



Historic District

Historic districts are designated geographical areas defined by either a significant concentration of properties representing a collection of one or more historic architectural styles or a noteworthy historic development pattern. Historic districts are officially "overlay zones" requiring a zone change that must be approved by the Historic Preservation Commission, Planning Commission and City Council. More information can be found at: <http://www.ci.glendale.ca.us/planning/HPHistoricDistricts.asp>

Case No. _____

The city's Historic Preservation Planner is available to meet with you to discuss the historic district process prior to your submission of an application. We strongly encourage you to call (818) 548-2140 to arrange a preliminary meeting.

Please submit \$644.68 zone change application fee, payable to "City of Glendale," with this application.

Please PRINT or TYPE all information

1. Application date: October 11, 2010

2. Proposed historic district name (optional; final name may differ from that proposed): North Cumberland Heights

3. Describe boundary of proposed Historic District Study Area (attach map – see 7a).

- a. There are 179 homes in the proposed historic district
- b. Boundaries are West Mountain Street on the North, Grandview Avenue on the West [including both sides of the Grandview from 1601 & 1602 going North] to Ben Lomond Drive on the East, and Cumberland Road on the South.
- c. Map is attached (Exhibit 1)

4. Contact Info

(If you wish to keep phone and/or e-mail information private, please mark as "private" and submit on separate sheet for staff use)

Primary Contact Person (must be a property owner within the proposed District):

Name: Gloria and Jerome Sander

Address: 909 Matilija Road, Glendale, CA 91202

Phone: 818-241-7026

Email: Gloriaroma@earthlink.net

Second Contact Person (if applicable; must be a property owner within the proposed District):

Name: Susan Dasso

Address: 923 Cumberland Road, Glendale, CA 91202

Phone: 818-247-8590

Email: SusanDasso@hotmail.com

Third Contact Person (if applicable; must be a property owner within the proposed District):

Name: Zuzka Eggena

Address: 1724 Cleveland Road, Glendale, CA 91202

Phone: 818-244-7537

Email: Zeggena@earthlink.net

5. Briefly summarize the attached draft historic context statement (see 7b) to describe the historic significance of the proposed study area.

The development of North Cumberland Heights parallels the urbanization of Glendale in the early 20th century. Concurrent with this development, was a growing dependence on the automobile and on the interurban rail lines. The area defined as The Cumberland Heights was developed in large part by community leader and bank founder Dan Campbell who lived on a property in the recently designated historic district of Ard Eevin Highlands. The name, North Cumberland Heights, derives from the first street in the development, Cumberland Road. The historic and architectural cohesiveness of the area contributes to its charm and beauty.

Portions of North Cumberland Heights were originally known as Campbell Heights, in recognition of the Campbell Ranch citrus orchards. Dan Campbell enjoyed a view of these orchards from his Ard Eevin home. Many of the lemon and orange trees from the former ranch still exist on some of the properties in the neighborhood. As Glendale grew increasingly into a desirable residential community, Dan, and his brother Arthur Campbell, along with L.C. Brand, subdivided, re-platted, and sold parcels of land to a wide range of developers and individual homeowners. Dan Campbell developed a number of Spanish Colonial Revival style and English/Tudor revival style residences in the 1920s and early 1930s. These house styles were very popular at the time, for the designs were ideal for the climate and reflected the historical/traditional development of California's architecture. The homes here convey a sense of historic and architectural cohesiveness through their design, setting, materials, and workmanship

Popular period styles are evident in the residences constructed during the period of greatest growth in Cumberland Heights. These were inspired by an appreciation for 'old world' and exotic architectural examples. Homes in the neighborhood evidence styles architectural styles inspired from Spanish, Mediterranean, Tudor and Norman prototypes. Minimal Traditional and Ranch Styles appeared after the War.

6. Explain how the initial proposed boundaries of the study area were selected.

The historic district's proposed boundaries were selected because this neighborhood exemplifies a cohesive collection of architectural styles and is a representative of early period homes (1920's – 1940's) from the broader Campbell Heights subdivision.

Both sides of each street have been incorporated into the proposed boundaries wherever possible and they take into account historical development patterns [see no 5 above]. The homes in the proposed district provide continuity in style, setback, massing and planning of the neighborhood. The majority of homes in the proposed boundaries were constructed between 1921 and 1941. Among them, two prominent homes have been listed on the Glendale Register of Historic Places: 922 Cumberland and 850 Cumberland.

The proposed boundaries for the historic district under review were the direct result of neighborhood outreach. They reflect the shared ambitions of the residents who own homes therein for the creation of such an overlay. Importantly, the proposed boundaries directly border, to the West, the Ard Eevin Historic District established in 2009.

7. Attach the following supporting materials as part of the application package.

a) Map of proposed district See Exhibit 1.

b) Initial "Historic District Context Statement", to include:

- **Development history**
- **Relationship of district to Glendale development patterns, events, and persons**
- **Periods of significance**
- **Profile of historic resource types**

For development history and the relationship of the proposed district to Glendale development patterns, events and persons, please refer to pages 6-16 of the attached Cumberland Heights Historic Resources Report. (See Exhibit 3.)

The period of significance is 1921-1950. The chart below shows the percentage and number of homes built each year in the proposed district.

Periods of Development/ Significance	Number of Homes	Percentage of Homes
1913-1930	63	35%
1931-1940	66	37%
1941-1950	33	18%
1951-1990	17	10%

c) A general written description of the architectural styles found within the proposed district.

A profile of the historic resource types may be found on pages 16-19 of the attached Cumberland Heights Historic Resources Report. (See Exhibit 4.) The chart below shows the percentage and number of homes of each architectural style within the proposed district.

Architectural Style	Number of Homes	Percentage of Homes
American Colonial Revival	12	7%
Craftsman	4	2%
English Tudor Revival	16	9%
French Eclectic	7	4%
Mediterranean Revival	10	5%
Minimal Traditional	55	31%
Modern	3	2%
Monterey Revival	2	1%
Other	6	3%
Ranch	16	9%
Spanish Colonial Revival	48	27%

d) Photographs representing the architectural styles and features within the proposed district See Exhibit 2.

e) Submit any supplements to the Historic District Design Guidelines (e.g. special features or architectural styles not included in the design guidelines)

f) Submit proposed design guidelines for any non-residential buildings located within the proposed study area

There are no non-residential buildings in the proposed boundaries of the district.

g) Any additional material that supports the nomination of a historic district. There is no additional supporting material.

Gloria Sander
Gloria Sander

Date: 9-25-10

Jerome Sander
Jerome Sander

Susan Dasso
Susan Dasso

Date: 9/29/2010

Arthur Yin
Arthur Yin

Zuzka P. Eggena
Zuzka Eggena

Date: 9-25-10

Peter Eggena
Peter Eggena

FOR STAFF USE ONLY

Date received in Permit Services Center _____ Received by _____ Date Stamp _____

Fee paid _____ Receipt No. _____

Historic District Application (revised 09/2009) 3

Exhibit 1. Map of Proposed Historic District

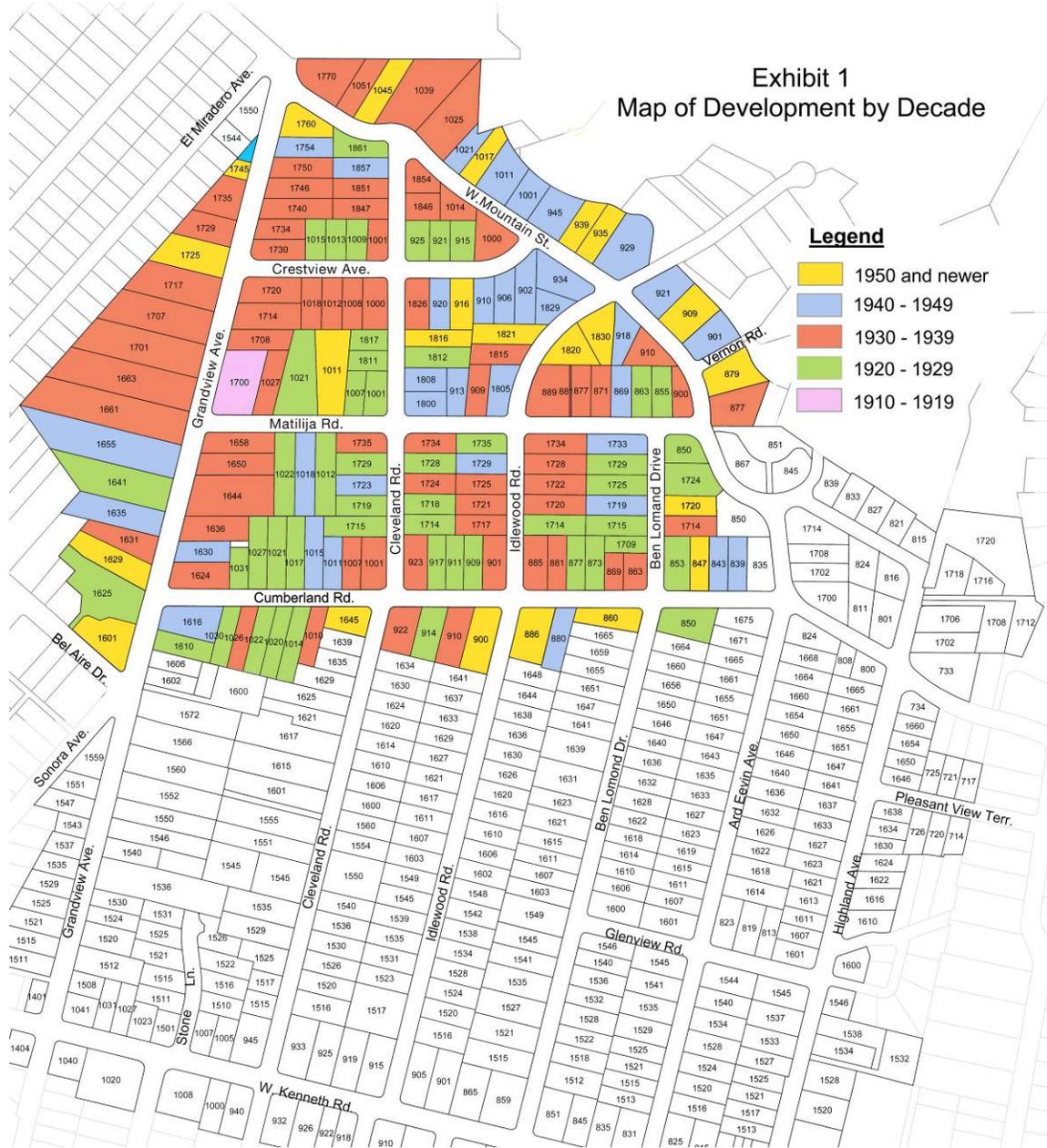


Exhibit 2. Architectural Styles and Features of Homes in the Historic District











Exhibit 3. Historic Context

Taken from relevant sections of the Cumberland Heights Historic Resources Survey prepared by Historic Resources Group and submitted to the City of Glendale in October 2004:

HISTORIC CONTEXT

Relationship of the Survey area to the City of Glendale

The information in this neighborhood context is intended to supplement a city-wide context developed for the City of Glendale in 1993.³ Portions of that statement have been summarized here for continuity. However, the emphasis of this supplement is on development patterns which pertain to the development of the Cumberland Heights neighborhood.

The Cumberland Heights survey area is indicative of a number of development patterns and property types identified in the 1993 context. It is particularly associative with the efforts of the Brand and Campbell families, the development of single-family residential subdivisions of the 1920s and 1930s, and the use of the automobile and interurban rail lines. Further

² National Park Service. *National Register Bulletin 15*, 46.

³ Teresa Grimes in association with Leslie Heumann and Associates, "Historic Context Statement: City of Glendale" (City of Glendale, August 1993).

additions to the existing context include the contributions of architect Nathaniel Dryden and developers and builders E. G. Manning, O'Neal and Sons, Lehigh Investment, Seth J. Rice, Earl S. Hook, and others.

Rancho San Rafael Period (1784-1871)

Although Spain claimed Mexico (including present day California) in the sixteenth century, it was not until Gaspar de Portola, Governor of the Californias, set out on an overland expedition from San Diego in 1769 that the Spanish occupation of Alta (upper) California began. Portola's purpose was to establish permanent settlement in the region: missions (religious), presidios (military), and pueblos (townships). He was accompanied on his journey by Franciscan friars led by Father Junipero Serra. The first of the missions was founded in San Diego. Mission San Diego de Alcala was dedicated on July 16, 1769. In 1770, the mission and presidio at Monterey Bay were established. By 1823 a total of twenty-one missions, linked by the El Camino Real, had been organized. Mission San Gabriel Archangel and San Fernando Mission, those closest to what is now Glendale, were established in 1771 and 1797, respectively. The pueblo in Los Angeles was established in 1781.

Rancho San Rafael: The Verdugos

Among the many soldiers on the Portola-Serra Expedition was Jose Maria Verdugo. The earliest mention of Verdugo in California is on July 13, 1772 when he stood sponsor for an Indian baptized at San Carlos de Monterey Mission. That same year Verdugo was detached on service to Mission San Gabriel Archangel, which had begun its existence just a few months before on September 8, 1771. Verdugo thus witnessed the expansion of the San Gabriel Mission into a place of prominence in the mission chain, which eventually extended from San Diego to Sonoma. As the Native American Indians were absorbed into mission life, the king's soldiers had fewer duties and began to think about settling in the new territory. San Gabriel Mission archives indicate that Verdugo married Maria de la Encarnacion in 1779.

It was common practice for officers in the Spanish army to receive grants of land as compensation for their service to the Spanish Crown. These land grants, often consisting of several square miles, formed the basis of California's early land ownership patterns. In 1784, after little more than a decade of service in California, Verdugo was granted the 36,403-acre Rancho San Rafael. Bounded by two rivers, the Arroyo Seco in Pasadena and the Los Angeles River, and extending from the mountains to the confluence of the two rivers, the Rancho San Rafael was the second grant made in Alta California and was one of the largest issued during Spanish occupation. The Rancho included not only present day Glendale, but also Burbank, Eagle Rock, Highland Park, Garvanza, and part of Pasadena.

Stipulations of the grant required that Verdugo raise 2,000 head of livestock, build a permanent dwelling, and provide grain for the community. Verdugo sent his brother to tend to the rancho and meet these obligations while he remained in the Spanish Army. Thirteen years and six children later, Verdugo wearied of military life, retired and commenced his new role as a rancher. By 1817, he possessed 1,900 head of cattle, 670 horses and 70 mules. He cultivated a variety of crops including grain, vegetables and fruits. Mountain streams provided a steady source of water for the crops. Indeed, the rancho's earliest name, La Zanja, indicates that a principal feature of the property was a water ditch. Scattered over the rancho were a number of adobe buildings.

After a long illness, Jose Maria Verdugo died in 1831, leaving Rancho San Rafael to his only son Julio and daughter Catalina. Julio Verdugo assumed the mantle of his father as patriarch of the Verdugo family, and set about building homes for his large family. He continued to raise livestock and planted grain on the rancho. Catalina, who was unmarried, lived with her various nephews. In 1851, following California's admittance into the Union as the 31st state, Julio and Catalina filed a petition to confirm their ownership of the Rancho San Rafael with the Board of Land Commissioners, which had been created to legitimize ownership of the Spanish and Mexican land grants and delineate boundaries. Confirmation was finally received in 1855. In 1861, Rancho San Rafael, which to that point had been owned jointly by the brother and sister, was divided with Julio receiving the southern portion and Catalina receiving the northern portion. Part of Catalina's portion became Cumberland Heights.

The Verdugo Adobe (circa 1860) at 2211 Bonita Drive and the Casa Adobe de San Rafael (circa 1871) at 1330 Dorothy Drive are the only remaining structures from this. Although neither is located within the survey area, these adobes are important physical reminders of the area's early development.

Anglo-American Settlement (1850-1900)

Several divisions of Rancho San Rafael took place in the mid nineteenth century as more Americans were attracted to Southern California. In 1855, 671 acres near the Los Angeles River in the southern portion of the rancho were traded to Joseph Lancaster Brent in exchange for legal services to the Verdugo family, and became known as the Santa Eulalia Ranch. A 4,600-acre parcel on the west side of the rancho at the western border of Cumberland Heights was traded to Jonathan R. Scott and was known as Rancho Providencia before its subdivision as the Scott Tract at the turn of the twentieth century. At other times Julio and Catalina Verdugo sold off other sections of the rancho in settlement of their taxes and legal fees. In 1855, for example, the Verdugos sold 2,700 acres of land along the Los Angeles River to Lewis Grainger, reportedly to raise money to pay taxes.

Grainger and the Verdugos sold additional parcels of land to Jesse D. Hunter in 1866. Some parcels included acreage in the northwestern sections of Glendale, encompassing what is now the Cumberland Heights neighborhood.

The Great Partition

In 1861, Julio Verdugo mortgaged a substantial portion of the Rancho to Jacob Elias under terms that he could not afford. Foreclosure on the land soon followed. However, due to the often informal nature of the Verdugos' many real estate transactions through the 1850s and 1860s using land as currency, many of the Verdugos' creditors were unable to determine clear title to the property involved. The result of this was a landmark court ruling known as the "Great Partition of 1871."⁴ The case consisted of a lawsuit brought by Andrew Glassell, Alfred B. Chapman, Prudent Beaudry, and O. W. Childs against thirty-six defendants, many of them members of the Verdugo family. In the end, the court determined the legal ownership of both Rancho San Rafael and Rancho La Canada to the northeast, partitioning the Ranchos into thirty-one parts and conferring title to twenty-eight persons.

⁴ Chapman et. al. v. Fernando Sepulveda

Rafaela Verdugo de Sepulveda, daughter of Julio Verdugo and wife of Fernando Sepulveda, was one of these recipients. She was allotted 909.40 acres in the area of what is now Cumberland Heights. From 1871 through the 1890s, Rafaela subdivided the land. Among the first permanent American owners of this part of Glendale were Scott, Hunter, and Leslie C. Brand. In the area of the Cumberland Heights neighborhood, the "First Hunter Subdivision" was platted in 1883. Neighboring tracts recorded as the "909.40 Acre Tract" and "V. Beaudry Mountains" were similarly established.

In the early 1880s, subdivision activity gained momentum in Glendale, as elsewhere in Southern California. The completion of the transcontinental railroad, its connection to Los Angeles by the Southern Pacific in 1876, and the subsequent link to the Santa Fe system in 1881, stimulated a real estate frenzy. At the same time that Hunter acquired the southern portion of the survey area, City fathers E. T. Byram, B. F. Patterson and C. E. Thom purchased 126 acres of the Childs Tract, on the east side of Glendale Avenue between First (Lexington) and Ninth (Windsor) Streets which resulted in the creation of the townsite of Glendale, recorded in 1887. This tract eventually formed the nucleus of present-day city of Glendale, incorporated in 1906.

Founding of Glendale

Glendale was one of hundreds of new towns founded in Southern California during the 1880s real estate boom. It was at this time that Captain Thom, his nephew Judge Ross, Harry J. Crow, Patterson, and Byram together commissioned the survey of a new township, which they decided to call "Glendale," a name already in use on the former rancho. The township was recorded at the County Recorder on March 11, 1887, with the boundaries established at First Street (now Lexington) on the north, Fifth (now Harvard) and south of Sixth (now Colorado) Streets on the south, Central Avenue on the west, and the Childs Tract (part of which is now Chevy Chase Drive) on the east. These boundaries consisted of six blocks north to south and seventeen blocks east to west (with consecutive letters of the alphabet assigned to the streets bounded by Chevy Chase on the east and Central on the west). This neatly executed street grid set the stage for Glendale's subsequent growth and development. The grid pattern continued with various annexations to the original township. Cumberland Heights lies northwest of the 1887 townsite.

In the economic and immigrant boom of the 1880s, trainloads of tourists and new residents arrived from the eastern and mid-western states. A newspaper was established, some farms were subdivided into residential sized lots. Most of the subdivision activity during the nineteenth century remained to the east and south of present day Cumberland Heights.

Leslie C. Brand and the Campbells

The early history of the northwest section of the city owes much to Leslie C. Brand. Born in Missouri in 1859, Brand arrived in Southern California in 1886 at the height of a real estate boom. A co-founder of the Title Guarantee and Trust Company, he became involved with Henry Huntington and other investors who envisioned a network of suburban communities connected to Los Angeles by an interurban transportation system. Typical of these entrepreneurs, Brand invested heavily in real estate in the Glendale, Burbank, and San Fernando areas. Brand worked with the city fathers to develop water, telephone, and transportation infrastructure. He also invested in banks, among them the First National Bank

of Glendale, founded in 1905 in a building that still exists on Brand Boulevard. Brand worked tirelessly to promote his vision for Glendale until his death in 1925.

At the turn of the twentieth century, Brand acquired several hundred acres in the foothills northwest of Glendale. His estate, El Miradero, lies just outside the survey area and is now a city park. East Indian and Islamic in influence, the flamboyant house was designed by Nathaniel Dryden, Brand's brother in law, whose designs were prized by estate owners, such as J. W. Robinson, throughout Southern California. El Miradero had a glass covered swimming pool, a tennis court, a two-story "clubhouse," greenhouses, extensive gardens, and an airfield. The Brands had no children, but entertained frequently. The house passed to the City of Glendale after the death of Brand's wife in the mid-1940s, according to the wishes of Mr. Brand.

Nathaniel Dryden is considered by many as a well-known 'society' architect because of his familial and social relationships with his brother-in-law Leslie Brand, the Campbell family, and others. Originally from Baltimore, he was interested in exploring a variety of architectural concepts and, at times, integrated them all into his designs. In 1901, Leslie Brand, who was particularly influenced by the East Indian Pavilion at the 1893 World Columbian Exposition in Chicago, commissioned his brother-in-law to design and build a duplicate for him on his 2,000-acre country estate in Glendale. "Brand Castle" or "El Miradero" (translated as "vista point" or "grand view") was completed in 1904. The beautiful, but unusual complex has been described as the "Islamic Folly" and "Sarocenic Pleasure Palace" by a number of architectural historians of that period. It is now owned by the City of Glendale and houses the Glendale Brand Arts Library and Cultural Center.

Along with El Miradero, Dryden designed a home for Brand's friend Dan Campbell called "Ard Eevin". Going from an East Indian Pavilion to Ard Eevin's West Indies Plantation design seemed like a natural progression to Dryden. The work on Ard Eevin and El Miradero evolved during the same period and probably shared workers. Dryden designed and built several other homes in Glendale in creative Colonial Revival styles. Later, in Beverly Hills, he created beautiful gardens which surround the mansion he designed for the Robinson family, an unusual landscape for the period. (Both the mansion and the gardens are extant). Dryden Street, in Glendale, was named to honor Dryden's wife and Brand's sister.

It was also during this time that nineteen-year-old Daniel Campbell Sr. emigrated from Ireland to Sacramento and quickly set off to seek his fortune in the goldfields of the Alaskan Klondike. In the Klondike, Campbell met Joe Brand, younger brother of Leslie Brand, and it was there that Joe inspired him with the idea that 'there was a land of golden opportunity' in Southern California. Leslie Brand had already been successful in transportation and real estate development, partnering with Henry Huntington in the establishment of interurban rail lines. Dan's brothers, Arthur and James, came to help him dig for potential new strikes. The brothers "struck gold" and eventually sold their lucrative claims to the Cudahy family's syndicate in Chicago. Later, Dan Campbell visited Los Angeles and stayed for a period with the Leslie C. Brand family in the Angelino Heights area. Brand liked the enterprising young man and persuaded Dan to purchase fifty-or-so acres adjoining his property in the foothills of Glendale.

In 1900, Dan Campbell married Margaret McPeak in Ireland. They returned to Los Angeles and continued their friendship with the Brands, and bought twenty-five acres of Brand's

property in northwest Glendale to build a home. The home, wrote Mrs. Campbell's father to a friend, "is being built on an orange ranch. It is at the foot of lofty mountains overlooking a vast and fertile plain. It is also an entirely frostless region."

Arthur Campbell joined his brother, acquiring property east of today's Highland Avenue. Arthur, too, farmed the land until he and Dan subdivided their holdings in 1923. He married Margaret Campbell's sister, Nellie, in 1908. "The bride wore a wreath of 'Ard Eevin' orange blossoms from Dan's ranch." Both Dan and Arthur worked for Brand, Arthur managing his utility companies, and Dan managing the First National Bank. Like Brand, both began acquiring Glendale real estate.

Dan Campbell constructed an elaborate two-story residence on the property in 1903. He named it Ard Eevin, which is thought to be an Irish name meaning "delightful peak." Designed by architect Nathaniel Dryden, Ard Eevin complimented El Miradero, completed a year later on Brand's estate located at the top of Grand View Road just to the west. Both of these grand residences were among several "country estates" constructed in the otherwise rural foothills of the Verdugo mountains. Such residences characterized housing development in the outskirts of Glendale at the turn of the twentieth century. For their wealthy owners, the country estate represented a level of prestige and sophistication not obtained by most persons, and afforded physical separation and escape from the rapid urbanization of nearby communities. Today, Ard Eevin, Campbell's residence, remains the central property in the Cumberland Heights neighborhood. It was the first home in the survey area, and its construction begins the period of significance for the neighborhood.

The home was completed on February 4, 1903 in what is referred to in the contemporary literature as the "West Indies Plantation" style. The home's eclectic design incorporates elements from a variety of styles. The most notable of these are elements the American Colonial Revival style and some transitional, early Craftsman characteristics. The residence's Revival style influences are evidenced by its center-pitched roofline, half-round veranda, impressive portico columns, second-level balustrade, and interior details. Craftsman inspired features are likewise present in the interiors and on the rear exterior of the structure.

Continuous ownership of Ard Eevin by the Campbell family and public ownership of El Miradero combine to preserve these important physical examples of foothill estates. Editorials of the day and Campbell family recollections subsequently printed in the Glendale News Press describe life at Ard Eevin and its surroundings.

In 1905, the Glendale News Press wrote:

Through the courtesy of Mr. Dan Campbell the editor of this paper was permitted a sight of the grandeur of the matchless beauties of the San Fernando and Glendale valleys on Tuesday last. This view was obtained from the veranda of "Ard-Eevin," Mr. Campbell's beautiful foothill home. . . "Ard-Eevin" (beautiful heights) was built by its present owner some three years ago and he chose a home site upon a point of land that extends out from the foothills between two small canyons. . . The house is of two stories, has nine large rooms all plastered and superbly finished, the ceiling being frescoed. The front of the house is circular. . . the house being built to suit the location, all the rooms looking out upon the valley to the east, south and west. . . But much profit is realized by the owner from cultivating the fertile acres which lie east, south and west of the residence. . . In order to reach this place from Los Angeles one can take the Glendale electric car at Sixth

and Main and ride to the end of the line at North Glendale and then walk or drive a mile west on Kenneth road which will bring them to this picturesque home and most beautiful view point of this wonderful valley. . . While Mr. Campbell's place affords the finest view of the two valleys, still there are many beautiful homes in North Glendale, and it is well worth the time and expense necessary to get a sight of these homes and the grand view to be obtained of the valleys from this location. We predict the coming winter will bring many sightseers and homeseekers to this most favored spot in beautiful San Fernando valley.⁵

An old barn, demolished in the 1960s, brought back memories for Dan Campbell, Jr.:

It's 'The Barn' built in 1902 on the 40-acre ranch of the late Dan Campbell Sr. . . The ranch area was bounded by Cumberland Road, Matilija Road on the south and north, Highland and Grandview avenues on the east and west . . . Today 'The Barn,' hidden away in the eight remaining acres back of the Campbell home at 851 W. Mountain St. . . . The entire area in all directions from the ranch was either open space or other neighboring ranches. Houses were few and far apart. . .

The automobile was not yet the major mode of transportation. Paved roads were few and far between each other. . . 'The Barn' was divided into a large hay storage space and a harness room and had three stalls with feed mangers. . . [for horses] hitched to the ranch wagon they brought in many of the supplies from downtown Glendale. As a single rather than as a team, a horse hitched to the single seated buckboard or to the more formal two-seated surrey with fringe on top, served as transportation for our mother, or for the family or for guests, between 'Ard Eevin,' our home, and the end of the street car line on Brand Boulevard, or to downtown Glendale. . .

During the years between 1913 and 1918 Gregorio Camargo came to work as foreman on our ranch. . . He was born in Glendale in 1882 and has lived here all his life except for two brief periods of time. Earlier he was ranch foreman on the Dow ranch, located at the corner of Central Avenue and Kenneth Road. Later he was with the Peter Ferry construction firm. Recently he retired from the service of the County of Los Angeles. Today, he resides at 327 E Maple Street. . . .Guy had complete charge of our ranch. . . .Guy's house on the ranch was my brother's and my hangout. . . .In 1924 the ranch was subdivided into streets and lots. Eventually these were sold and homes constructed which are very much apart of the residential area today.⁶

Early Subdivision 1907- 1912

The Brand and Campbell estates were surrounded by open land, much of it still within the Hunter Tract. One of the first subdivisions of this land in the twentieth century occurred in May 1907 when the owners, Title Insurance Company and Mary Z. Valentine, re-subdivided a portion of the Hunter Subdivision, which encompassed the majority of property south of Cumberland Road. The survey maps for this tract record the naming of Kenneth and Grand View Roads at this time, both formerly referred to as "county roads." Another portion of the Hunter Subdivision was similarly platted in 1912 by owners W. H. Richard, Alexander Mitchell, and H. Cardell. Mitchell, in particular, is noted by one account as being an "active

⁵ Glendale News Press, 27 October 1905.

⁶ Glendale News-Press, circa 1963.

Exhibit 4. Description of Architectural Styles

dealer in real estate” in the vicinity of Cumberland Heights. Lots at this time were one to two acres in size. The development of the Hunter Subdivision in relation to the Brand and Campbell property holdings provides a picture of northwest Glendale prior to 1923.

The Fastest Growing City in America (1900-1955)

In 1902, the Glendale Improvement Society embarked on a campaign to advertise Glendale. Under the leadership of Mr. Edgar D. Goode and Dr. D.H. Hunt, the Association sought to encourage new business, attract residents, and above all bring the Los Angeles Interurban railroad to Glendale from Los Angeles. By 1910, the population had risen by 900% to 2,700 and the city slogan became “The Fastest Growing City in America.”

In 1906, the township of Glendale was incorporated as a city. As the population grew in the early years of the twentieth century, residents of Glendale became frustrated with the inability of the County of Los Angeles to provide the necessary improvements for the continued development of the area. The community’s response to the lack of public services and local control was the establishment of a city government. The incorporation effort began in 1904 and was led by the Glendale Improvement Association. The proposed city boundaries were the same as those of the school district. There was some opposition to incorporation, however, particularly in areas such as Verdugo (East Glendale) and Tropico (South Glendale) which had their own identities. As a consequence, the proposed boundaries were reduced to exclude those areas and in 1906 incorporation passed by a 2-to-1 majority.

The primary catalyst for the growth of the city was the establishment of an interurban railroad line connecting Glendale to Los Angeles in 1904. Leslie Brand, the main proponent of the railway in Glendale, had long dreamed of creating a city with a wide tree lined main boulevard like he had seen in Galveston Texas. He made this dream a reality through his partnership with Henry Huntington of the vast Pacific Electric Railroad network. Brand brought the streetcar lines to Glendale using land he owned to the west of Glendale Avenue, what was then the community’s main street. Originating in Los Angeles, the tracks were built up the center of Brand Boulevard and then turned west continuing into the San Fernando Valley to the City of San Fernando. The railway caused Glendale’s business center to shift from Glendale Avenue west to Brand Boulevard, and engendered tremendous population growth and significant commercial and residential development in the areas adjacent to it.

Following the installation of the railway through the 1920s, Brand Boulevard grew into a lively, tree lined, modern commercial and entertainment corridor. Banks, department stores, movie theaters and automobile showrooms appeared. Grand Central Airport and the Southern Pacific train depot connected Glendale to other communities and to the region’s growing film and aviation industries. Religious, civic, and fraternal organizations thrived. With the population increasing from 13,756 in 1920 to 62,736 in 1930, Glendale’s growth and development soon earned it a reputation as a pleasant foothill community.

The Real Estate Boom of the 1920s

Glendale’s dramatic population increase and rapid growth spurred the development of many new residential neighborhoods on the outskirts of town. The citrus orchards, vineyards, and country estates that had once characterized the foothill and valley lands of the northwest were further subdivided.

Glendale was promoted as a bedroom community to Los Angeles with its own commercial, civic and cultural institutions. Real estate entrepreneurs capitalized on the desire for home ownership and developed expansive residential subdivisions. The type, size, and style of these subdivisions varied greatly over time and from neighborhood to neighborhood. Several prominent real estate firms greatly contributed to these trends, including the Charles E. Stanley & Company, J. F. Simmons, and the firm of Homer & Campbell, among others. The latter, organized by Dan and Arthur Campbell, became one of the most successful firms of its kind, accumulating a record of over \$200,000 in sales in the Glendale area.

The Cumberland Heights neighborhood developed in a manner shared with other residential neighborhoods in the area. From 1910s through the 1920s, portions of the former estates of Brand, Dan and Arthur Campbell, and others were subdivided, re-platted, and sold to a wide range of developers and individual homeowners.

Residential construction in the Cumberland Heights neighborhood remained sparse until the 1920s. One hundred ninety seven structures remain from this period, one of which was relocated to the area and substantially remodeled in 1925. In addition to Ard Eevin, the Thompson/Armstrong/Lewis home at 1700 Grandview, is an example of this period. However, between 1922 and 1926, the neighborhood was subdivided by more than a dozen housing tracts ranging in size from a few lots to entire blocks. Development of the neighborhood's vacant residential lots was continuous for the next three decades. Consistent with the practice of the day, these lots were developed on an individual basis, in styles often chosen by their owners.

In September of 1923, Dan and Arthur Campbell announced the sale of Campbell Heights, a portion of their holdings primarily south and west of Ard Eevin and Arthur's home at 1720 Highland. The previous February, Arthur offered "Hillcrest," lots with an "unobstructed view of Glendale, and all improvements waiting for the houses for \$2150" saying that this new offering had 72' x 203' lots on Virginia Road.⁷ Dan Campbell subdivided ten acres in April, calling his property "one of the most exclusive residential tracts in Glendale."⁸

Campbell Heights was touted as the "ideal homesite;" ninety-two choice lots (at a minimum 58' x 160') in a section of winding streets. Noting that E. C. Courtney, a capitalist from Chicago, Mr. and Mrs. A. J. Hayes, E. G. McCally, Mrs. Mary Elizabeth Lilly of Hollywood, Mr. and Mrs. George Robinson of Long Beach, and Glendale resident H. Blumenthal were among the tracts first buyers, Arthur Campbell said, "In short, practically everyone who visits the tract buys, and the remarkable thing about it is they buy not to hold but to build . . . Campbell Heights will not last long. It is going too fast." A reporter found the:

*"development there to be exceedingly rapid, with street work practically all in and houses of the larger type going up on all hands. The view, particularly is fine. There is nothing to break the long, beautiful panorama that spreads from east to west, and that unfolds southward clear to the sea, a world of grandeur that it would be difficult to duplicate anywhere. Surely here one might build the house of his dreams."*⁹

⁷ Glendale News Press, 24 February 1923.

⁸ Glendale News Press, 26 April 1923.

⁹ Glendale News Press, 29 September 1923.

With 487 listed real estate brokers in the city, competition was fierce. The brokers held an annual “Own Your Own Home Week” to assist prospective buyers. “Some of the choicest foothill property, which was considered inaccessible twelve to fifteen years ago, has been brought into development by boulevards and motorcars.”¹⁰ As his father and uncle were subdividing their holdings, Dan Campbell Jr. began his business career after graduation from Stanford by establishing a Ford automobile dealership with two partners. Daniel Sr. opened a new bank, and the Campbells continued to entertain, sit on civic boards, plant trees on Brand Boulevard, and serve as active dealers in real estate.

Brand and the Campbell family were joined by the C. W. Ingledue Company, the Crawfords, and others. The development pattern of Tract #6664, a re-subdivision of the earlier Hunter and Jones and Valentine holdings, was typical of many developments in the area. As originally platted, Tract #6664 comprised the 1500 and 1600 blocks of the east side of Cleveland and both sides of Idlewood, and was bordered on the north by the southern block face of Cumberland (between 922 and 1880 Cumberland) and bounded on the south by the north block face of Kenneth (between 901 and 933 Kenneth). Subdivided in December of 1924, the tract originally contained sixty-four lots, most of which were quickly developed. Of these, less than ten lots remained vacant into the 1940s. Built primarily in the Spanish Colonial Revival and other period revival styles, the 1500 and 1600 blocks of Cleveland and Idlewood had several owner/builders who owned more than one property. Active in the area were investor E. G. Manning, the Lehigh Investment Company, Seth J. Rice, contractor O’Neal and Son, Antonio Farinacci, Earl S. Hook, and M. E. Valentine.

The area attracted prominent members of the community. Among them were Dr. L. E. Eames, who relocated and reconfigured a sprawling home to 1631 Ben Lomond in 1925; Dr. Norman C Paine, who commissioned James Bolen to design his elegant Spanish Colonial Revival home in 1932; baseball legends Casey Stengel and Babe Herman, whose homes at 1663 Grandview and 1622 Highland were built in 1924 for J. W. Lawson (Ms. Stengel’s father) and 1931; and Robert Jensen (1770 Grandview) of the Jensen theatrical and entertainment family.

Development Trends through World War II

The greatest number of homes were constructed in 1925 (60), followed by 47 in 1926. These two years alone account for 21.3% of the building stock. Other years of high construction activity include 1927 (23), 1930 (24), 1936 (20), 1940 (21), and 1948 (17).

Period of Development	Properties by Percentage
Prior to 1920	1.2%
1920 to 1945	77.5%
1946 to 1955	13.9%
After 1955	7.4%

¹⁰ Los Angeles Times, 21 March 1922.

Four out of five parcels in the survey area were developed prior to World War II, providing continuity in style, setback, and planning of the neighborhood of Cumberland Heights. The 1600 block of Highland, for example, is lined with a cohesive mixture of Mediterranean, Spanish Colonial Revival, and Monterey Revival style residences. Much of the property on the north side of Mountain between El Miradero and Ard Eevin, however, was not developed until after the Second World War. Stone Lane, in the southwest corner of the survey area, appears to have remained vacant as well.

Southern California Post World War II Boom 1946-1955

After World War II, California and Southern California in particular experienced a large growth in population as former military men and their wives chose southern California as an ideal place to settle and establish families. This new population, along with pent-up demand from the Depression and war years, created the need for housing to be rapidly built which resulted in widespread suburbanization across California. Although Glendale had experienced its suburban boom in the 1920s, there was great pressure in this era to construct more housing on remaining parcels of land and in newly incorporated, undeveloped area of the city. Oral histories collected in Glendale between 1993 and 2004 shows a theme of women moving to Glendale after WWII when their husbands were stationed in Southern California. Post WWII population pressures resulted in the infill development on the remaining parcels in Cumberland Heights that completed full build out of the suburban neighborhood that had started in 1923. In 1955, with a population of nearly a million, Los Angeles was the biggest city in the West. Glendale had also grown tremendously in this post war period, but not as rapidly as in its earlier development period. The survey data in this Report shows that 14% of the survey area properties were built between 1945 and 1955. Although the post WW II boom continued into the 1960s in Southern California, it ended within the Cumberland Heights neighborhood by 1955 when the area was almost completely built out, and as such ends the period of significance for the neighborhood.

ARCHITECTURAL CHARACTER

A Community of Homes

The Cumberland Heights survey area is a neighborhood of single family residences, developed from the turn of the twentieth century through the postwar era, with a vast majority of its building stock constructed in period revivals styles between 1922 and 1940. Because of this long history of development, the neighborhood has evolved a diverse architectural character. Changes in culture, population, and popular tastes are represented in the neighborhood's existing collection of varying architectural styles.

The neighborhood's oldest homes were designed in exotic mixes of Victorian, Revival, and transitional architectural styles at the turn of the twentieth century. The most prominent of these is the former Campbell residence, Ard Eevin, completed on February 4, 1903 and designed by architect Nathaniel Dryden in what has been called the "West Indies Plantation" style. The residence incorporates elements of the American Colonial Revival style, including its impressive portico columns, second-level balustrade, and interior details, as well as transitional, early Craftsman features on both the interior and exterior.

Many of the residences in the Cumberland Heights neighborhood were built in variations of the American Colonial Revival or Period Revival styles that rose in popularity in Southern California during the first half of the twentieth century. Between the turn of the century and the First World War, a few Craftsman style bungalows were also constructed in the neighborhood. However, unlike other areas of the city, the slow development of the neighborhood during this period limited the number of bungalows being constructed. Very few are extant.

The Craftsman style was eclipsed after the First World War by the American Colonial Revival and Period Revival styles that are found throughout the neighborhood, particularly those of Spanish and Mediterranean origin. The Spanish Colonial Revival style became the dominant architectural mode in Southern California during the 1920s. Consequently, many examples of the Spanish Colonial Revival style and its Mediterranean counterparts exist. The American Colonial Revival style, similarly popularized during the 1920s and 30s, was created from a combination of early styles used by seventeenth and eighteenth century colonists on the East Coast.

Spanish Colonial Revival, Mediterranean Revival, and Monterey Revival are the predominant architectural styles in Cumberland Heights, although there are fine examples of many others. Period Revival styles, including the American Colonial Revival, English and Tudor Revival, and French Eclectic styles were very popular during the 1920s building boom and comprise approximately 22.1% of the extent stock in Cumberland Heights. Approximately 21.5% of the residences in the area are Minimal Traditional in style, constructed between 1935 and 1952. The most prevalent architectural styles of the Cumberland Heights development period are described below:

Mediterranean Revival and Spanish Colonial Revival

The most prevalent architectural style in the Cumberland Heights neighborhood is Spanish Colonial Revival style, which is sometimes referred to as Spanish Eclectic. Especially popular from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. The style first received wide attention at the 1915 Panama-California Exposition in San Diego and through the designs of the well-known architect Bertram Grosvenor Goodhue. Well suited to Southern California's hot dry climate, the style's exotic appearance, attractive use of colors, and sense of historical depth appealed to many area residents in the 1920s, particularly those relocating to the region from other locales across the country.

The Spanish Colonial Revival style, as expressed in Cumberland Heights, is characterized by stucco exteriors and red tile roofing. Arched and parabolic openings and windows are quite prevalent. More elaborate examples incorporate rejas and grilles of wood, wrought iron, or plaster, while there is extensive use of hand-made patinated barrel tile, terra cotta and decorative tile, as well as integral balconies and patios. Asymmetrical massing typically includes features such as stair towers, square and round towers, projecting planes defined by corbelling, a variety of window shapes and types, and multiple rooflines. During the Period Revival building boom, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, North Africa, and the Middle East. The result was an endless variation on stucco and tile themes and eclectic renditions of the Spanish revival style.

Monterey Revival Style

Several houses in Cumberland Heights were built in the California Monterey Revival style, popular during the 1920s up to 1940. This style blends Spanish Eclectic and Colonial Revival Styles. The most prominent defining feature setting this style apart from its Spanish Colonial relative is the cantilevered second-story balcony covered by the principal roof. The style is characterized by having two stories and rectangular or L-shaped plan, with a low-pitched gabled roof. The roof may be tiled or covered with wooden shingles. It is typified with stucco exterior walls (smooth texture on flat or modulating surface), paired multi-pane casement windows and French doors, wood columns, brackets and braces, and exposed beams with Spanish details. The front door is often recessed with English Colonial details.

English Tudor Revival Style

Approximately twenty percent of the structures in the Cumberland Heights neighborhood are English and Tudor Revival styles built in the 1920s and 1930s. The medieval traditions of English architecture, especially those of the countryside, were enthusiastically explored in these styles. Sometimes a house with steeply pitched, offset gables, and a smooth stucco exterior, achieved a high degree of fantasy, quaintness and charm. A favorite characteristic was the incorporation of false half-timbering reminiscent of the Tudor era. Also associated with Tudor styling were leaded glass windows, tall, narrow windows with multiple pane glazing, openings detailed like Gothic arches, chimneys of exaggerated heights, and the use of brick and stone for all or part of the exterior. Several fine examples of Tudor Revival houses exist in Cumberland Heights.

Minimal Traditional

Simple, minimally decorated houses were built in the area as infill in the mid 1930s through the 1950s. The style had its origins in the principles of the modern movement and the requirements of the FHA and other federal programs of the 1930s, which promoted the fundamental characteristics and benefits of the "minimum house." Houses based upon these principles were particularly popular during the postwar housing boom and proliferated in large housing tracts of the 1940s and 1950s. Most represent scaled-down or minimal characteristics that are otherwise consistent with more traditional revival styles. Characteristics of the style include shallow entry porches, and double-hung wood windows with wooden shutters. The exterior wall cladding is typically smooth stucco, though accents of wood lap or stone veneer are common. Some examples of this style even boasted aluminum casement windows, which emerged from wartime technology. This is the first style to directly address the growing importance of the automobile to urban living, especially in the vast expanses of Southern California, with the inclusion of attached garages or carports in their overall design.

Ranch Style

The Ranch style emerged from house designs inspired by the adobe houses of the ranchos and pueblos built in California during the early Spanish and Mexican periods. Many of these designs were popularized through the work of architect Cliff May and the "California Living" lifestyle promoted throughout the western United States by Sunset Magazine in the 1940s and 1950s. Like the Minimal Traditional style, the Ranch style was a common type of infill

housing in older neighborhoods following the end of the Second World War and became the dominant housing type constructed in newer single family residential subdivisions in the 1950s and 1960s. Ranch style structures are characterized by their low, horizontal appearance and one-story configuration. With a wide primary façade and sprawling plan, these homes generally require more generous lots than other forms. Other features of the style include low-pitched hipped or side gable roofs and wood frame windows. A two-stall garage is frequently integrated into the house itself, accentuating its wide primary façade.

EVALUATION

Each evaluated property in the Cumberland Heights survey area has been assigned a California Historical Resource Status Code. These codes are used by the California Office of Historic Preservation to reflect designation in or eligibility for the National Register of Historic Places, the California Register of Historical Resources, or for local listing.¹¹ Most of the single family residences in the Cumberland Heights survey area are classified as contributors to a potential local historic district and have been assigned the status code, “5D3” (*Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation*).

The designation of local historic districts in the City of Glendale is subject to the requirements of Glendale Municipal Code Title 30.25. Under these codes, a “historic district” (or a historic district overlay zone) is defined as a “a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties. Properties must contribute to each other and be unified aesthetically by plan or historical physical development.”¹²

The majority of the Cumberland Heights survey area meets elements A through I as stated in the Glendale Municipal Code Section 30.25.020.

Final Boundary Recommendation

The results of the historic resource survey have resulted in the following boundary recommendation for a locally eligible historic district:

The recommended Cumberland Heights Historic District boundaries encompass the westerly and easterly sides of Grandview Avenue at its western most boundary, the northerly and southerly side of West Mountain Street at its northern most boundary, the westerly and easterly sides of Highland Avenue at its eastern most boundary and the northerly and southerly sides of West Kenneth Road at its southern most boundary. The district also includes six properties on Pleasant View Terrace east of Highland Avenue and two properties fronting on El Miradero Avenue near the intersection of El Miradero and West Mountain Street.

This boundary includes all properties within the survey area excluding:

- Properties fronting on Stone Lane since they were constructed outside the period of significance established for the Project;

¹¹ The established list of state status codes were revised by the California State Office of Historic Preservation in 2003. The most recent revision of these codes, dated December 2003, were used in this survey.

¹² Glendale Municipal Code Title 30.25.