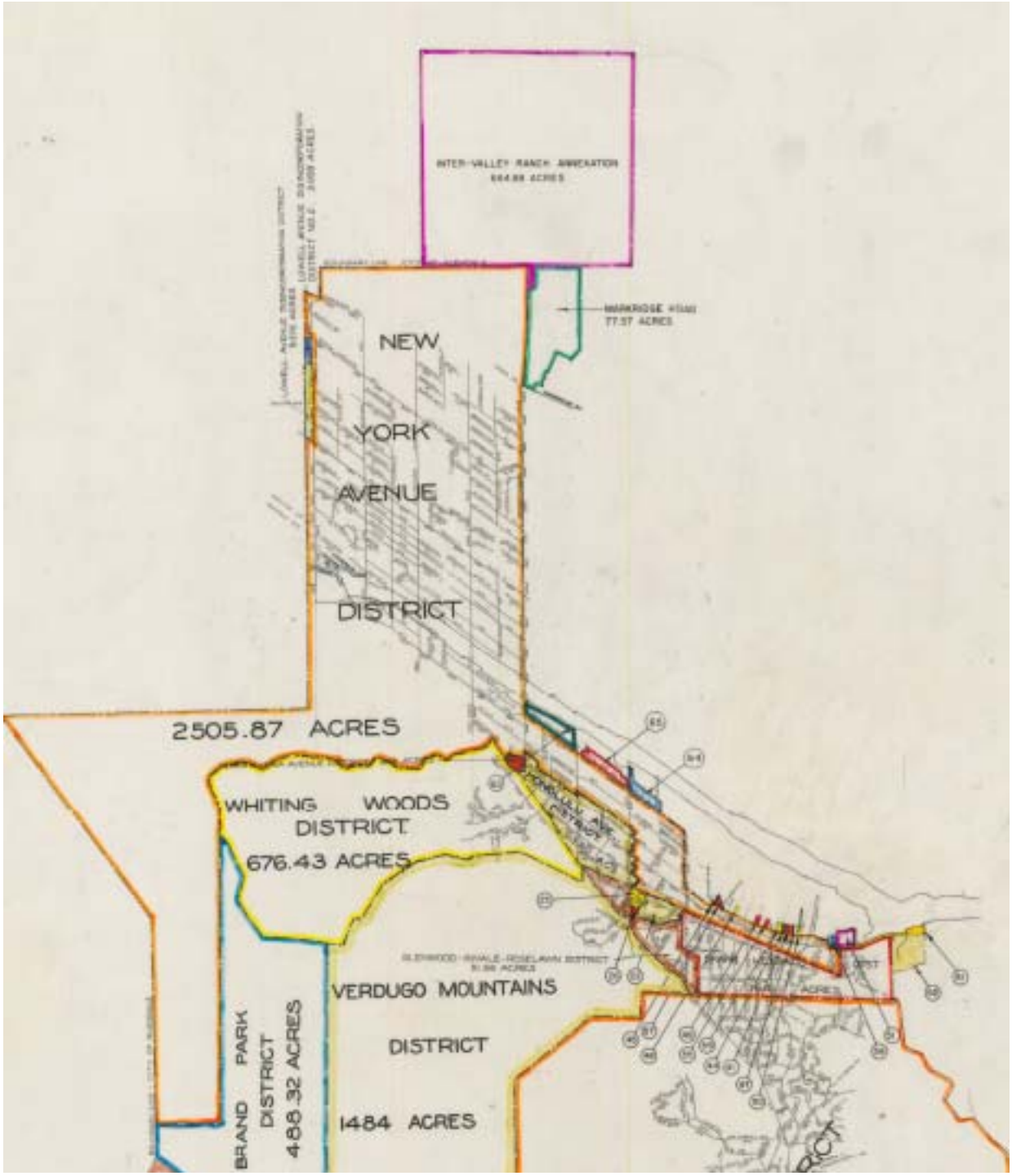

Figure 2.15
Annexations in North Glendale Community Plan area.
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Verdugo Cañon was annexed in 1912, six years after Glendale's incorporation. The city's water utility was founded in 1909 and the annexation provided access to water that left the valley via the Verdugo Wash. The southern portion of Sparr Heights below Sunview Drive and the Montecito Heights neighborhood were included in the annexed area. Annexation of the remainder of North Glendale would wait until the end of World War II, when demand for new housing led to numerous developments that ultimately covered almost the entire valley floor.

The New York Avenue annexation in 1952 added the largest area to North Glendale, encompassing all of Crescenta Highlands, Highway Highlands, and Verdugo City, extending the city's boundary north to the base of the San Gabriel Mountains. In addition to acquiring developed and developable land to enhance the tax base, the city also bought large tracts of hillside land in both the Verdugos and, to a lesser extent, the San Gabriels to protect watershed areas and provide much-needed open space for area residents. The boundaries of some acquisitions coincide with individual subdivisions, such as Sparr Heights and Oak Circle Drive, while most others consist of land that was developed in a more piecemeal fashion by multiple developers.

Pre-Annexation Development

Several areas of North Glendale experienced significant levels of development prior to their annexation, meaning they were subject to whatever Los Angeles County regulations were in place at the time. Residential and commercial construction that was not related to earlier agricultural uses began in the late 1910s and escalated dramatically during the 1920s. Montrose, Highway Highlands, and Verdugo City still feature homes and, to a lesser extent, commercial buildings dating to this initial period of development. The commercial blocks of Montrose were annexed by Glendale on January 28, 1952. On the same day, all of Highway Highlands and Verdugo City also became part of the city through the New York Avenue annexation, which encompassed over 2500 acres and also included Crescenta Highlands, which is discussed in the post-annexation section. Many parcels in these older areas remained unbuilt, however, and much of Verdugo City and a portion of Montrose were built out only after annexation. The limited amount of development found today in the Mountain Oaks neighborhood also began before annexation and is discussed in this section, though its story differs in many details from those of the other neighborhoods.

The North Glendale Community Plan identifies twelve distinct neighborhoods (Figure 2.16), which have different developmental histories as detailed in the following sections. The area's development timeline is depicted in Figure 2.17, which breaks down construction dates for each parcel in five year increments, helping understand development patterns in each neighborhood.

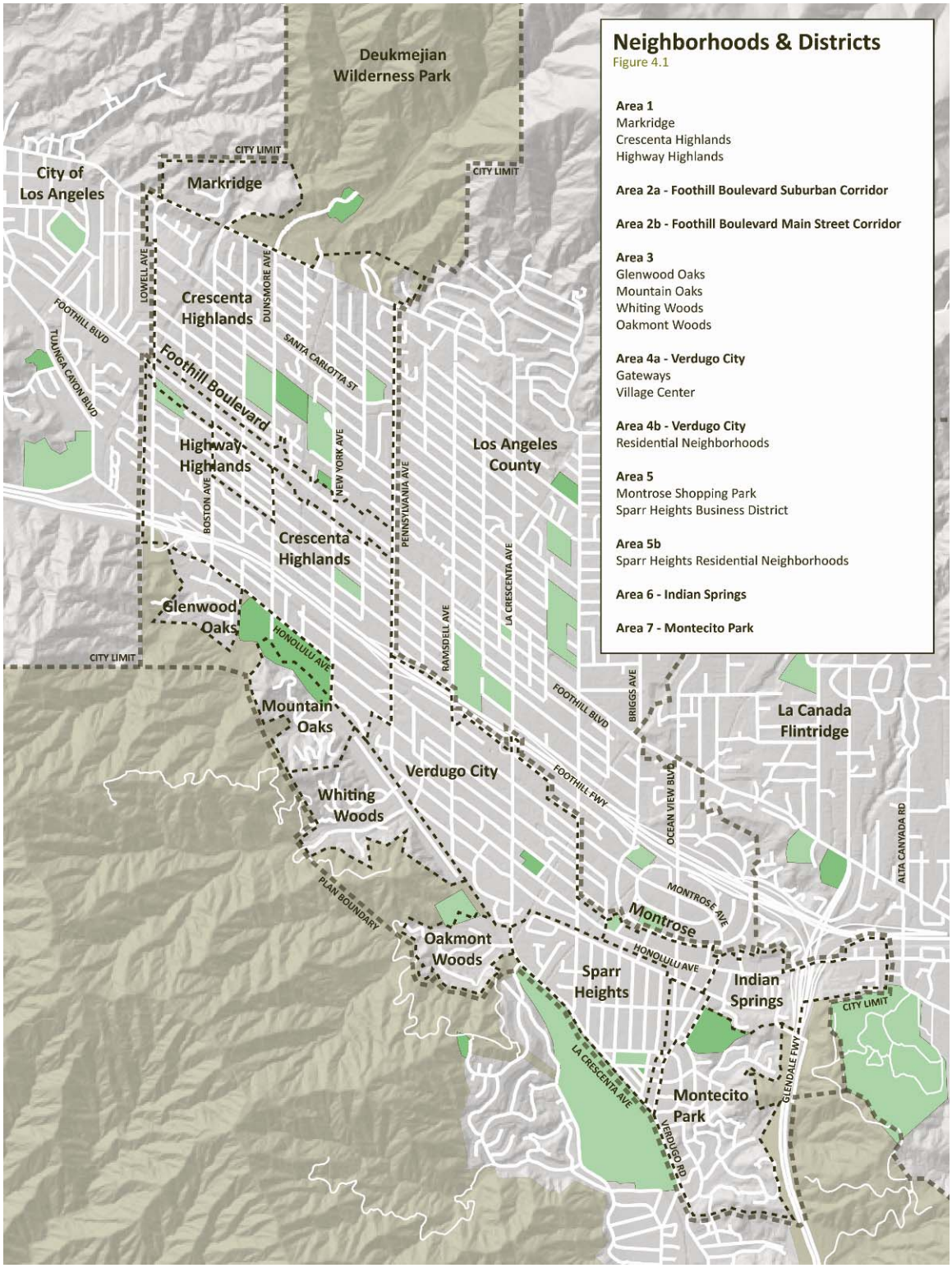

Figure 2.16
North Glendale Community Plan:
neighborhood boundaries

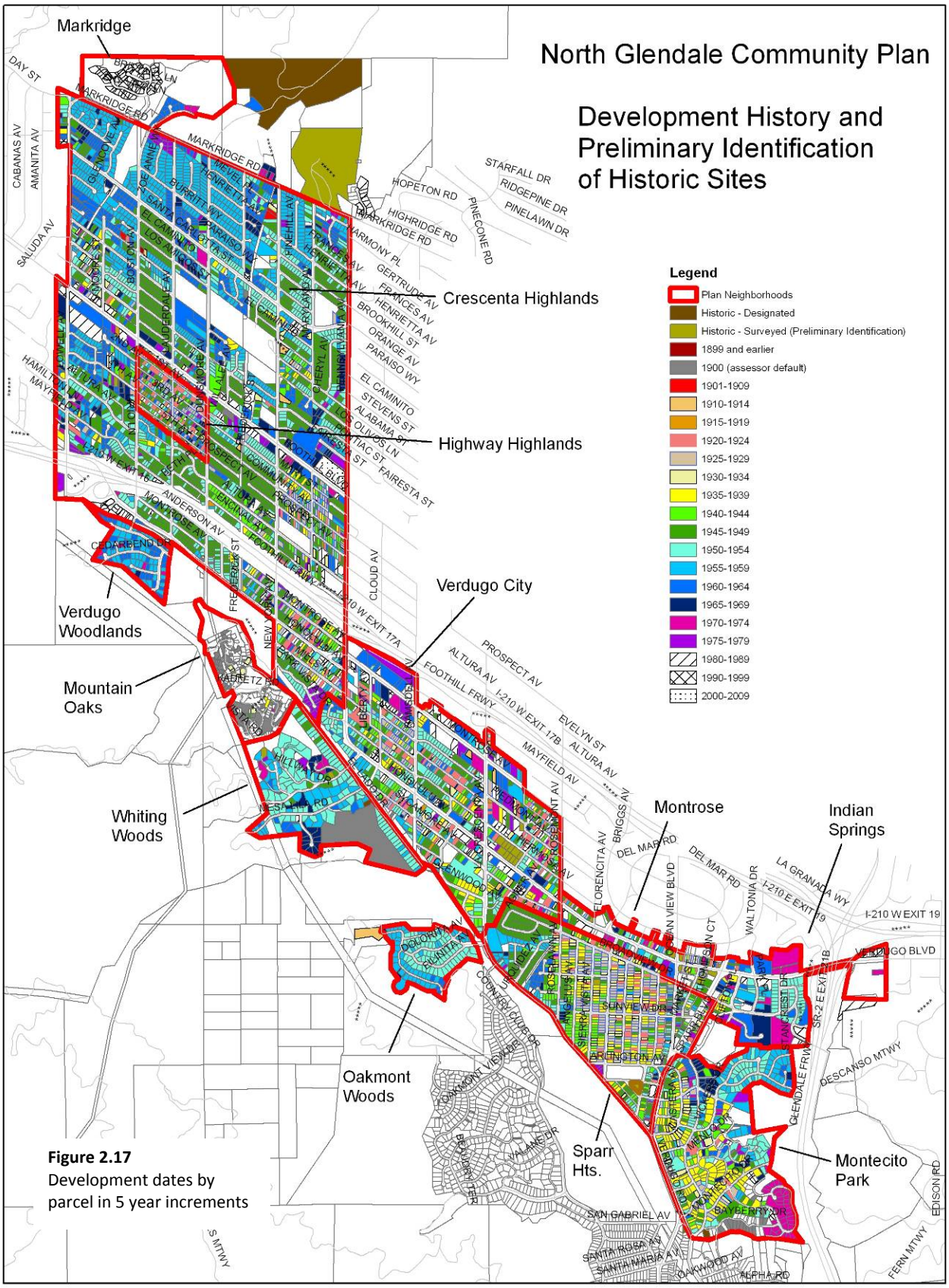

Figure 2.17
Development dates by parcel in 5 year increments

2.4.2 Montrose

Montrose was the first portion of the valley to be developed. Most of the area lies in today's unincorporated county, but the blocks of Honolulu that now comprise the Montrose Shopping Park, and the two blocks of Verdugo Road to the east, were part of the original subdivision. Construction of the 210 freeway in 1972 cut a wide swath through the heart the county portion of Montrose, dramatically disrupting its cohesiveness.

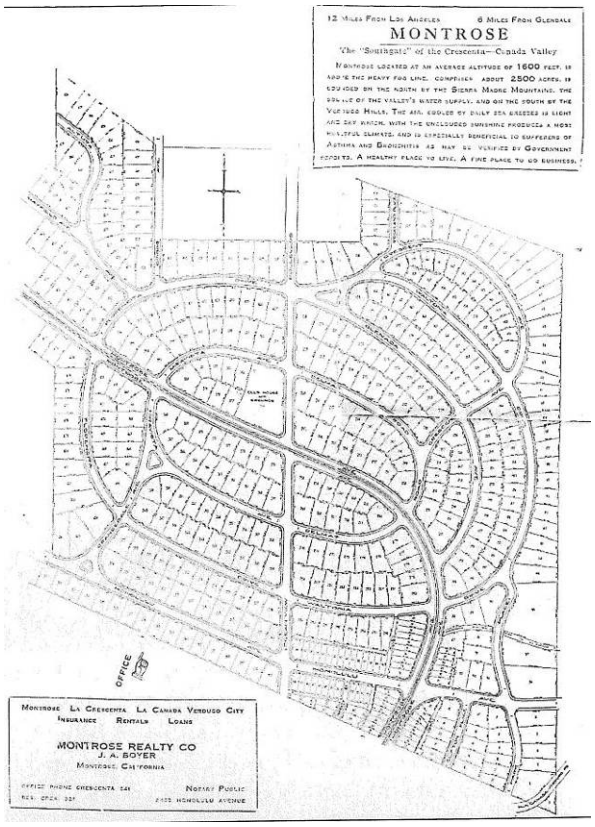

Figure 2.18
Holmes and Watson subdivision map (image: HSCV)

In the early 1910s, developers Holmes and Walton bought 300 acres of the southern section of the Briggs family's Crescenta Valley holdings. While it is clear that the name Montrose was intended to invoke a "mountain rose," there are two versions of how it came to pass, apparently being either the name of the Pennsylvania hometown of one of the developers[22] or the result of a contest sponsored by Holmes and Walton[23]. The developers cleared the land and laid out several hundred lots using a unique curvilinear street pattern, with a vaguely floral design when viewed from above, intended to invoke the namesake flower.

Walton shrewdly became a minority partner with J. Frank Walters, who bought the Glendale and Eagle Rock Railway in 1913 and extended its tracks north along Verdugo Road and following the westward curve of Montrose Avenue toward La Crescenta. The railroad was renamed as the Glendale & Montrose Railway. The electric trolley, which had small single, single-truck passenger cars that became known as "The Dinky," was instrumental in the development of Montrose and adjoining areas. The line was also used to haul freight and was the source of much of the area's building materials until the railroad was shut down in 1930. By that time, the streetcar suburbs of Sparr Heights, Montecito Park, and Montrose were well developed.

Two buildings associated with the railway line remain today: the car barn built in 1919 south of Honolulu and west of Verdugo is now part of the Anawalt Lumber site and lies in North Glendale; the electric substation was built in 1913 and lies just beyond the North Glendale boundary on county land (see Figure 2.20).

Figure 2.19
The Dinky, c.. 1919 (image: HSCV)

Holmes and Walton built their land office at what is now the northeast corner of Verdugo Road and Montrose Avenue. On February 22, 1913, they held a successful barbeque picnic to attract potential buyers, who spent over $60,000 on new lots. Despite this early success, subsequent sales were quite slow and little construction occurred before the early 1920s. Other real estate salesmen, including James Boyer, Fred Anderson, and Wynn-Boyer, set up shop at the nascent business district at the intersection of Verdugo and Honolulu.

Figure 2.20
Birth of the suburb: the Holmes and Watson Montrose picnic, 1913 (image: GPL)

The first block of Honolulu to the west became the commercial center of Montrose. A bank was built at the southwest corner of Honolulu and Verdugo in 1914; the building, though altered, still stands. Other commercial buildings followed once homebuilders and buyers started coming to Montrose in the 1920s. Glendale annexed the commercial blocks of Honolulu in Montrose in 1955. The easternmost block, between Verdugo and Ocean View, contains the majority of the remaining early structures. The blocks to the west feature buildings built in the 1950s and afterward.

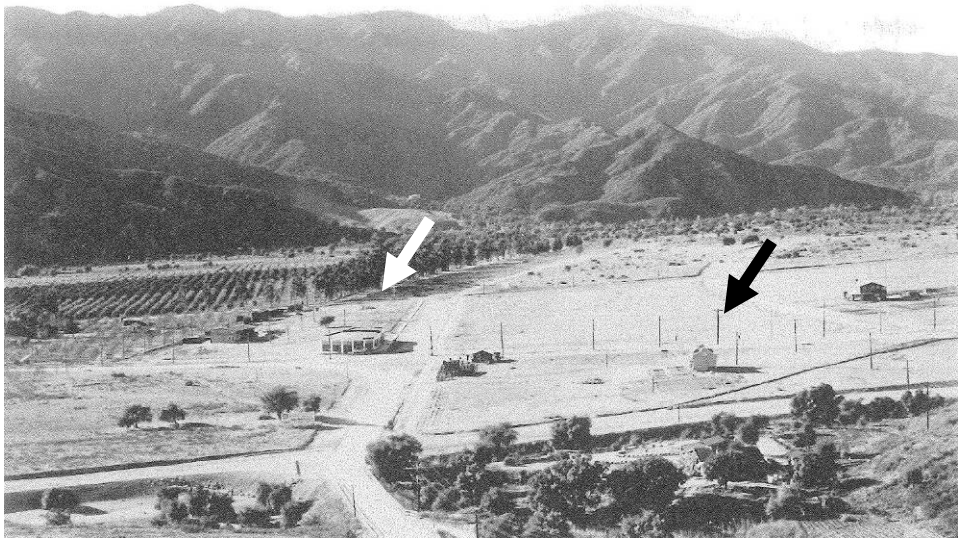

Figure 2.21
Early development in Montrose c. 1914. The bank at the southwest corner of Verdugo and Honolulu (white arrow) and the railway substation (black arrow). Both structures are extant, but altered. (image: HSCV)

In 1967, the old commercial district received a facelift in keeping with the times. New landscaping, widened sidewalks with seating areas, and additional parking enhanced the "new" Montrose Shopping Park, which was modeled after Colorado's Grand Junction Shopping Park, built four years earlier. Though many of the Shopping Park's buildings were built in 1920s and 1930s, their early facades are now often cloaked with more contemporary treatments. Many small parcels along Florencita Drive were individually annexed to the city between 1955 and 1974 to provide surface parking for the Shopping Park.

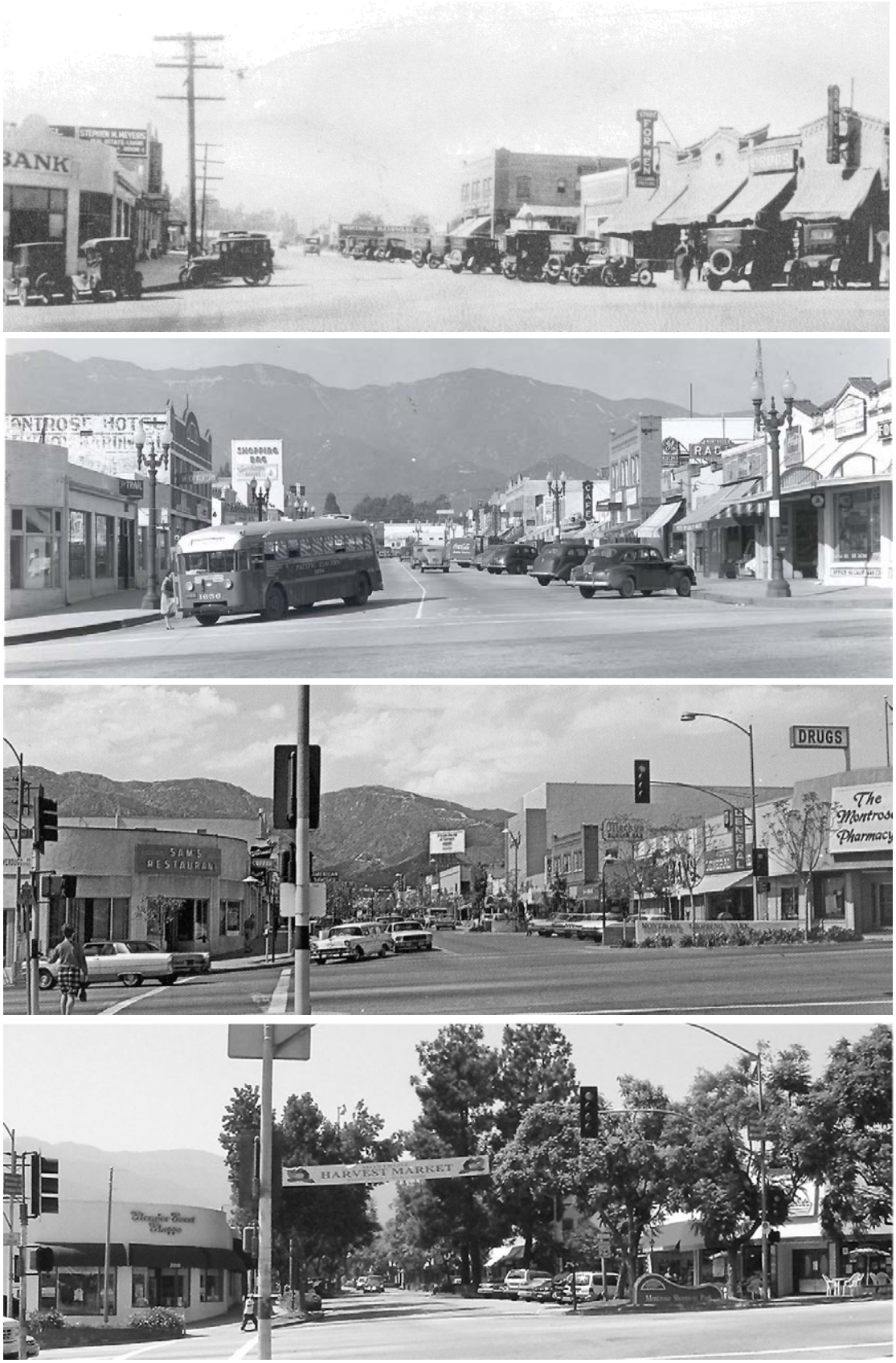

Figure 2.22
Honolulu Avenue over the years: 1920s, 1940s, 1970s, 2010s (image: HSCV)

2.4.3 Highway Highlands

Highway Highlands is a single-family residential tract that was developed and promoted by Mark S. Collins beginning in 1923. He laid out a densely packed site plan consisting of small lots arrayed along narrow streets to the south of Foothill Boulevard. In plan, the area almost appears to be a fractal of the parallelogram street pattern established by the valley's early landholders and maintained by later subdividers. The development was set within open agricultural land that lingered through the early 1940s, with little development in the surrounding area now known as Crescenta Highlands, particularly to the north of Foothill, until the end of the war. In the 1920s, Collins also developed smaller, unnamed tracts in Crescenta Highlands and Verdugo City.

The neighborhood's name derives from Foothill Boulevard's designation at the time, when it was called Michigan Avenue, as a state highway.[24] Today, some call the area "The Avenues" because the streets running parallel to the highway were named, north to south, First Avenue through Fifth Avenue. Boston and Dunsmore Avenues border the ten-block neighborhood at the east and west respectively.

Collins marketed his tracts based on their affordability. A 1925 article in the *Crescenta Valley Ledger* ran under the headline "Anybody Can Get a Home Now" and, without specifying actual sales prices, claimed "monthly prices as low as $15" for both a lot and building materials. He offered buyers "the opportunity to build their own homes if they desire, but will be required to submit their plans for approval, and reasonable restrictions will be made to ensure an effective use of the material."[25] This sales tactic is at odds with those used for so many of Glendale's other neighborhoods, where emphasis was typically placed on the beautiful natural surroundings, how completely different the development was from other - rather similar - developments, and/or the quality of its design.

Highway Highlands remains one of North Glendale's most distinctive neighborhoods due to the small size of its lots and the consequent density of its construction. Numerous small Craftsman-style houses from the early 1920s remain, but the area was not fully developed until the 1950s, bringing the Minimal Traditional and Ranch styles into the architectural mix. Interestingly, though many houses were built during the late 1920s and into the 1930s, the area has few homes designed in the Period Revival architectural styles that dominate other neighborhoods developed in the city during those years.

The neighborhood's greatest architectural distinction comes from its stone houses, which are particularly treasured by local residents. Built using native stone that washed to the valley floor from the San Gabriels over the years, these homes bring a special character to the area. While only a few homes are composed largely of stone, rock chimneys and retaining walls are found throughout the neighborhood. Retaining walls are a common feature because builders often needed them to create level lots on the relatively steep slope of the valley floor. Stone homes and walls are also found in parts of Crescenta Highlands and Verdugo City, as well as in other foothill communities outside the city of Glendale.

The Stone House historic resources survey conducted in 1990 identified seven houses largely built with native stone in Highway Highlands, five of which are located on Fourth Avenue. The

survey was updated in 2010. By that time, one home was largely demolished (though its stone garage and retaining walls remain), one had been altered and lost its status as "eligible for designation," and four houses remain eligible for the Glendale, California, and/or National Registers (see Section 3.1 for more information).

2.4.4 Verdugo City

Verdugo City came into being under a large tent raised at the southeast corner of Honolulu and La Crescenta Avenues in February of 1924. Harry N. Fowler, president of the Verdugo City Association of Commerce, was a city founder as well as early developer. Crescenta Valley residents celebrated, as the *Los Angeles Times* put it, "The Birth of a City Within a Nation."[26] This hyperbole extended to the article's title: "Verdugo City Makes Bow as Metropolis." Noted writer John Steven McGroarty, who later became the state's poet laureate, addressed the audience. Walters and Walton, the developers of Montrose, also bought and developed a large portion of Verdugo City on the east side of La Crescenta Avenue. The growth of Verdugo City was facilitated by the expansion of the Glendale & Montrose Railway. In 1924, the tracks were extended along Montrose Avenue from the previous terminus at La Crescenta Avenue further west to Pennsylvania Avenue, running through the northern portion of the new city.

A small commercial district was developed at the intersection of La Crescenta and Honolulu, site of the tent meeting. This remains the starting point of today's commercial strip stretching west for several blocks along Honolulu, but it appears that none of the early buildings remain. The historic boundary of Verdugo City is somewhat hard to discern. The *Times* article described it as, "Fairview Avenue on the east, the Glendale city boundary and the skyline of the Verdugo Hills on the south, Tujunga on the west and Altura Street probably on the north." Fairview was the original name of today's Sunset Avenue, which means that the area extended beyond today's city boundary, abutting the original Montrose development to the east. Tujunga undoubtedly references the Tujunga Road rather than the town. But the road's exact route and its position as a western boundary remain unclear. While the Verdugo City name is not used consistently by today's residents, it remains the area's official designation as seen through its use by the local chamber of commerce, the neighborhood association, and the US Postal Service, which opened the Verdugo City Post Office in 1925.

The early developmental history of Verdugo City is similar to that of Highway Highlands though the visual character of the neighborhoods is different. Verdugo City appears to have developed in a more piecemeal fashion. The street pattern is less regular, suggesting that different developers laid out tracts at different times rather than the single Highway Highlands tract laid out by Mark Collins. One tract, a half-block long stretch of Piedmont Avenue just east of Ramsdell, actually was laid out by Collins. Though several Verdugo City homes from the 1920s remain, it appears the area either was not fully built out or that earlier homes were replaced during the 1940s and 1950s. As with Highway Highlands, many small Craftsman-style houses from the 1920s remain, though many have been dramatically altered. The area was not fully developed until the 1950s, resulting in numerous Minimal Traditional- and Ranch-style homes. As at Highway Highlands, the area lacks homes in the era's popular Period Revival styles. This may reflect differences in owners' economic levels, but further research will be required to account for the neighborhoods' stylistic differences.

A number of stone houses and many stone walls are scattered through the area. Though the density of the homes, in particular, is not as great as in Highway Highlands, these structures remain an important focal point for the community, and their preservation is viewed by many as important. The Stone House historic resources survey conducted in 1990 identified four houses built largely of native stone in Verdugo City. The survey was updated in 2010: two houses remain eligible for the Glendale and/or National Registers, one lost its status as "eligible for designation," and another continues to retain some character-defining feature but is ineligible for local designation (see Section 3.1 for more information).

Figure 2.22
Bonetto House

The Bonetto House at 2819 Manhattan Avenue is listed on the Glendale Register. Local merchants Florence and Tom Bonetto, who ran the well-known Bonetto Feed and Fuel store until 1971, built the Tudor Revival-style house in 1931. The family was also known for its community spiritedness, as shown by their donation of land near their house to the American Legion to rebuild its hall that was destroyed in the 1934 flood.

A late addition to the neighborhood came when several blocks of Montrose Avenue between Pennsylvania and La Crescenta were annexed in 1976 and 1978, bringing North Glendale its highest concentration of multi-family residential buildings, with examples ranging in date from the 1950s to the present day.

2.4.5 Mountain Oaks

A stone arch at the south end of New York Avenue, where it meets the Verdugos, stands as a reminder of the Mountain Oaks Resort, an early getaway rumored to contain a speakeasy and gambling hall. The thirty-three acre site was bought by Emmit and Helen Kadlitz in 1929 with the intention of dividing twenty of its acres into small lots on which buyers could build vacation cabins. This "camp" was served by amenities including a large swimming pool, trout ponds, ball fields, picnic area, and stables and bridal trails. The old main hall was converted to a lodge with a large dance floor. The Depression intervened and the Kadlitz' dream was never fully realized. They persevered, however, and got by renting space out for company picnics, school outings, and public admission to the "Crystal Pool." By the 1960s the resort's gradual decline led to its abandonment, though the ruins of the pool and remnants of other features remain.[27]

Today, Mountain Oaks is a rural single-family neighborhood, albeit one that features primarily vacant parcels. The story behind the county's subdivision of the land, along with ownership records, is murky. It is possible that the initial subdivision map was recorded without the approval of Los Angeles County. Nonetheless, twelve single-family homes were built, either without permits or with permits issued in error. Ten of these were built in the late 1930s and

two at later dates. They vary in size and style but are generally modest in scale. Since the 1952 annexation, the City of Glendale has considered these properties to have legal non-conforming status in terms of the zoning code. Owners are allowed to repair their homes, but no new construction will be allowed in the area.

Post-Annexation Development

2.4.6 Sparr Heights

In 1893, William S. Sparr, a young citrus grower with orchards in Florida, visited California for the first time and was so taken with it, according to a news report, that he indicated he might make it his permanent home. He followed through in 1898, going on to buy extensive citrus holdings in Ventura, Orange, and Riverside counties.[28] He also bought 1500 acres of land where Verdugo Canyon opened onto the Crescenta Valley that he would later develop as Sparr Heights and Montecito Park. Before this happened, though, he planted the area with more trees and went on to become one of the largest citrus growers and packers in Southern California. He built one of the Sparr Packing Company's packing houses in Verdugo Canyon near the extensive orchards of Judge Ross, whose holdings were later subdivided as Rossmoyne.

In 1922, Sparr sold a half interest in his property, part of which lay within the Glendale city line with the remainder consisting of unincorporated Crescenta Valley land. The buyer was Senator Leslie E. Francis, formerly of Iowa. The appeal of California to Iowans was already well known, and advertisements written in the senator's voice emphasized the connection. Francis partnered with H.E. Barnum of Eagle Rock and M. Walters of Hollywood to subdivide and market the Sparr Heights development. The Barnum-Walters Co. laid out parcels for several hundred single-family homes set on a rectilinear street grid oriented to the points of the compass. This pattern is unique for North Glendale, most of which continues to align with the early northwest-to-southeast diagonal grid. Francis is not mentioned in later advertisements, suggesting the partnership may have dissolved.

Sparr Heights straddled the Glendale city line from its inception. The southern portion, with a northern boundary following the rear property lines of the homes on the south side of Sunview Avenue, was developed and built as part of the City of Glendale. The northern portion was in unincorporated Los Angeles County. Numerous homes were built on both sides of the line prior to 1925, when the northern portion was annexed to Glendale. Most construction, however, occurred under Glendale's auspices. The genesis of the annexation remains unknown, but it is likely that having one development straddle two jurisdictions - and two water districts - might have led the developers and new property owners to vote for consolidation with the larger city.

Figure 2.23 Sparr Heights Community Building, c. 1922 (image: HSCV)

The first structure to be built in the new development was the Sparr Heights Community Building, which was completed in 1922 in the southern portion of the tract within Glendale. Advertised as a community amenity, the developers shrewdly also used it as their primary sales office but soon nobly donated it to

the city, thereby absolving part owner Sparr and the development company of future responsibility for the building. Now serving as the Sparr Heights Community Center, the building retains much of its historic integrity at the exterior despite an addition at one side; its interior, however, is highly altered.

Sparr Heights proved successful, leading to other sales offices opening in central Glendale, Los Angeles, Pasadena, and Hollywood. A hillside area on the east side of Verdugo Road began to be advertised in 1923 as Montecito Park, the second, more exclusive, phase of the Sparr Heights development. Today it is considered a separate neighborhood and is discussed individually below. Sparr and the development team also built the Oakmont Country Club, which opened in 1924 just south of Sparr Heights (and outside the North Glendale Community Plan area), which added to the new neighborhoods' cachet. Sparr and Barnum-Walter went on to develop a larger community on former orchards near Riverside, this time using the Sparr name on a somewhat grander scale: Sparrland.

Sparr Heights was the first developed area in North Glendale to feature Period Revival homes. It appears that a few of the earlier homes in the area were designed in the Craftsman style that was beginning to fall out of favor, but the vast majority of buyers in the 1920s and 1930s opted for Spanish Colonial Revival and Tudor Revival homes. The neighborhood features many small, well-detailed homes in these styles, as well as a small collection of French Revival and American Colonial Revival styled properties. This could be due to design restrictions placed on homebuilders by the developers and may also reflect economic differences between buyers in Sparr Heights and those in Highway Highlands and Verdugo City who were building homes during the same period. Two stone houses are also in the area. The Stone House Survey Update determined that one is eligible for local listing as is the second, which is also eligible at the state and federal levels (see Section 3.1). By the end of the 1940s, Sparr Heights was almost completely built out. Minimal Traditional and Ranch style homes indicate these later construction dates. Mature street trees and consistent street lights are further indicators of the neighborhood's genesis as a thoughtfully planned community.

The original development contained at least part of the commercial district that is found today at the eastern side of Sparr Heights. Only a few buildings from the late 1930s remain in this area today and the extent of the early commercial district remains unclear. The Glendale & Montrose Railway ran along Verdugo Road between its namesake towns, a fact that featured prominently in early advertisements that emphasized Sparr Heights was removed from the bustle and noise of the city, which nonetheless was easily accessed by train. It is said that Sparr planted the railroad right-of-way with poppies, perhaps to enhance the "rural" feel of his new development.[29]

2.4.7 Montecito Park

By 1923, advertisements for Sparr Heights began to include information about the "restricted hillside residential district" of Montecito Park.[30] Located southeast of Sparr Heights and directly east across Verdugo Road from the new Oakmont Country Club, Montecito Park was geared toward a more upscale clientele than its sister subdivision. The strict grid of the earlier subdivision was replaced with curving streets recalling Garden City planning concepts, and the area featured a greater variety of lot sizes. It was also distinguished by having minimum home values of $7500 and the requirement that all designs pass muster before an architectural committee.[31] While these aspects could account for the use of "restricted" in the

advertisements, the word was often used as code to indicate that racial covenants were in place to prevent non-Anglo-Saxons from purchasing homes. Further research will be required to determine if this was the case.

Despite the early advertising, only a handful of houses appear to have been built before 1925, when many homes in various Period Revival styles began to appear. Though some of these feature the more modest scale found at Sparr Heights, many large homes on large lots are found throughout the area. This, along with the curving street pattern and many native trees, gives the area a more rural, yet grander, feel. Montecito Park did not get built out as quickly as Sparr Heights, however, resulting in more architectural diversity. In addition to the Minimal Traditional and Ranch style houses from the 1930s and 1940s, the area also features Modern Ranch and Modern style homes from the 1950s and 1960s, particularly along the steeper hillside sites toward the west side of the development.

The Walters House, a large Spanish Colonial Revival home built in 1923 and located at 3000 Sparr Boulevard, was listed on the Glendale Register of Historic Resources in 1997 after being identified in the city's Historic Preservation Element of 1977. The house is designated for the quality of its architectural design.

Figure 2.24
Walters House

2.4.8 Crescenta Highlands

Crescenta Highlands features North Glendale's most diverse collection of architecture, ranging from simple Craftsman bungalows to Modern-style post-and-beam tract homes. With the exception of Highway Highlands and several blocks at the southeast corner of the neighborhood between Pennsylvania and New York Streets, which retain many homes from the 1920s, the area is a product of the postwar boom. This is especially true of the area north of Foothill Boulevard where almost all construction dates to 1945 or after.

Unlike smaller neighborhoods that often bear the trace of a single developer, Crescenta Highlands is something of a jigsaw puzzle put together by many different subdividers. The result is, however, rather harmonious because so many of the small tracts were built around the same times, reflecting period tastes and consumer demand. Ranch style homes dominate the area, though with many stylistic variations ranging from Traditional to Modern. Developers of sizeable and/or multiple tracts include: Greggs Artistic Homes, Webster Wiley, Gangi Brothers, MacDonald and Albert, Anderson Brothers, and the Jenkins Family.

2.4.9 Foothill Boulevard

Foothill Boulevard cuts across the center of Crescenta Highlands, serving as the neighborhood's primary commercial center as well as linking North Glendale with adjacent communities in Los Angeles, unincorporated La Crescenta, and La Canada-Flintridge. Prior to construction of the Foothill Freeway, the boulevard had been designated as a state highway, though today its businesses primarily serve the local community. Most buildings along the thoroughfare are utilitarian in design, primarily one and two story stucco-clad containers for the businesses within. One early structure dating to 1918 remains, but is highly altered. There may be some

properties of historic and/or architectural interest along the strip, but no survey has been conducted to assess their relative importance in the context of the neighborhood's development.

2.4.10 Markridge

Markridge is a small single-family residential hillside neighborhood set on the south face of the San Gabriel Mountains, just west of Deukmejian Wilderness Park. It is the newest of North Glendale's hillside developments, with all of its homes built during the 1990s and featuring Spanish-influenced Neo-Historic Revival styles. A fault line runs through the neighborhood, with all homes maintaining a hundred-foot setback from the fault trace.

2.4.11 Glenwood Oaks

Anderson Brothers announced the Aug. 3, 1958 grand opening of their 86-home development, Glenwood Oaks, advertising "choice homesites and custom plans."[32] The resulting neighborhood is one of the most homogeneous in North Glendale, featuring Traditional and Modern Ranch-style homes set on flat lots on moderately-sloped hillside streets. The neighborhood was almost completely built out between its opening and the early 1960s. As with its fellow hillside neighborhoods at the base of the Verdugos (Mountain Oaks, Whiting Woods, and Oakmont Woods), the neighborhood is accessed by a single street that crosses a bridge over the Verdugo Wash.

2.4.12 Whiting Woods

In 1915, businessman Perry Whiting bought the former "Pasadena Mountain Club" consisting of a clubhouse and about forty acres of land at the base of the Verdugo Mountains. Reports of the site actually being a front for illegal liquor sales and a brothel add color to the story but cannot be confirmed (particularly since Prohibition did not begin until 1919). Whiting went on to acquire more acreage in the area, ultimately owning over 600 acres. He converted the clubhouse into his residence but lost it in a fire in 1921 and subsequently rebuilt on a different site nearby. Newspaper reports of his business dealings as a major building supply merchant and three divorces suggest that these hillside homes may have been "country retreats" rather than his primary residence, but the record is unclear. Whiting died in 1953 at 81, having spent much of the previous fifteen years at Camarillo State Hospital after being declared mentally incompetent.[33]

Whiting Woods is the largest of the subdivisions in the Verdugo Mountains. It is part of the 675 acre Whiting Woods annexation made by the city in 1950 and was developed by Lawhead and Carlton under the name "Whiting Woods Corporation." It is uncertain when the corporation took ownership of the land and whether or not Whiting owned it up until the time of the sale. Lots in the new development were being advertised in the *Los Angeles Times* classified section in the late 1940s and several homes were built before the end of the decade, predating the area's annexation.

Figure 2.25
Daily House

The neighborhood features several distinct areas, with post-and-beam Modern-style homes predominating in the eastern area along El Lado and Mesa Lila Drives, and Ranch-style homes arrayed

along the seasonal creek running alongside Whiting Woods Drive. The area was almost completely built out by the end of the 1950s. Several notable Modern residences are located in the neighborhood: Richard Neutra's Taylor House; John Launter's Schaeffer House; and Clair Earl's Daily House, which is listed on the Glendale Register due to the quality of its post-and-beam architecture, as well as its original art glass designed by local artist Robert Brown.

2.4.13 Oakmont Woods

The Oakmont Woods subdivision occupies land in the Verdugo foothills once owned by Homer Baldridge, who built his home, Onondarka, on 136 acres in 1913. A popular riding stable of the same name operated from the property for many years. In 1950, Hyman Minkoff bought the house and its land and proceeded to lay out Oakmont Woods. All of the lots were built out within the decade, with some constructed by Minkoff himself and the remainder by others, resulting in homogeneous streetscapes filled with Traditional and Modern Ranch-style homes. The Minkoff family lives on through the area's streets, named after Hyman's daughters: Eileen (Eilinita Avenue), Dolores (Dolorita Avenue), Shirley Jean (Shirleyjean Street), and Camille (Camann Street). Three of them lived in the neighborhood, with Dolores residing in the old Onondarka House, which still stands, though under different ownership.[34] The neighborhood is also the home of Camp Max Straus, a children's camp founded in 1938 and owned by the Jewish Big Brothers/Big Sisters of Los Angeles.

Figure 2.26 Onondarka, looking toward the Verdugos (image: GPL)

2.4.14 Indian Springs

This neighborhood to the east of the Montrose Shopping Park is something of a "catch all" in that it did not develop as a residential neighborhood in the manner of the areas previously discussed. Along with the commercial area along Verdugo Road, it features an area zoned for light industrial use, an area of interesting Ranch-style apartment buildings, and the Verdugo Hills Hospital, which was built in 1972. Construction dates for structures in the area range from the 1950 into the 1990s.

While the commercial strip and the hospital dominate the area today, the popular memory of the Indian Springs resort remains strong. Indian Springs swimming pool and recreation area was built by Charles Bowden in 1928 at the north side of Verdugo Road, just east of Montrose. The name took advantage of the small oak-filled canyon's presumed, but still unproven, use by the Tongva. Bowden's goal was to not only offer a pleasant site for recreation but also to preserve Native American customs.[35] Whether the arrowhead logo and the Pueblo Revival-style buildings did that remains open for debate, but the large swimming pool, picnic grounds, tennis courts, and dance floor made Indian Springs one of the area's most popular attractions.

The site closed in 1966 after cracks in the pool led to its condemnation. The previous year, the seven acres were annexed to Glendale. Developers bought the land with the intent of building a new hospital there. Instead, they chose a site farther up the hill, where today's Verdugo Hills

Hospital stands, and used the Indian Springs canyon to dump the excavated dirt, sealing off the spring and filling in the small canyon to ready it for street-level commercial development. This is now the site of the Indian Springs shopping center, and its earlier incarnation is commemorated by a historical marker placed by the Historical Society of the Crescenta Valley.

The series of Ranch-style apartment buildings arrayed along Valihi Way and Stancrest Drive represent an unusually cohesive grouping of multi-family structures. Over thirty buildings, possibly the work of the same developer and/or architect, were built between 1951 and 1953. They feature gable-on-hip roofs, wide wood clapboards, dovecotes, and other elements associated with the Ranch style. In scale, they are often reminiscent of single-family houses, but typically consist of duplexes and triplexes, with a few larger buildings containing up to twelve units.

The Verdugo Hills Hospital is the successor to one of Glendale's early medical facilities, the Glendale Research Hospital, which opened in 1921. It was as a 43-bed hospital located on Piedmont Avenue just to the east of the intersection of Adams Street and East Lexington Drive (not to be confused with the Piedmont Avenue located in the North Glendale Community Plan area). In 1946 and under new ownership, the facility's name was changed to Behrens Memorial Hospital and the bed count was increased to one hundred. In the late 1950s, discussions began about corporate reorganization and the construction of a new facility. A site in North Glendale was chosen, and the Verdugo Hills Hospital opened its doors in 1972.[36]

Chapter 3 Historic Resources in North Glendale

3.1 Previously Identified Historic Resources

Despite its rich history, few properties in North Glendale have been formally identified as historic resources. At the time of the Community Plan's preparation in 2011, only four properties were designated on the Glendale Register of Historic Resources, with none found on the California or National Registers. No historic districts have been nominated or designated, and only two small-scale formal historic resource surveys have been undertaken.

The Stone House survey, conducted in 1990 and updated in 2010, focuses on the area's native stone houses, but not the walls and other stone features found at properties that do not contain stone houses. This survey is believed to be comprehensive, but further survey work may discover additional properties with stone houses. Several properties outside the North Glendale area are also included in the survey, but are not included in chart below.

The citywide Craftsman Survey was conducted in 2007 to identify houses built in that style in the city's medium and high density multi-family residential zones, where development pressure is greatest and these early Glendale residences are most vulnerable. Because of this focus, the survey did not look for Craftsman style properties in any other zones, including single-family neighborhoods. Though only a few houses in North Glendale were identified in the survey, many other Craftsman properties exist in the study area, and some of these may be eligible for designation as historic resources.

North Glendale properties listed on the Glendale Register are:

Property Name	Address/Neighborhood	Construction Date	Designation Date	Glendale Register No.
Le Mesnager Barn	Deukmejian Wilderness Park Crescenta Highlands	1911	1977/1997	11
Walters House	3000 Sparr Boulevard Montecito Park	1923	1977/1997	28
Bonetto House	2819 Manhattan Avenue Verdugo City	1931	2006	62
Daily House	3637 El Lado Drive Whiting Woods	1954	2009	63

North Glendale properties included in the 2010 Stone House Survey update are:

Address	Built	Neighborhood	Eligibility Determination
3751 Third Avenue	1930	Highway Highlands	Appears eligible for Glendale Register
3707 Fourth Avenue	1927	Highway Highlands	Appears eligible for National, California and Glendale Registers
3722 Fourth Avenue	1926	Highway Highlands	Appears eligible for Glendale Register
3735 Fourth Avenue	1927	Highway Highlands	Not eligible; may warrant special consideration in local planning

Address	Built	Neighborhood	Eligibility Determination
3747 Fourth Avenue	1927	Highway Highlands	Appears eligible for National, California and Glendale Registers
3751 Fourth Avenue	1927	Highway Highlands	Appears eligible for National Register
4363 Lauderdale Avenue	1927	Highway Highlands	Not eligible
3843 Fourth Avenue	1918	Crescenta Highlands	Not eligible; may warrant special consideration in local planning
3238-40 Prospect Avenue	1923	Crescenta Highlands	Not eligible; may warrant special consideration in local planning
2700 Piedmont Avenue	1922/ 1929	Verdugo City	Not eligible
2643 Manhattan Avenue	1923	Verdugo City	Appears eligible for Glendale Register
2545 Honolulu Avenue	1923	Verdugo City	Appears eligible for California and Glendale Registers
3070 Honolulu Avenue	1922	Verdugo City	Not eligible; may warrant special consideration in local planning
3620 Angelus Street	1931	Sparr Heights	Appears eligible for National, California and Glendale Registers
3544 Sierra Vista Avenue	1923	Sparr Heights	Appears eligible for Glendale Register

North Glendale properties included in the 2007 Craftsman Survey are:

Address	Built	Neighborhood	Eligibility Determination
3928 La Crescenta Avenue	1924	Verdugo City	Identified in reconnaissance survey; not evaluated (further research required)
2824 Montrose Avenue	1910	Verdugo City	Identified in reconnaissance survey; not evaluated (further research required)
3000 Montrose Avenue	1922	Verdugo City	Identified in reconnaissance survey; not evaluated (further research required)
2662 Piedmont Avenue	1922	Verdugo City	Not eligible; may warrant special consideration in local planning

There are undoubtedly many more sites of historic and cultural interest in North Glendale. Some of these may have some measure of local recognition, while others remain unknown. This may be because the stories historic sites tell are often about associations with events and people that cannot be understood by looking from the street. Some sites may relate specifically to a social or cultural group and may not appear significant to people from outside that group, therefore becoming "invisible." Others may be of relatively recent vintage. Too often, resources from the recent past – today seen as those built from the end of World War II to the present – are taken for granted because they do not seem "old" or "historic." North Glendale is

rich with sites from this period; many of these are likely valuable as architectural specimens or for the information they provide about postwar development patterns, social mores, and taste. Important historic buildings can hide in plain sight, however, and it cannot be said how many homes of architectural, historic, or cultural significance remain in North Glendale in the absence of a Community Plan-wide resource survey. Such surveys provide certainty to all parties with regard to treatment of potential historic sites. One of the goals recommended at the end of this document is that a historic resource survey be conducted for the entire North Glendale area. Using this historic context as a basis, and expanding on it as required by information found in the field, a survey would identify individual properties and historic districts that are potentially eligible for historic designation. Such surveys are beneficial to people such as property owners, buyers, and sellers, developers, and preservationists, providing certainty regarding potential historic resources to assist all parties in making land-use decisions. Such as survey could be sponsored and funded by the City of Glendale, matching grant programs or private funding sources.

3.2 Assessment Criteria for Potential Historic Resources

Historic resources identified in North Glendale in the future may gain protection through designation at the federal, state, or local level. Generally, local-level listing on the Glendale Register of Historic Resources provides the greatest level of protection due to the city's ability to regulate changes through the Municipal Code. The following sections provide information about designation criteria for the listing of individual properties or historic districts at these three levels. Information about the integrity of potential resources and the effects of designation is included as well.

3.2.1 National Register of Historic Places

The National Register is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation because of their significance in American history, architecture, archaeology, engineering, and culture. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources.

The National Register recognizes resources of local, state and national significance which have been documented and evaluated according to uniform standards and criteria. Individual buildings, sites, objects, or structures, as well as groupings in historic districts, can qualify for listing on the National Register. Typically, a property must be over fifty years old to be listed. Owner consent is required for a property to be listed. In the absence of consent, official determinations of eligibility made by the California State Office of Historic Preservation and recognized by the Keeper of the National Register can afford some protections under the California Environmental Quality Act.[37]

Criteria for National Register Designation (must meet at least one)

To be eligible for listing in the National Register, a resource must meet at least one of the following criteria:

A. Is associated with events that have made a significant contribution to the broad patterns of our history.
B. Is associated with the lives of persons significant in our past.

C. Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
D. Has yielded, or may be likely to yield, information important in history or prehistory.

Assessment of Integrity

The National Register includes only those properties that retain sufficient integrity to accurately convey their physical and visual appearance during their identified period of significance. Integrity is defined in the National Register program as a property's ability to convey its significance. This means, in essence, that a building with high integrity retains enough of its historic appearance that someone who knew it during its period of historic significance would recognize it today. The Secretary of the Interior identifies seven aspects of integrity:

Location: the place where the historic property was constructed or the place where the historic event occurred

Design: the combination of elements that create the form, plan, space, structure, and style of a property

Setting: the physical environment of a historic property

Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

Feeling: a property's expression of the aesthetic or historic sense of a particular period of time

Association: the direct link between an important historic event or person and a historic property

A property need not meet all seven aspects, but generally one that qualifies for listing would meet at least three. Depending on which criterion a property is significant under, some integrity categories become more important than others. For example, a site significant for its associations with events or people (Criteria A and B) may still retain sufficient integrity to convey its significance even if it has a low degree of integrity of design, materials, or workmanship. However a property that is exclusively significant for its architecture (Criterion C) must retain a high degree of integrity of those three aspects.

Physical condition, whether deteriorated or pristine, is not a good indicator of a property's significance. While a property with alterations that reduce its integrity may be in excellent

condition, one in poor condition may be completely unaltered, retaining a high level of integrity.

Effects of National Register Designation

- Tax incentives, in some cases, for rehabilitation of depreciable structures.
- Tax deduction available for donation of preservation easement.
- Local building inspector must grant code alternatives provided under State Historical Building Code.
- Consideration in federally funded or licensed undertakings (Section 106, National Historic Preservation Act).
- Limited Protection: Environmental review may be required under the California Environmental Quality Act (CEQA) if property is threatened by a project.
- Automatic listing in California Register of Historical Resources. Owner may place his or her own plaque or marker at the resource site.

3.2.2 California Register of Historical Resources

The California Register is a program administered by the California State Office of Historic Preservation for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archaeological resources.

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding, and affords certain protections under the California Environmental Quality Act. Individual buildings, sites, objects, or structures, as well as groupings in historic districts, can qualify for listing on the California Register. Owner consent is required for a property to be listed. In the absence of consent, official determinations of eligibility made by the California State Office of Historic Preservation can afford some protections under the California Environmental Quality Act.[38]

Criteria for Designation (must meet at least one)

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Assessment of Integrity

The California Register requires the same assessment of integrity as described above for the National Register.

Effects of Designation

- Limited protection: Environmental review may be required under CEQA if property is threatened by a project. Contact your local planning agency for more information.

- Local building inspector must grant code alternatives provided under State Historical Building Code.
- Owner may place his or her own plaque or marker at the site of the resource.

3.2.3 Glendale Register of Historic Resources and Historic Districts

Glendale created and adopted the Glendale Register of Historic Resources on September 30, 1997. Since then, the Register has continued to grow as more owners learn about the program and apply for listing. The Register does not constitute the complete list of historic properties in Glendale – more research and survey work will need to be done to find and document historic properties in North Glendale. Unlike the National Register, there is no minimum age for a property to be listed. Listing on the Register requires the approval of both the property owner and the City Council.

Once a property is on the Register, proposed alterations, repairs and demolitions must be approved by the Community Development Department and/or the Historic Preservation Commission. Owners of listed properties are eligible to participate in the city's Mills Act program, which can provide a significant reduction in property taxes in exchange for the owner's commitment to maintaining the property at the highest level of preservation.

Ten years passed before the city approved its Historic District Ordinance in 2007. The goal in creating historic districts is to help residents protect and enhance the appearance of neighborhoods that reflect important aspects of the city's history due to their architectural and/or historic character. The designation process includes many public meetings and hearings where property owners and area residents can voice their opinion about a proposed district. In addition, the area is surveyed and a historic context is prepared. Each property is assessed with regard to whether it contributes to the historic character of the district and whether it was built within the period of significance. Over 60% of a proposed district's properties be "contributors" in order to continue through the designation process. Ultimately, the owners of over 50% of the properties must request the district before the application is brought to City Council, which casts the final designation vote.

By regulating changes proposed to structures in historic districts, the alteration or removal of historic features and design elements that could affect the overall appearance of neighborhood is discouraged. Properties are not frozen in time - change is regulated rather than prohibited. Proposed work is reviewed using the city's Historic District Design Guidelines, which apply only to portions of the property visible from the street. Work conforming to the guidelines can receive a staff-level permit, and work that does not is reviewed in a public hearing by the Historic Preservation Commission.

Criteria for Glendale Register Designation (must meet at least one)

A. The proposed resource identifies interest or value as part of the heritage of the city;
B. The proposed resource is the location of a significant historic event;
C. The proposed resource identifies with a person or persons or groups who significantly contributed to the history and development of the city, or whose work has influenced the heritage of the city, the state or the United States;
D. The proposed resource exemplifies one (1) of the best remaining architectural type in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period;

E. The proposed resource is in a unique location or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood;
F. The proposed resource is a source, site or repository of archaeological interest; and/or
G. The proposed resource contains a natural setting that strongly contributes to the well being of the people of the city.

Criteria for Historic District Designation (must meet at least one)

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

Assessment of Integrity

The Preservation Ordinance and Glendale Register criteria for designation are silent with regard to the issue of historic integrity, as defined in the National Register section above. Though not a requirement for designation in Glendale, a property that retains more than three or four of these aspects would be more likely to be approved for designation.

Effects of Designation

- Design review of proposed alterations and, in historic districts, new construction.
- Property owner eligible for property tax reduction through Mills Act (Glendale Register listings only).
- Limited protection: Environmental review may be required under CEQA if property is threatened by a project.
- Consideration in federally funded or licensed undertakings (Section 106, National Historic Preservation Act).
- Local building inspector must grant code alternatives provided under State Historical Building Code.
- Owner may place his or her own plaque or marker at the site of the resource.

Chapter 4 Themes and Property Types

Broad themes can be drawn from North Glendale's historical development patterns, significant people and events, and social and cultural milieu. Buildings, sites, objects, and districts associated with one or more of these themes may be of historic significance and eligible for designation at the federal, state, or local level. The area's modern history as a primarily residential suburb necessarily limits the number of applicable themes when compared to the larger city of Glendale. Many aspects of its heritage, however, are shared not just with the larger city, but also with the region and the nation beyond. By looking at historic themes, we can place a specific area like North Glendale in context with broad patterns of history while still acknowledging its unique qualities and features.[39]

Certain property types are associated with specific themes and not others. For example, three thematic periods of residential development are identified for North Glendale. For "Early Residential and Agricultural Development," which includes properties built through the 1910s, it is extremely unlikely that any commercial buildings exist if indeed they were ever built. Commercial structures did, however, begin to appear during the second phase of residential development and would be included within that theme.

In some cases, existing themes have been found that were written for similar neighborhoods in other municipalities in the region. These have been edited to reflect conditions specific to North Glendale and are incorporated below with credit given to the source. Some themes, however, are identified but only briefly introduced, and will require further development in the future. This will be necessary at the point that a historic resources survey is conducted for all or part of North Glendale. It is expected that any expansion on the following themes would occur concurrently with survey work to reflect resources encountered in the field.

4.1 Early Residential and Agricultural Development 1880-1910

Information from the County Assessors' Office indicates that a small number of properties in North Glendale were built before the early 1910s, which marks the beginning of the area's transformation from agriculture to residential use. Agricultural use lingered, particularly north of Foothill Boulevard, through World War II, when the last farms and orchards were plowed under for additional residential development. If agriculture-oriented uses are identified as being constructed after 1910, this theme will need to be expanded.

Any extant structures or plantings that date to the era before the residential subdivision of the nineteen-teens can be presumed to be of some interest. Alterations to buildings may lead to reduced levels of integrity, but any structures from the period may be eligible for designation if they are recognizable, tangible remnants of the valley's early history. Stands of fruit trees or grapevines that date to the period may also be of interest, but none are known to remain at this time.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme

Single-family residence (possibly farmhouse sub-type)

Outbuildings (barn, cistern, animal pen, etc.)
Trees and/or vines

Significance Thresholds

National Register
Criteria: A, B, C
Integrity: high

California Register
Criteria: 1, 2, 3 (at least one)
Integrity: high to moderate

Glendale Register
Criteria: A, B, C, D, F, G (at least one)
Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity

Historic District
It is unlikely that any historic districts reflecting this theme exist in North Glendale.

4.2 Residential Development and Suburbanization, 1910–1945[40]

More extensive transportation lines, coupled with the increasing use of private automobiles, enabled suburban development further removed from city centers. Real estate developers, eager to entice the aspiring middle classes, distinguished their offerings beyond the basic housing subdivision and offered distinctive communities using the very best in planning and design. Hyped as the perfect locations to raise a family in a safe and wholesome environment, the planned suburban community became the preferred choice for a burgeoning professional class.

The idea of a comprehensively planned and designed community was not a new one. Rather, its implementation represented an evolution of late-19th century and early-20th century planning ideals. One such ideal was the "Garden City" concept conceived by Englishman Ebeneezer Howard. The Garden City incorporated strict building, landscape, density, and growth requirements into an economically self-sufficient city surrounded by a greenbelt. Inspired by Howard, American businessmen soon began planning garden suburbs, one of the most notable being Forest Hills, New York, designed by eminent landscape architect Frederick Law Olmstead, Jr. Olmstead and others promoted respect for natural topography while incorporating parks and extensive landscaping into their residential subdivisions, towns, and cities. As "Garden City" ideas became incorporated into American planning, the "economic self-sufficiency" aspect promoted by Howard was largely dropped. Despite incorporating amenities such as parks and neighborhood businesses, American garden suburbs (also called "residence parks") were largely bedroom communities, dependent on nearby cities for their economic viability.

In Southern California, the evolution of city planning coincided with an appreciation of "old world" and exotic architectural styles, including idealized versions from the region's Hispanic heritage. By the 1920s, it became common for new communities to incorporate aspects of the

Garden City movement, such as winding streets, landscaped parkways, and open green areas, while at the same time appropriating the architectural traditions of England, France, Spain, and Italy. The result was a mix of Spanish, Mediterranean, Tudor, and Normandy styles resembling nothing that might actually be found in Europe, generally grouped together under the name Period Revival styles. In North Glendale, only Sparr Heights and Montecito Park reflect this type of comprehensive development and have concentrations of homes designed in these styles.

Some parts of North Glendale developed without apparent reference to the Garden City or incorporation of the Period Revival styles. Highway Highlands was advertised to potential buyers as a low-cost alternative, with small lots available at reasonable prices. The homes built there were typically modest in scale and style, with many vernacular structures that do not easily fall into standard stylistic categories. Early development in Verdugo City and Crescenta Highlands followed a similar pattern.

Suburban hillside developments became a distinctive feature in Southern California, given the region's dramatic topography. While the initial boom in suburban subdivisions was made possible by the proliferation of streetcar lines, the private automobile made hillside areas not directly accessible by streetcar available for development. High above the flatlands, hillside developments offered not only picturesque views, but a level of exclusivity aimed squarely at the aspirations (and pretensions) of higher income families. In North Glendale, only Montecito Park was developed in this manner during the pre-war years.

In all cases, it is clear that the vision of an area's developer ultimately shapes the character we feel on the street today. Another factor that dramatically affected the pre-war suburbs were changes in transportation, with some communities being oriented toward streetcar lines, if not built because of them, and others more focused on the automobile. While the housing associated with these modes is similar, the creation of commercial clusters near streetcar lines, such as found at Sparr Heights and Montrose, differs dramatically from the commercial strips found along thoroughfares such as Foothill Boulevard.

Streetcar Suburbanization

The United States was unique among nations for allowing transit owners to sell real estate along the lines they operated, which fed the fortunes of speculators and created favorable conditions for suburbanization far from city centers. In Los Angeles County, Henry Huntington and his associates made their fortunes buying up cheap outlying land, subdividing it, and selling the lots as they built new yellow or red-line tracks nearby. Once the tracks were established, more suburbs and small-scale commercial development followed. The electric streetcar "fostered a tremendous expansion of suburban growth in cities of all sizes," it opened suburbia to a much wider range of people "from the working to upper-middle class," and it shaped the design of neighborhoods and homes.

This powerful pattern of suburban growth coincided with the early growth and development of Glendale, and "America's Fastest Growing City" boasted scores of new subdivisions along the streetcar lines that crisscrossed the city. In addition to the Pacific Electric lines, the Glendale & Montrose Electric Railway operated five cars and two lines of track between Glendale, La Crescenta, and northeast Los Angeles. In general, streetcar ridership peaked around 1924, but

the Glendale & Montrose served North Glendale until service ended in 1930. The rail lines were replaced with bus routes, but increasing car ownership ultimately spelled their doom.

Relatively flat areas like Sparr Heights are most typical of streetcar-oriented development, but Montecito Park was also adjacent to the rail line and the parts of it that were developed first tend to be relatively level. Verdugo City also benefited when the line was extended along Montrose Avenue in 1924. The G&M line was originally built in 1913 to serve Montrose, including the Honolulu Avenue business district now within the North Glendale boundary. As noted above, development in that area did not take off until the early 1920s. Sparr Heights was also laid out with a dedicated business district to serve residents, focused on the area between Verdugo Road and Ocean View Avenue. In general, the earlier masonry commercial buildings were of vernacular design, but decorative brick treatments and, later, Spanish Colonial design influences began to appear. In the Montrose Shopping Park, some of these early facades are known to remain beneath the current, more contemporary facades. It is not known whether the same is true for any of Sparr Heights' early commercial buildings.

Automobile-oriented Suburbanization

The automobile was adopted in Southern California earlier and with greater enthusiasm than anywhere in the world. In 1908, Henry Ford began to manufacture the Model T and, by 1910, there were 20,000 cars registered in Los Angeles County. This increased to 141,000 in 1919 and to 777,000 in 1929. In 1915, Los Angeles had one car for every eight residents, while nationally, it was one car per 43; by 1925, Los Angeles had one car per 1.8 residents, while nationally, it was only one car per 6.6. By 1924, Los Angeles had the highest percentage of automobile ownership in the world. The 1920s is considered the "watershed decade for Los Angeles adoption of the automobile," as the rate of car ownership held relatively steady into subsequent decades. Even so, Los Angeles continued to outpace the national average in later years; by 1940, L.A. had one car per 1.4 residents, compared to one car per 4.8 nationally.

Multiple factors unique to Los Angeles led to this early and sustained dominance. The dry climate kept unpaved roads in operation most of the year, while making driving in open cars relatively comfortable. The street grid was flat and straight in the heavily populated Los Angeles basin. Tar to make asphalt paving was locally abundant. Lower-density, single-family neighborhoods provided ample space to store and maintain cars, in contrast to denser eastern cities. The region's abundant natural recreational spots encouraged pleasure driving. The Automobile Club of Southern California was founded in 1900 (predating the formation of AAA by two years), promoting automobile ownership, hosting events, and encouraging road improvements and safety measures. Local newspapers devoted a Sunday section to new cars. Major local oil discoveries kept the fuel supply high and costs low. Jitneys (early taxis) and motor coaches (the early term for busses) were popular and offered an alternative to streetcars. The success of Ford's Model T, 1908–1927, made automobiles affordable to the masses.

In the 1920s, developers picked up on the trend toward commuting by automobile and began subdividing areas that had previously been difficult to access. The space in between streetcar lines began to be filled in as roads improved, and by the mid-20th century much of the Los Angeles basin had become built-out with single-family suburbs and decentralized commercial corridors. Builders began to select previously inaccessible hillsides and canyons for subdivisions that catered to upper middle class buyers who sought a more tranquil environment a short drive away. They further differentiated their developments from the pack by providing an attractive

and convenient subdivision plan, making (or promising) key investments in the infrastructure and setting up architectural committees to enforce restrictive covenants on home design within the neighborhood. Whereas some early auto suburbs featured unpaved streets that were oiled to prevent excessive dust, others featured amenities such as concrete streets, curbs, and sidewalks. Advertisements for Sparr Heights and Montecito Park proudly announced their concrete streets and design restrictions, as well as minimum purchase prices, as a way to set the neighborhoods apart from the other streetcar and automobile suburbs of North Glendale.

Only a limited amount of prewar development is believed to remain in North Glendale's auto-oriented commercial zones, including Foothill Boulevard, Honolulu Avenue in Verdugo City, and Verdugo Road in the Indian Springs area. It appears the latter area developed as a commercial zone after the disappearance of the streetcar.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Single-family residence
Commercial
Schools
Civic/religious/social group sanctuaries and clubhouses
Transit-related properties

Significance Thresholds
National Register
Criteria: A, B, C
Integrity: high

California Register
Criteria: 1, 2, 3 (at least one)
Integrity: high to moderate

Glendale Register
Criteria: B, C, D (at least one); A only in exceptional circumstances
Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity

Historic District
Criteria: A through H (at least one)
Integrity: minimum 60% contributing structures; individual tracts or portions of tracts, as well as groupings of commercial buildings could qualify for designation as districts.

4.3 Residential Development and Suburbanization, post-1945[41]

The most dramatic stage of suburbanization in the United States followed World War II. The postwar housing boom, manifested in the so-called "freeway" or "bedroom" suburbs, was

fueled by increased automobile ownership, advances in building technology, and the Baby Boom. A critical shortage of housing and the availability of low-cost, long-term mortgages, especially favorable to veterans, greatly spurred the increase of home ownership.

Highway construction authorized under the 1944 act got off to a slow start, but by 1951, every major city was working on arterial highway improvements, with 65 percent of Federal funds being used for urban expressways. Under President Dwight D. Eisenhower, the Federal Aid Highway Act of 1956 provided substantial funding for the accelerated construction of a 41,000-mile, national system of interstate and defense highways which included 5,000 miles of urban freeways.

By the late 1950s, the interstate system began to take form and already exerted considerable influence on patterns of suburbanization. As the network of high-speed highways opened new land for development, residential subdivisions and multiple family apartment complexes materialized on a scale previously unimagined. Increasing national prosperity, the availability of low-cost, long-term mortgages, and the application of mass production and prefabrication methods created favorable conditions for home building and home ownership. These factors gave rise to merchant builders, who with loan guarantees and an eager market were able to develop extensive tracts of affordable, mass-produced housing at unprecedented speeds.

Though the interstate did not come to North Glendale until the early 1970s, the network that grew throughout the region made the Crescenta Valley's open, developable areas enticing to both developers and new home buyers. Retailing facilities migrated to the suburbs and were clustered in community shopping centers, such as the center that developed on the site of Indian Springs, or along commercial strips such as Foothill Boulevard which, despite its longstanding role as the Crescenta Valley's primary commercial street, today largely reflects the styles and typologies of the decades since the war.

By 1945, several factors - the lack of new housing, continued population growth, and six million returning veterans eager to start families - combined to produce the largest building boom in the nation's history, almost all of it concentrated in the suburbs. From 1944 to 1946, single-family housing starts increased eight-fold from 114,000 to 937,000. Spurred by the builders' credits and liberalized terms for Veterans Administration- and Federal Housing Authority (FHA)-approved mortgages by the end of the 1940s, home building proceeded on an unprecedented scale reaching a record high in 1950 with the construction of 1,692,000 new single-family houses. The liberalized terms of FHA-approved loans enabled veterans to use their "GI" benefit in place of cash, thereby eliminating the down payment on a new house altogether.

The experience of World War II demonstrated the possibilities offered by large-scale production, prefabrication methods and materials, and streamlined assembly methods. In 1947 developer William Levitt began to apply these principles to home building in a dramatically new way, creating his first large-scale suburb, Levittown on Long Island, which would eventually accommodate 82,000 residents in more than 17,500 houses.

While nothing on this scale was built anywhere in Glendale, the concept of limiting floorplans and exterior design options appealed to local developers who built smaller tracts that incorporated many of the production and design efficiencies introduced by Levitt. The subdivisions that began to appear represented not only an unprecedented building boom, but

the concerted and organized effort by many groups, including the Federal government, to create a single-family house that a majority of Americans could afford.

Development in the postwar period was driven in large part by FHA policies. Curving streets, even when not required by topography, and cul-de-sacs were encouraged and many of these are found today in Crescenta Highlands. The Minimal Traditional style found in many North Glendale neighborhoods derives from the "FHA minimum house." By mandating the size of homes and limiting decorative detailing to front facades, developers and buyers securing FHA loans were guided to this specific house typology. In North Glendale and the greater Los Angeles area, these homes often incorporated stylistic features used for the Period Revival styles of the 1920s and 1930s. Thus a Minimal Traditional house could have a Spanish, Tudor, or American Colonial Revival appearance, but with a stripped-down quality that lacks the detailing and workmanship of the earlier styles, as well as the higher cost. Though the style began to appear in the late 1930s, reflecting the FHA's role in moving the country out of the depression, it lingered through the 1940s and, to a lesser extent, 1950s.

The Ranch style began to appear in the late 1940s and became the dominant choice for suburban development throughout the 1950s and 1960s. The style reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type started on the West Coast but went on to become a phenomenon nationwide.

In the 1930s California architects Cliff May, H. Roy Kelley, William W. Wurster, and others adapted the traditional housing of Southwest ranches and *haciendas* and Spanish Colonial revival styles to a suburban house type suited for middle-income families. The house typically included natural materials such as brick or redwood and was oriented to an outdoor patio and gardens that ensured privacy and intimacy with nature. Promoted by Sunset Magazine between 1946 and 1958 and featured in portfolios such as *Western Ranch Houses* (1946) and *Western Ranch Houses* by Cliff May (1958), May's work gained considerable attention in the Southwest and across the nation.

In the late 1940s popular magazine surveys indicated the postwar family's preference for the informal Ranch house as well as a desire to have all their living space on one floor with separate areas for laundry and other utilities and a multipurpose room for hobbies and recreation. More homes began to feature innovations such as sliding glass doors, carports, screens of decorative blocks, and exposed timbers and beams, which derived as much from modernistic influences as those of traditional Western design.

The Ranch style is dominant in many of North Glendale's neighborhoods, particularly Glenwood Oaks, Oakmont Woods, and Crescenta Highlands.

The Modern style, influenced by the work of Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Mies van der Rohe, and others, inspired many architects to look to new solutions for livable homes using modern materials of glass, steel, and concrete, and principles of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction. The contemporary home featured the integration of indoor and outdoor living areas and open floor plans, which allowed a sense of flowing space. Characteristics such as masonry hearth walls,

patios and terraces, carports, and transparent walls in the form of sliding glass doors and floor-to-ceiling windows became hallmarks of the contemporary residential design.

Several important Modern works are known to exist in North Glendale, including Richard Neutra's Taylor House, John Lautner's Schaeffer House, and Clair Earl's Daily House, all in Whiting Woods. The distinction between the Ranch and contemporary house became blurred as each type made use of transparent walls, privacy screens of decorative concrete blocks, innovations in open space planning, and the interplay of interior and exterior space. Several tracts reflecting this merger are located in Crescenta Highlands north of Foothill, Whiting Woods and Oakmont Woods.

Multi-family development in North Glendale is limited to portions of Verdugo City and Indian Springs, but in all cases dates to the postwar period, with many buildings incorporating aspects of the styles described above. Again, FHA policies encouraged some of this development. Title 608 of the National Housing Act, which guaranteed builders 90 percent-mortgages on multiple family projects conforming to FHA standards, continued until the mid-1950s. Most of North Glendale's multi-family housing stock was built after this time but before the downzonings of the 1980s and 1990s that prevent any new construction of large apartments or condominiums in North Glendale.

Commercial construction paced the residential boom but was limited to areas that had contained retail and office uses before the war. Postwar construction is therefore now found interspersed among older buildings in both the Montrose Shopping Park and the Sparr Heights business district. Foothill Boulevard, Honolulu Avenue in Verdugo City, and the Indian Springs area primarily reflect postwar architectural styles and typologies.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Single-family residence
Multi-family apartments and condominiums
Commercial
Schools
Civic/religious/social group sanctuaries and clubhouses

Significance Thresholds
National Register
Criteria: A, B, C
Integrity: high

California Register
Criteria: 1, 2, 3 (at least one)
Integrity: high to moderate

Glendale Register
Criteria: B, C, D (at least one); A only in exceptional circumstances

Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity; individual houses in postwar tracts may qualify if they are among the best representatives in their tract or neighborhood

Historic District
Criteria: A through H (at least one)
Integrity: minimum 60% contributing structures; individual tracts, portions of tracts, or groupings of postwar tracts could qualify for designation as districts

4.4 Commercial Development

Commercial development in North Glendale is intertwined with the story of the area's 20th century suburbanization and is referenced in sections 3.2 and 3.3 above. Future surveys may find that individual properties, or possibly groupings, are eligible for historic designation. Some of these may be early resources that reflect the early decades of growth and others may represent important aspects of the postwar boom.

The Montrose Shopping Park combines these eras, giving it two layers of potential significance. Some of the district's earliest buildings remain, but their original facades are generally hidden behind newer construction. The second layer is the creation of the shopping park itself in 1967, which could make the entire area a potential historic district based on issues such as urban revitalization, city planning, and architectural design. The former raises potential issues about the integrity of the encapsulated facades and whether they would be eligible for designation. In cases where significant amounts of original fabric remain and restoration is feasible, historic designation could provide an incentive for restoration through the Mills Act.

Less is known about the historic development of the Sparr Heights business district. Its role serving the surrounding residential developments is clear, but a survey will be required to appraise the potential historic importance of its resources, which include several Modern-style structures along with more vernacular construction. The same is true for Foothill Boulevard and the commercial center of Verdugo City.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Commercial: retail, office, entertainment, services

Significance Thresholds
National Register
Criteria: A, B, C
Integrity: high

California Register
Criteria: 1, 2, 3 (at least one)

Integrity: high to moderate

Glendale Register
Criteria: B, C, D (at least one); A only in exceptional circumstances

Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity

Historic District
Criteria: A through H (at least one)
Integrity: minimum 60% contributing structures; further study will be required to see if any commercial areas in North Glendale are potentially eligible as historic districts

4.5 Transportation

Few tangible reminders remain of the critical role transportation played in the development of North Glendale. The Glendale & Montrose Railway was undoubtedly the most important player in the area's early development, but it was gone by 1930. One Glendale & Montrose Railway car has been preserved at the Orange Empire Railway Museum in Perris, but only two pieces of railway heritage remain in North Glendale. The original car barn is now used as a warehouse by Anawalt Lumber on the west side of Verdugo Road just below Honolulu. While the building retains some of its original appearance, it has not been assessed for its integrity or historic eligibility. A reminder of the Dinky's route up Verdugo Road is retained in the landscaped median running up the middle of the street for several blocks adjacent to the Sparr Heights business district, but the tracks and overhead power lines have been removed.

North Glendale's parallelogram street pattern and the resulting obtuse and acute angles found at corner lots are also of historical interest. The pattern reminds us of the early pioneers who laid out the early tracts, but, in the absence of any large-scale threat, it difficult to see it as a historic resource in need of protection.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Commercial (car barn)
Median strip

Significance Thresholds
National Register
Criteria: A, B, C
Integrity: high

California Register
Criteria: 1, 2, 3 (at least one)

Integrity: high to moderate

Glendale Register
Criteria: A, D (at least one)

Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity; it is unlikely that the Verdugo median strip would qualify due to its lack of integrity, but its relationship to the railway might be commemorated in other ways

Historic District
It is unlikely that historic districts representing this theme exist in North Glendale

4.6 Water

Water lies at the very heart of North Glendale's heritage. Sites and artifacts relating to early efforts to bring water from the mountains to the valley below are very important reminders of the area's early history and are important to preserve. After the 2009 Station Fire cleared away almost all of the vegetation at the base of the San Gabriels, several water-related features were revealed for the first time in years. At least one stone cistern and a network of pipes set on steep hillsides remind us of the tremendous effort required to find water in Southern California's desert climate. These and any other resources associated with this theme are potentially eligible for designation.

The flood control system is important to the story of North Glendale as a byproduct of the great Flood of 1934 and as an ongoing means to protect life and property from future floods. While the entire system is not a likely candidate for designation, engineering achievements associated with the project or individual infrastructure features such as bridges may be eligible. The 1997 designation of four bridges over the Verdugo Wash near the Rossmoyne neighborhood establishes precedent for such listings.

Other resources such as water wells, tunnels, tanks, and reservoirs should also be included for assessment in any future historic resource surveys.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Cisterns and associated plumbing
Water wells, tunnels, tanks, or reservoirs
Debris basins and check dams
Flood control channels
Bridges

Significance Thresholds
National Register
Criteria: A, B, C

Integrity: high

California Register
Criteria: 1, 2, 3 (at least one)
Integrity: high to moderate

Glendale Register
Criteria: A, B, C, D (at least one)
Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity

Historic District
It is unlikely that historic districts representing this theme exist in North Glendale

4.7 Health Care

For a city its size, Glendale has a disproportionate number of top-rate hospitals: Glendale Adventist Medical Center, Glendale Memorial Hospital, and, in North Glendale, Verdugo Hills Hospital. The area's early association with health care through its many sanitariums has been suggested as a reason for this, but no direct links are known at this time.

In the 1880s, Dr. Benjamin Briggs established the first known sanitarium in the Crescenta Valley to treat tuberculosis, the disease that had taken his first wife. In the subsequent decades, the area's clean air and high elevation brought other sanitariums, most for lung diseases including asthma, emphysema, tuberculosis, bronchitis, but several for mental disorders as well. By the early 20th century, the Crescenta Valley was a regional center for health care. The names and total number of sanitariums located in North Glendale are uncertain.

Rockhaven, on Honolulu Avenue in Verdugo City, is the best known and the only one in the region that is intact; originally a mental hospital for women, it is described more fully in section 1.2 above. It is one of North Glendale's most interesting and important historic sites and is currently owned by the city. Little is known about the Hillcrest or Mt. Luken's sanitariums, but one building from the latter, which operated until 1946, remains as the Dunsmore Park Community Center, also owned by the city.[42] The former was located at 3815 Markridge Road.

The La Crescenta Women's Club organized the La Crescenta Valley Health Center Association in 1926. The clinic served only children of pre-school age and met in the women's clubhouse on La Crescenta Avenue.

Verdugo Hills Hospital opened its current campus in 1972, just up the hill from the Indian Springs site on Verdugo Road, becoming the valley's first full-range medical hospital. The institution's history in the city is longer, however. It began in 1921 as the Glendale Research Hospital on Piedmont Avenue in Glendale, which enlarged and became the Behrens Memorial Hospital in 1947.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Sanitarium building(s)
Hospital

Significance Thresholds
National Register
Criteria: A, B, C, D
Integrity: high

California Register
Criteria: 1, 2, 3, 4 (at least one)
Integrity: high to moderate

Glendale Register
Criteria: A, B, C, D (at least one)
Integrity: high to moderate; lower integrity may be considered for properties or of exceptional importance and/or rarity

Historic District
Rockhaven is a single property composed of multiple buildings set within a designed landscape. Similar properties have been designated as historic districts in other cities, but the site is seen as one potential historic resource rather than a group of resources at the present time.

4.8 Education

The educational system in Glendale can be traced back to the Sepulveda School District which was formed in 1879. Encompassing seventy-five square miles, the district stretched from the Arroyo Seco to the Los Angeles River and from the mountains north of La Crescenta to Elysian Park. A two-room schoolhouse at the intersection of Verdugo Road and today's Chevy Chase Drive served the entire area. Over the years, communities began to develop their own, more centralized districts. In 1887, Benjamin Briggs established a new district in the Crescenta Valley, indicating his larger ambitions for the then-sparsely populated area. That district ultimately became the Crescenta School District. In the early 20th century, the central area of Glendale began to grow through a series of annexations that predate those involving the North Glendale area, leading to the creation of the Glendale Unified School District. In 1931, the Crescenta district became part of Glendale Unified, which explains why the latter's current boundary includes portions of the Crescenta Valley outside the political boundary of Glendale.[43]

North Glendale has six public schools: two specialized high schools, Clark Magnet and Alan F. Daily North, and four elementary schools, Fremont, Dunsmore, Valley View, and Lincoln. The primary public middle schools and high school that serve area residents are located outside of Glendale. Several private schools also serve the area: Chamlian Armenian, Skyward Christian, St. James the Lesser, and Verdugo Academy.

Schools are typically among a community's most prominent buildings and clearly serve important functions in terms of their educational mission and the lives of the children who pass

through their doors. There is generally little, however, that might make one school property more important than another, unless, for example, it was the area's first school structure or played a role in an important regional event. Architectural design does often distinguish school buildings, and those of North Glendale can be divided into two basic categories that may be useful for future eligibility assessments: pre- and post-World War II structures.

The design of schools changed significantly after the war, when tremendous population growth in areas like North Glendale led to major school construction campaigns. While earlier schools tend to feature blocky one- and two-story buildings with double-loaded central corridors, postwar school architecture expressed a new architectural direction. Covered exterior walkways replaced interior corridors, often allowing for more natural light and ventilation within the classrooms. Single-story buildings with long strips of windows became the norm. Further research into this typological shift will be required before relative assessments of the architectural importance of postwar schools can be made. If a survey determines that few pre-war structures remain, as does one of the early buildings at Lincoln Elementary, those that do may take on heightened significance as reminders of the earlier school typology.

Buildings associated with education may be built in a variety of styles. Examples that best represent the context and retain sufficient integrity may be eligible for designation.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
School

Significance Thresholds
National Register
Criteria: C, possibly A or B in exceptional circumstances
Integrity: high

California Register
Criteria: 3, possibly 1 or 2 in exceptional circumstances (at least one)
Integrity: high to moderate

Glendale Register
Criteria: D, possibly B or C in exceptional circumstances (at least one)
Integrity: high to moderate; lower integrity may be considered for properties of exceptional importance

4.9 Civic, Social, and Religious Groups

Civic-minded organizations have played a role in the lives of Crescenta Valley residents from the earliest days of the area's development. Whether primarily social or politically active, members of these groups have undoubtedly played key roles in political decision making for at least one hundred years. No detailed history of the groups' specific contributions has been undertaken, and this section of the North Glendale Historic Context will benefit from future research. Many

groups, such as the Rotary, Optimists, and Kiwanis (which formed in the Crescenta Valley in 1925), have made major contributions to the community but do not necessarily build their own meeting halls.

The La Crescenta Woman's Club began life in 1911 as the Crescenta Club, which was organized to help improve the community at a point when there was barely a community. The group incorporated in 1924 with the objective of "advancement in all lines of general culture, promotion of the general welfare of the community and philanthropy work." Initial projects included making improvements to the La Crescenta School and offering aid during the Big Tujunga Fire of 1925. After the great flood of 1934, the Woman's Club served as a first aid station. The clubhouse was built in 1925 and enlarged in 1961, when the club celebrated its 50th anniversary. Damaged significantly in 1966 by an arson-set fire, it was rebuilt almost immediately and retains some of its historic features and character.[44]

An American Legion Hall was built in the Crescenta Valley in 1925. Though outside the North Glendale area, it undoubtedly served residents of the area. The stone-and-stucco structure was destroyed in the Flood of 1934, with several people who sought refuge in the building perishing. Local businessman Tom Bonetto, original owner of the Glendale Register-listed Bonetto House on Manhattan Avenue, donated nearby land on La Crescenta Avenue for a new hall. The simple wood-frame building, said to incorporate structural elements of the earlier structure, is extant, continuing to serve as the Verdugo Hills Post 288 of the American Legion.[45]

The German American League built Hindenburg Park at the base of the Verdugos and owned it for decades. It was the site of picnics and festivals for Germans from throughout the region, with attendance numbers in the thousands. In the late 1930s the festive gatherings took on a darker character as rallies by the German American Bund, a group supportive of the German Nazi Party, were held in the park, complete with uniformed Bund members and swastika flags. At the end of World War II, the German American League returned to holding its picnics and social gatherings, but these ended when the group decided to sell its land to the county in 1956. The county had developed Crescenta Valley Park adjacent to Hindenburg many years earlier and had long eyed the private park as a site for expansion. After the purchase, both the name and statue of Hindenburg were removed.

North Glendale is also home to a variety of houses of worship. Religious buildings are often key landmarks in their neighborhoods, sometimes for their architecture, sometimes for their role in the life of the community, and often for both. The grounds of religious sites can also be of significance. In the case of the Ananda Ashrama, the extensive open areas can be viewed as both a natural and cultural landscape.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Clubhouse/Meeting Hall
House of worship
Community hall/parsonage
Park

Significance and Integrity Thresholds

National Register

Criteria: A, B, C (at least one)
Integrity: high

California Register

Criteria: 1, 2, 3 (at least one)
Integrity: high to moderate

Glendale Register

Criteria: A, B, C, D, (at least one);
E, only in conjunction with others;
G, possibly for Crescenta Valley Park
Integrity: high to moderate; lower integrity may be considered for properties of exceptional importance

4.10 Parks & Recreation

Residents of North Glendale feel a particularly strong bond with nature due to the proximity of the San Gabriels and the Verdugos. Trails and fire roads in the Deukmejian Wilderness Park, with connections to areas outside the city boundary, and the Verdugo Mountains provide residents with easy access to remarkably pristine natural areas given their proximity to the urban area. These wild areas contrast with the designed parks that tend to be found within residential neighborhoods.

The first park opened by the City of Glendale after annexation was New York Avenue Park, placed on top of a reservoir just north of Foothill Boulevard in 1957. The larger Dunsmore Park opened in 1960, reflecting the city's effort to meet the growing need for open space in its new annexation. It contains Milton Hofert's eccentric stone walls as well as a building that remains from the Mt. Lukens Sanitarium, now used as a community center.

Prior to these dates, the city approved the 1956 sale of Hindenburg Park to the county for the enlargement of the existing Crescenta Valley Park. Deukmejian Wilderness Park was created in 1989, when the city joined the Santa Monica Mountains Conservancy in buying the property to stave off a development threat that would have brought hundreds of homes to the site. George Le Mesnager's barn, built in 1911, served as his winery until Prohibition did the business in. His descendents owned the building, which is the future home of the park's interpretive center, until 1961.

Each of these parks is associated with aspects of North Glendale's heritage that could make buildings or objects within them eligible for historic designation. Entire parks are designated by some cities, but this has not occurred in Glendale to date. Because parks are often located on relatively undisturbed land, there is also potential for the discovery of archaeological resources in the future.

To be of significance at the federal, state, or local level, a property associated with this theme would need to meet the following criteria and integrity levels:

Property Types Associated with Theme
Park
Community center
Decorative wall
Archaeological site

Significance and Integrity Thresholds
National Register
Criteria: A, B, C, D (at least one)
Integrity: high

California Register
Criteria: 1, 2, 3, 4 (at least one)
Integrity: high to moderate

Glendale Register
Criteria: A, B, C, D, (at least one);
E, only in conjunction with others;
G, possibly for Crescenta Valley Park
Integrity: high to moderate; lower integrity may be considered for properties of exceptional importance

Chapter 5 Preservation Goals for North Glendale

Identifying and implementing goals for preservation in North Glendale should be viewed as a group effort. Historic resources help to define a community and its members, in turn, bring their varied backgrounds and experiences to bear on which aspects of their shared heritage are important to preserve. The following goals are identified to begin the dialogue about historic preservation in North Glendale that will occur between the city and its residents as the Community Plan is implemented.

Raise public awareness about the importance of preserving historic resources through educational outreach

Educational outreach can raise awareness to some degree of the Glendale Register program and historic districting, but it is hard to reach a wide audience with individual presentations, which is most commonly done today. Other outreach methods should be considered to broaden participation in the Glendale Register program. Possibilities include a program to publicly recognize property owners whose work protects the city's historic resources, potential partnership opportunities with the *Glendale News Press*, programming on GTV6, and partnerships with the Historical Society of the Crescenta Valley.

Encourage property owners to nominate sites of interest to the Glendale Register, California Register, and/or National Register

With only four properties listed on the Glendale Register, North Glendale is severely underrepresented in terms of the city's ability to protect important historic properties. While parity between neighborhoods and Community Plan areas is not a realistic or even desirable goal, it is clear that North Glendale possesses many more properties that would be eligible for historic designation than are now listed. The city should encourage owners to nominate properties important to area residents, including places meaningful to North Glendale's various ethnic and cultural groups.

Broaden awareness of existing incentives to encourage preservation and develop new incentives whenever feasible

Information about financial and other incentives that might encourage increased participation in the city's preservation programs should be included as part of all educational outreach efforts. In addition, whenever possible, the city should create new incentives and actively study the efforts of other municipalities to incentivize preservation to achieve greater levels of participation.

Assist North Glendale residents and property owners in identifying potential historic districts

Large-scale historic resource surveys are the most efficient means of finding places of historic interest. Some may be known to community members but never conveyed to the city, while others might be hiding in plain sight.

Explore funding options to perform a North Glendale resource survey

Creative funding options for historic resources surveys are increasingly important in times of reduced city budgets. Exploring creative funding sources such as grant, private sector funding, public-private partnerships, and volunteer-driven surveys should be considered.

Conduct resource surveys of "Areas to Enhance" identified in the North Glendale Community Plan

The Community Plan identifies almost all of the North Glendale area, including all of its residential neighborhoods, as "Areas of Stability." This designation indicates that no changes are proposed to the existing zoning that might lead to increased development that might affect the area's historic character. Several commercial zones are identified as "Areas to Enhance," meaning limited change to both buildings and streetscapes will be encouraged. These areas are: Foothill Boulevard, several blocks of Honolulu Avenue to the west of the Shopping Park, the Sparr Heights and Indian Springs business districts, and Verdugo City's small commercial node at the intersection of Honolulu and Pennsylvania. Because the extent of potential changes cannot be known at this time and no large-scale historic resources survey of North Glendale is likely to occur in the near future, a focused survey should be undertaken to identify potential resources within the identified enhancement areas.

Endnotes

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