

Rossmoyne Historic Resources Survey

City of Glendale, California

Prepared for:

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

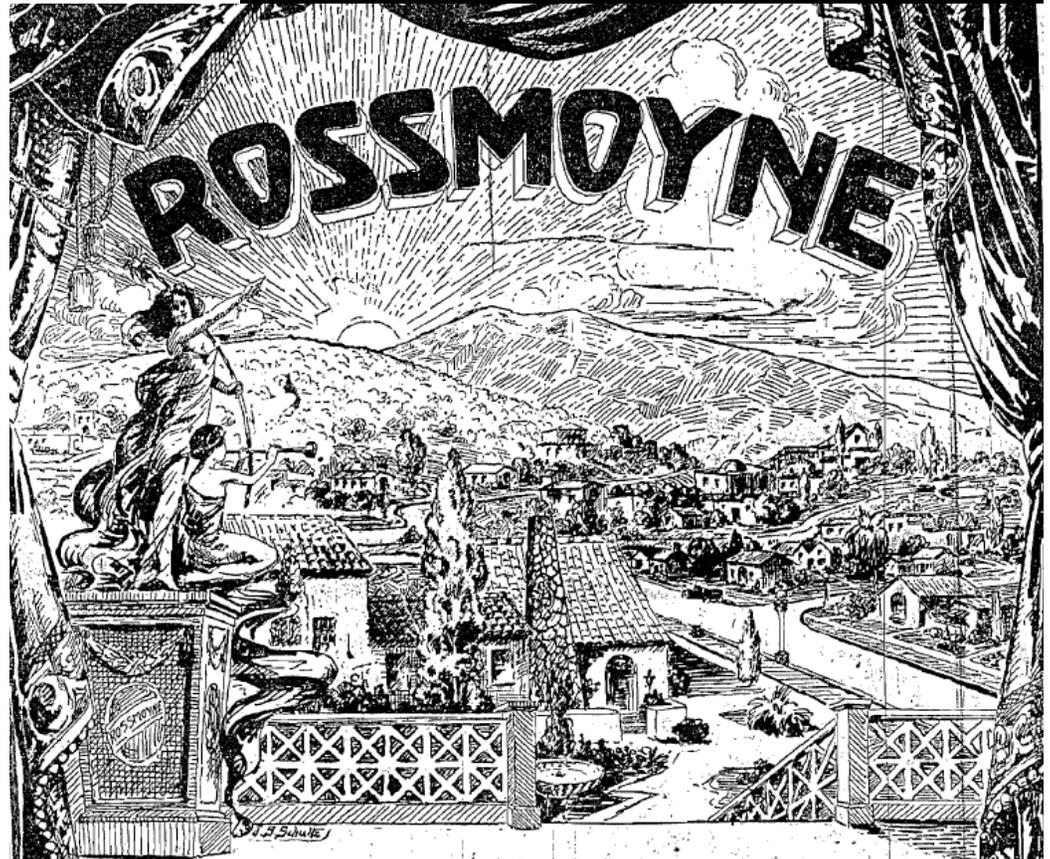
Prepared by:

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Riverside, California 92507

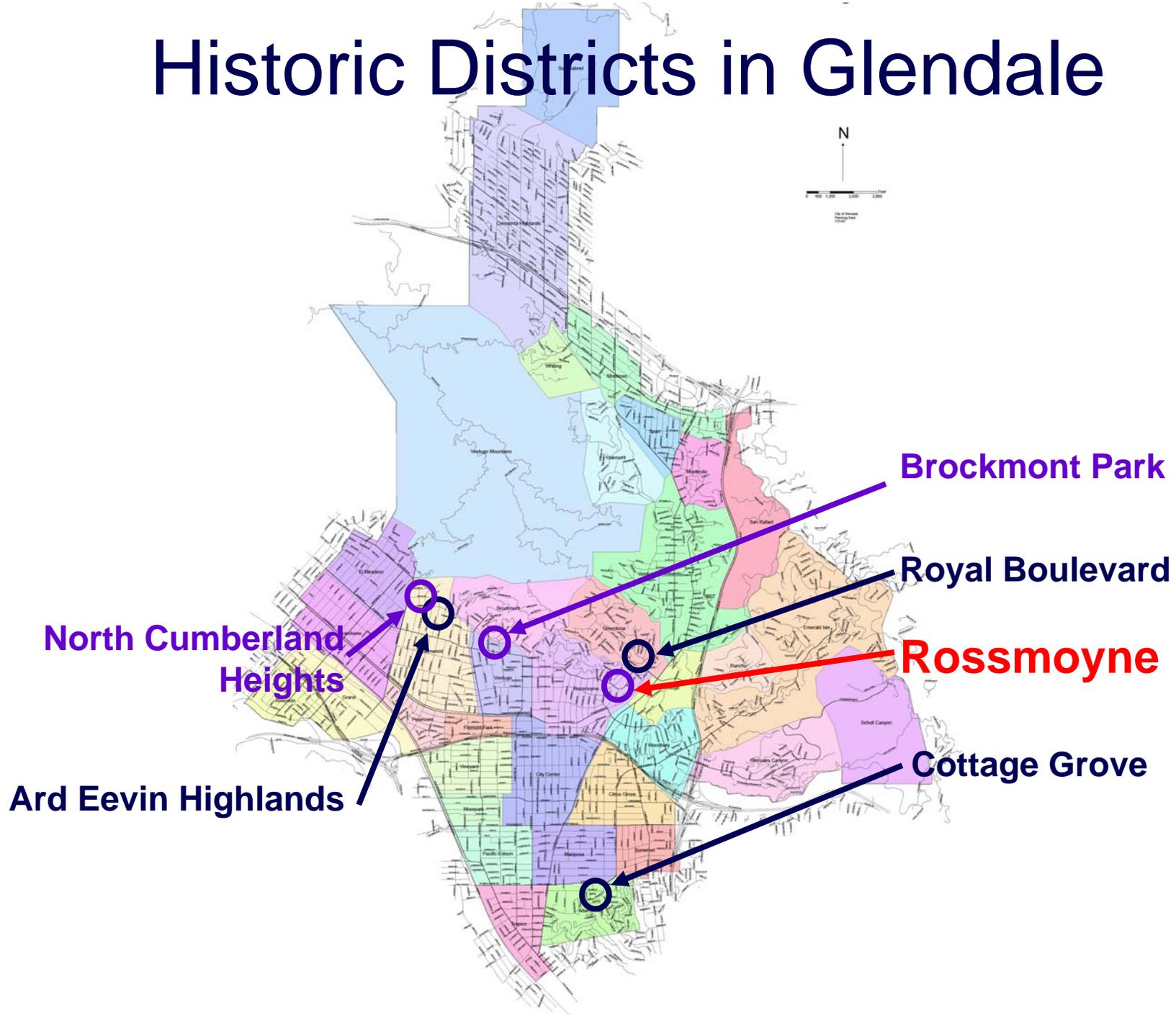
LSA Project No. CGD1101

LSA

September 6, 2011



Historic Districts in Glendale



Rossmoyne Historic Resources Survey

- Identify study area
- Archival research
- Field survey
- Final document consists of:
 - historic context (the story of Rossmoyne)
 - description of physical character of neighborhood and various architectural styles found there
 - evaluation of potential district (does it meet criteria and other requirements of the ordinance)
 - individual survey forms for every property

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www.ci.glendale.ca.us/planning/hphomepage.asp



504 homes in proposed district

ROSSMOYNE

See ROSSMOYNE Sunday

ROSSMOYNE AVENUE, THE FIRST ONE OF OUR CONCRETE STREETS WILL BE OPEN TO THE PUBLIC SUNDAY, NOVEMBER 17TH.

Drive up Glendale Avenue to Monterey Street and follow the new pavement along by the lemon trees on the West side of the street car track. It will lead you into the Heart of ROSSMOYNE.

Note the marvelous surroundings! Every lot set in the midst of a great bearing orange grove. Every home adequately restricted without snobbishness!

Every wide, rounding boulevard to be of solid CONCRETE, studded with ornamental electroliters! Cement walks, curbs, gas, water, etc., all IN and READY for IMMEDIATE building.

Never again will you have an opportunity to buy such lots at such prices!

This is the time for ACTION! What can you gain by delay? Select your lot and we'll arrange the terms to suit.

Drive up Glendale Avenue or Verdugo Road to the ROSSMOYNE Egyptian Temple. You can't miss it!

HADDOCK-NIBLEY CO.

Glendale 3349—878-548
Twining & Myers, Local Agents, 227-A South Brand Boulevard

Owners and Subdividers

DEDICATED TO
Finer Living
ROSSMOYNE
VILLAGE

A community of beautiful homes, wide winding streets, old world charm, and charming neighbors.

ROSSMOYNE VILLAGE



10-31-1925. G.P.P.

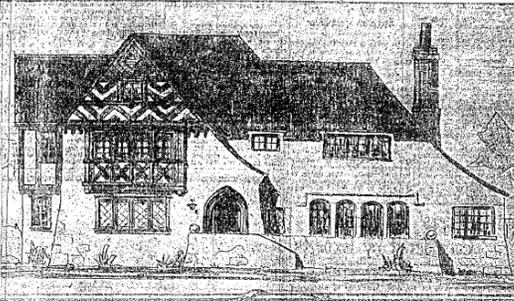
You Can't Argue With Facts!

There Is No Questioning the Reasons Why

ROSSMOYNE

The Superb--California's Choicest Subdivision

Is the Ideal Place to Live



This Typical Old English Home on Beautiful Rossmoyne Drive Built by F. W. Pigg

THE RAPID DEVELOPMENT IN THE BUILDING OF GLENDALE'S FINEST HOMES—PROXIMITY TO THE HEART OF GLENDALE, UNSURPASSED QUALITY OF IMPROVEMENTS, INCLUDING CONCRETE STREETS AND ELABORATE SYSTEM OF ORNAMENTAL STREET LIGHTING

JUSTIFIES ITS MARVELOUS PROGRESS

Splendid Lots Priced from \$2100 up to Exclusive and Pretentious Sites

Remember, Prices Cover All These Improvements of Unusual Refinement

And There Are a Few Wonderful Homes for Sale from \$7500 to \$30,000—Liberal Terms

SURELY, YOURS WILL BE FOUND HERE AMONG THESE MAGNIFICENT ORANGE GROVES OR THE OAKS AND SYCAMORES

Drive Out Today! Drive North on Verdugo Road to Glendale Avenue to Mountain Street.

NIBLEY INVESTMENT COMPANY, Owners

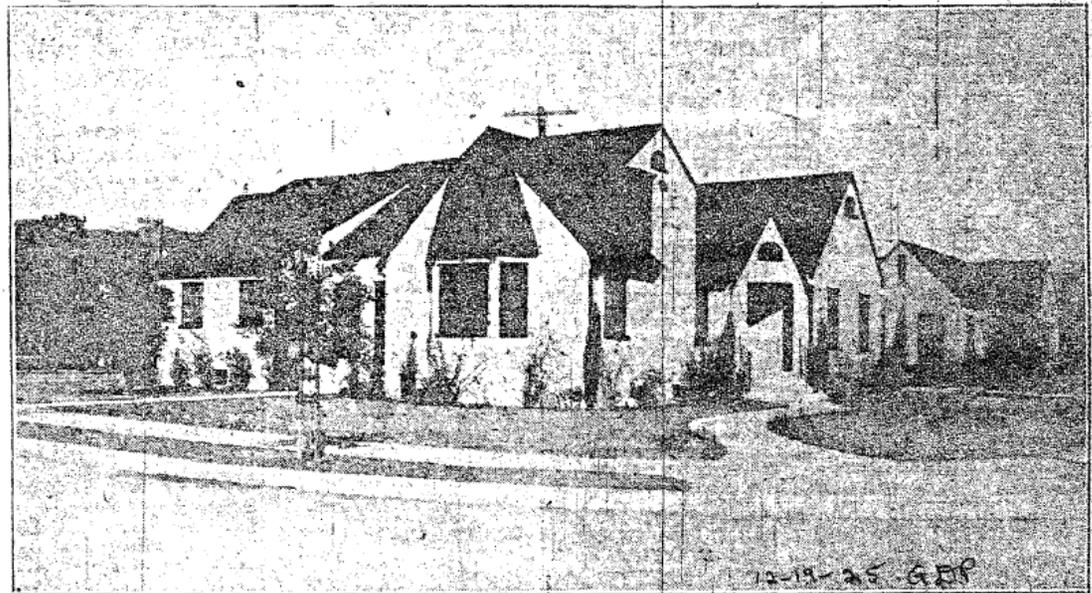
PHONE GLENDALE 5228

Suite 921 Commercial Exchange Building, Los Angeles
EGYPTIAN TEMPLE, 1300 NORTH VERDUGO ROAD, GLENDALE

10-31-25

Glendale - Houses

ONE OF THE BEAUTIFUL HOMES IN ROSSMOYNE



10-19-25 G.P.P.

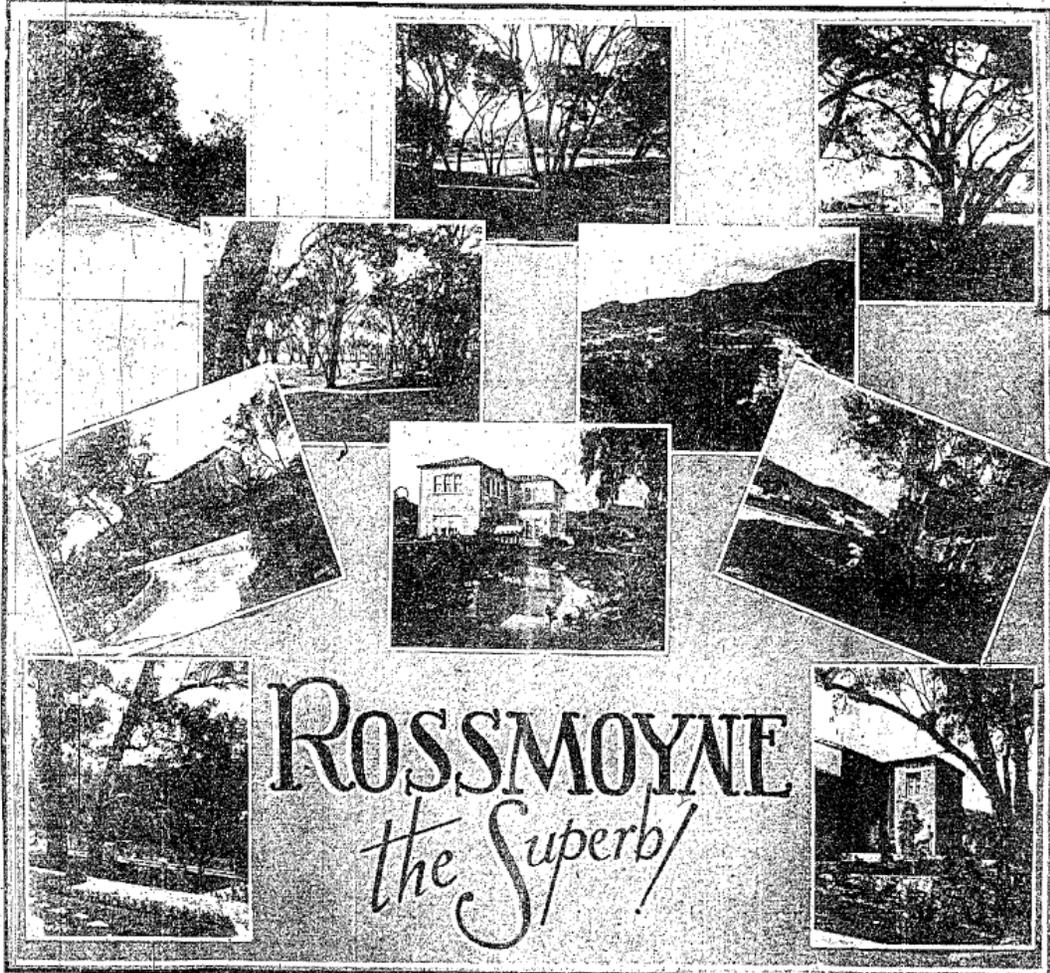
The Glendale Evening News

DEVELOPMENT SECTION

INDUSTRY • BUILDING • SUBDIVISION • REAL ESTATE

GLENDALF, LOS ANGELES COUNTY, CALIFORNIA, SATURDAY, MAY 22, 1926

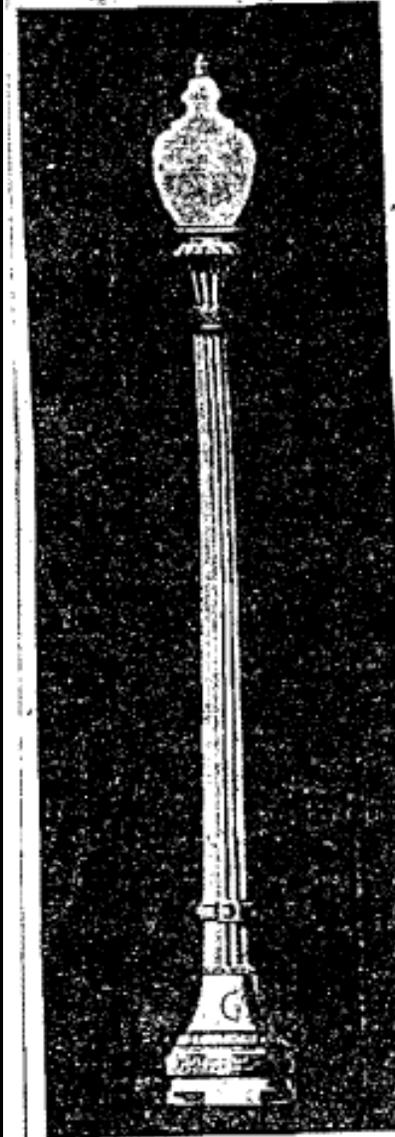
RARE SCENIC BEAUTY FOUND IN ROSSMOYNE

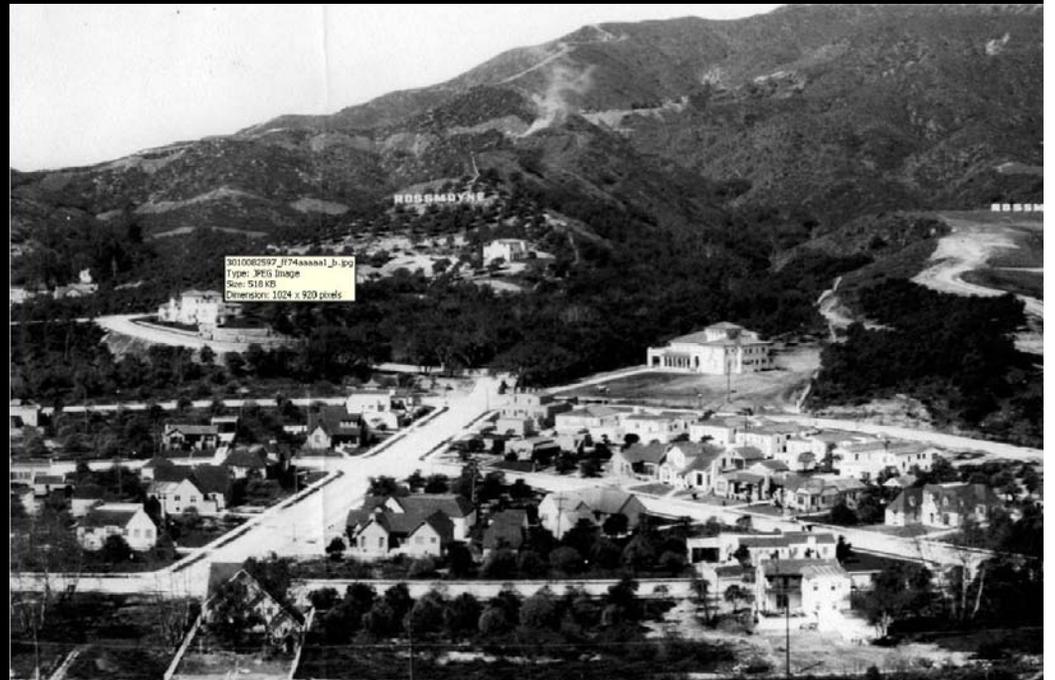
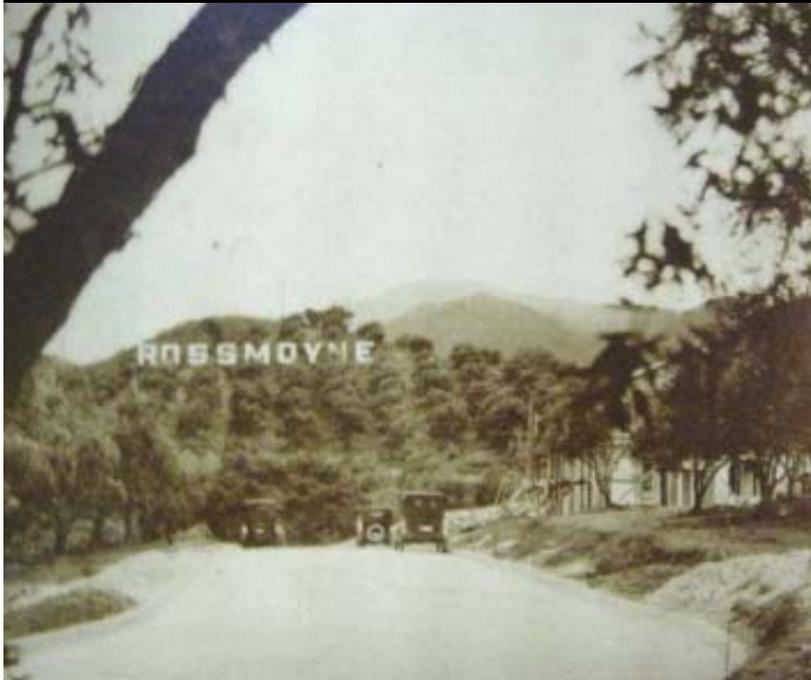


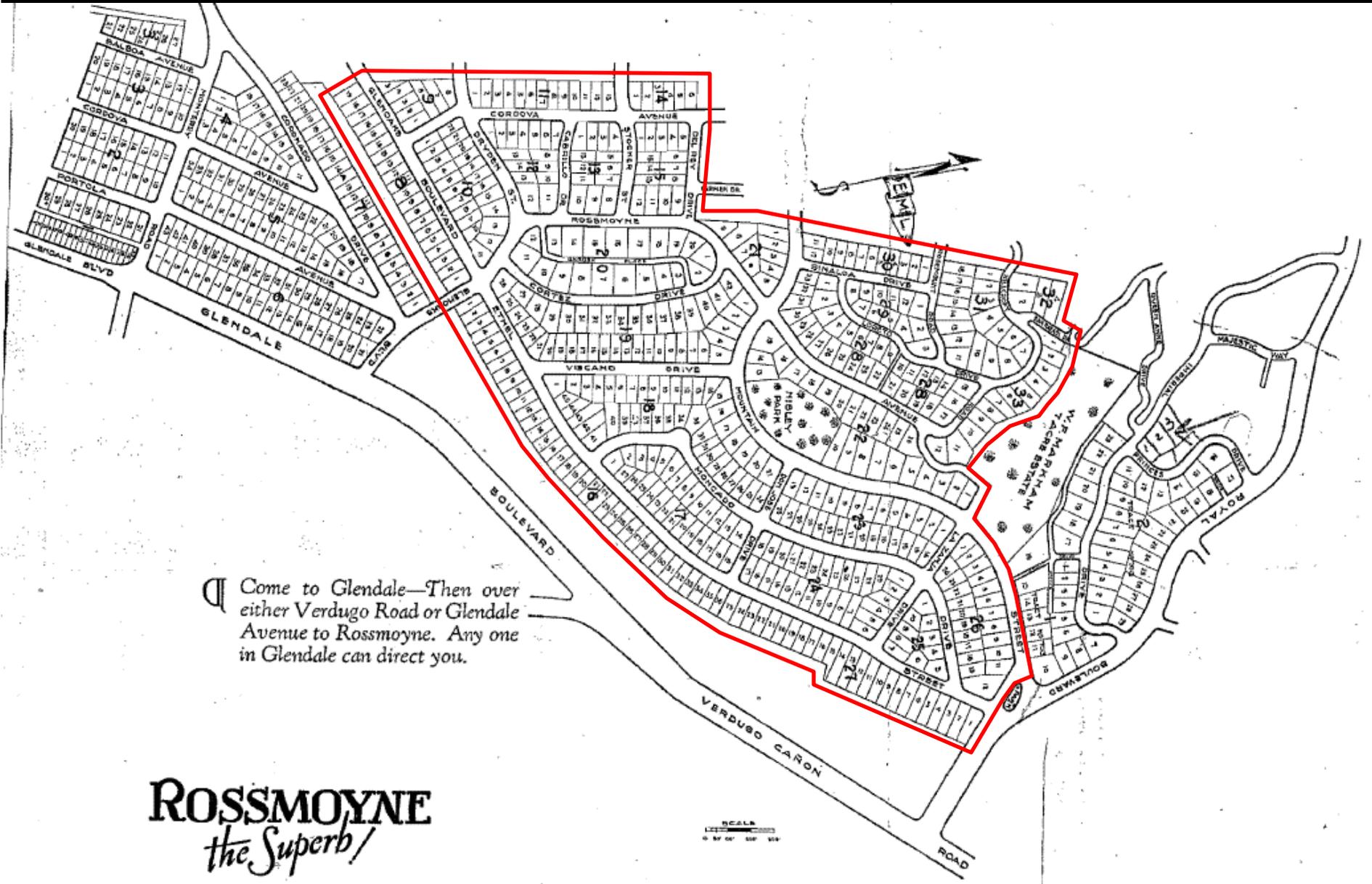
Development of Rossmoyne proceeds and its rolling hills and grassy dales are transformed into settings for handsome homes. It is more and more delightful to resident and visitor. From the moment the boundaries of Rossmoyne are crossed until every section has been inspected from a comfortable seat in an automobile gliding smoothly over the splendid pavements of the district, new discoveries pleasing to the eye are afforded constantly. A few of the unspoiled scenes of attractive nature in Rossmoyne are presented above.

New Lights

Ornamental light standards are now being erected in ROSSMOYNE by the owners, the Nibley Investment Co.



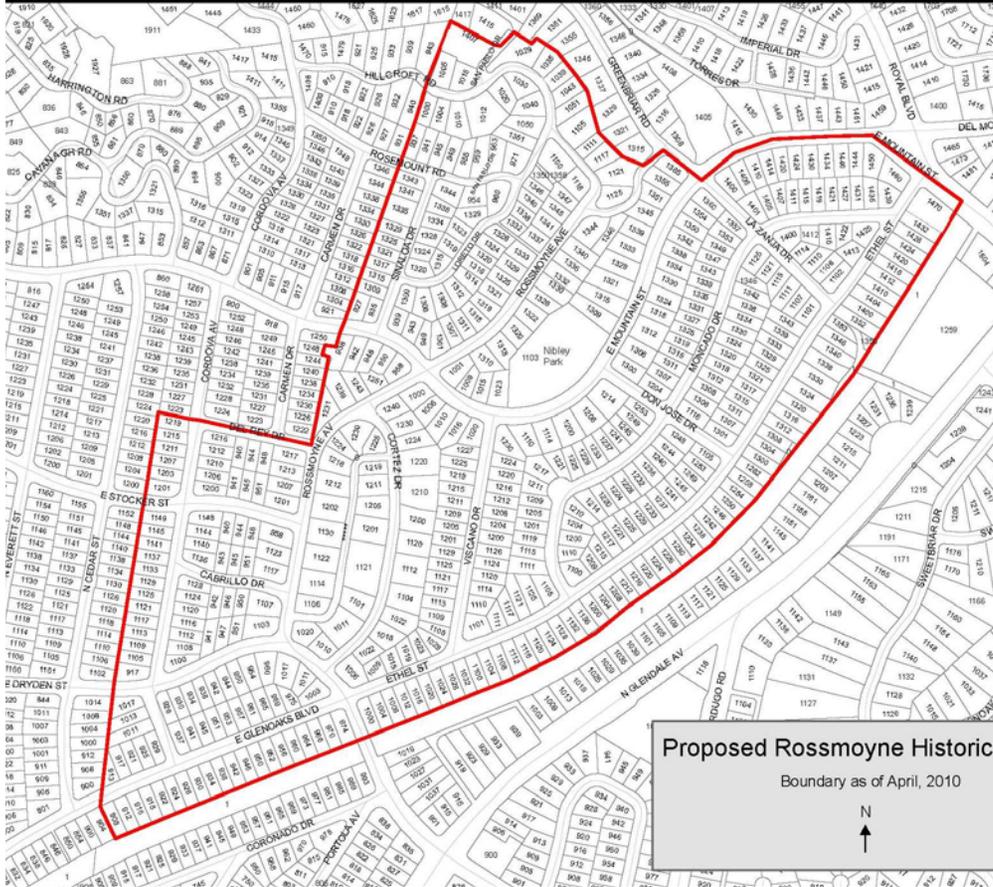




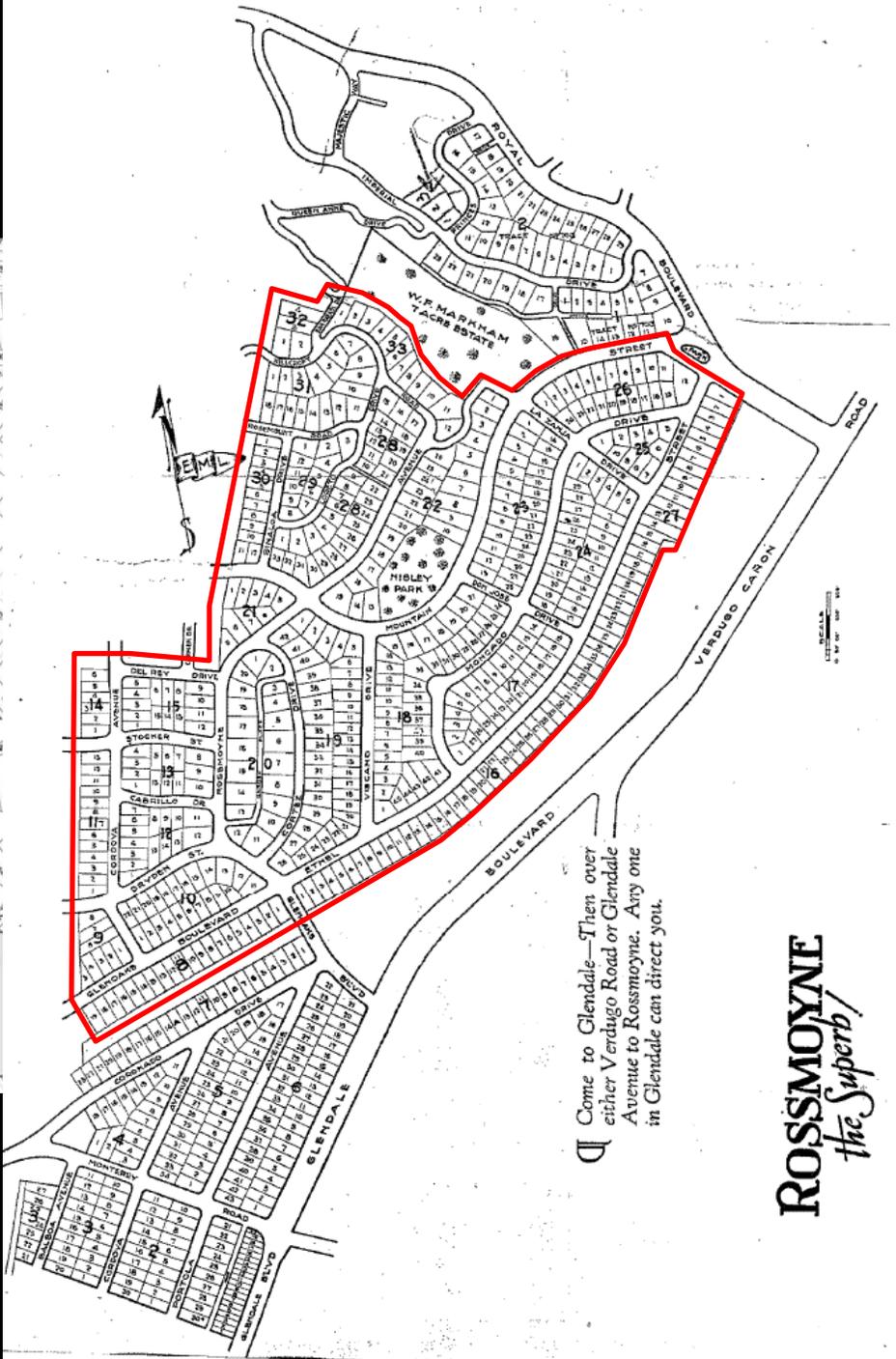
□ Come to Glendale—Then over either Verdugo Road or Glendale Avenue to Rossmoyne. Any one in Glendale can direct you.

ROSSMOYNE
the Superb!

SCALE
0 50 100 150



Proposed Rossmoyne Historic
Boundary as of April, 2010



U Come to Glendale—Then over
either Verdugo Road or Glendale
Avenue to Rossmoyne. Any one
in Glendale can direct you.

ROSSMOYNE
the Superb!

Proposed Rossmoyne Historic District
meets 6 of the criteria for designation:

Criterion A: exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

Criterion B: identified with persons or events significant in local, state, or national history; and

Criterion 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.

**Proposed Rossmoyne Historic District
meets 6 of the criteria for designation:**

Criterion F: embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

Criterion 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.

Criterion H: conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association.

- Period of Significance = 1923 – 1950
- Contributor:
built in POS and retains integrity
- Non-Contributor:
built outside POS or has lost integrity
- 413 homes are “contributors” – 82%
- 91 homes are “non-contributors”
- Ordinance requires that 60% be contributors



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D1

Other Listings: Rosemead Historic District Contributor

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: (Assigned by recorder) 943 CABRILLO DR

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)
*b. USGS 7.5' Quad: Peaslers Date: 1991 San Rafael Land Grant
c. Address: 943 CABRILLO DR City: GLENDALE Zip: 91207
d. UTM (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 564003013

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

| | |
|---|--|
| <p>Architectural Style: Spanish Colonial Revival Siding/Shedding: stucco smooth, all visible sides Roof: cross-gable, low, red tile Finerations: wood, divided-light casement Finerations: wood, focal picture window, arched, wrought iron details Primary Entrance: single door, recessed, concrete stoop Other notable features: cantilever, wooden balconies with wrought iron railings</p> | <p>Plan: irregular No. Stories: 2 Retain integrity: high</p> |
|---|--|

*P3b. Resource Attributes: (List attributes and codes) HP02

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

F5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P6b. Description of photo: (View, date, accession #)
03/07/11

*P8. Date Constructed(Age and Sources: Historic Prehistoric Both
1990
Assessor _____

*P7. Owner and Address:
DELANEY, MICHAEL J CO TR
943 CABRILLO DR
GLENDALE CA 912070000

*P8. Recorded by:
Tanya Sorrell
LSA Associates
1500 Iowa Ave., Suite 200
Riverside, CA 92507

*P8. Date Recorded: 03/07/2011

*P10. Survey Type: (Describe)
Historic District Survey

*P11. Report Citation: (Cite survey report and other sources or enter "none.")
Sorrell, Tanya. Rosemead Historic Resources Survey. Prepared by LSA for the City of Glendale, 2011.

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

California Historical Status Codes

primary codes used

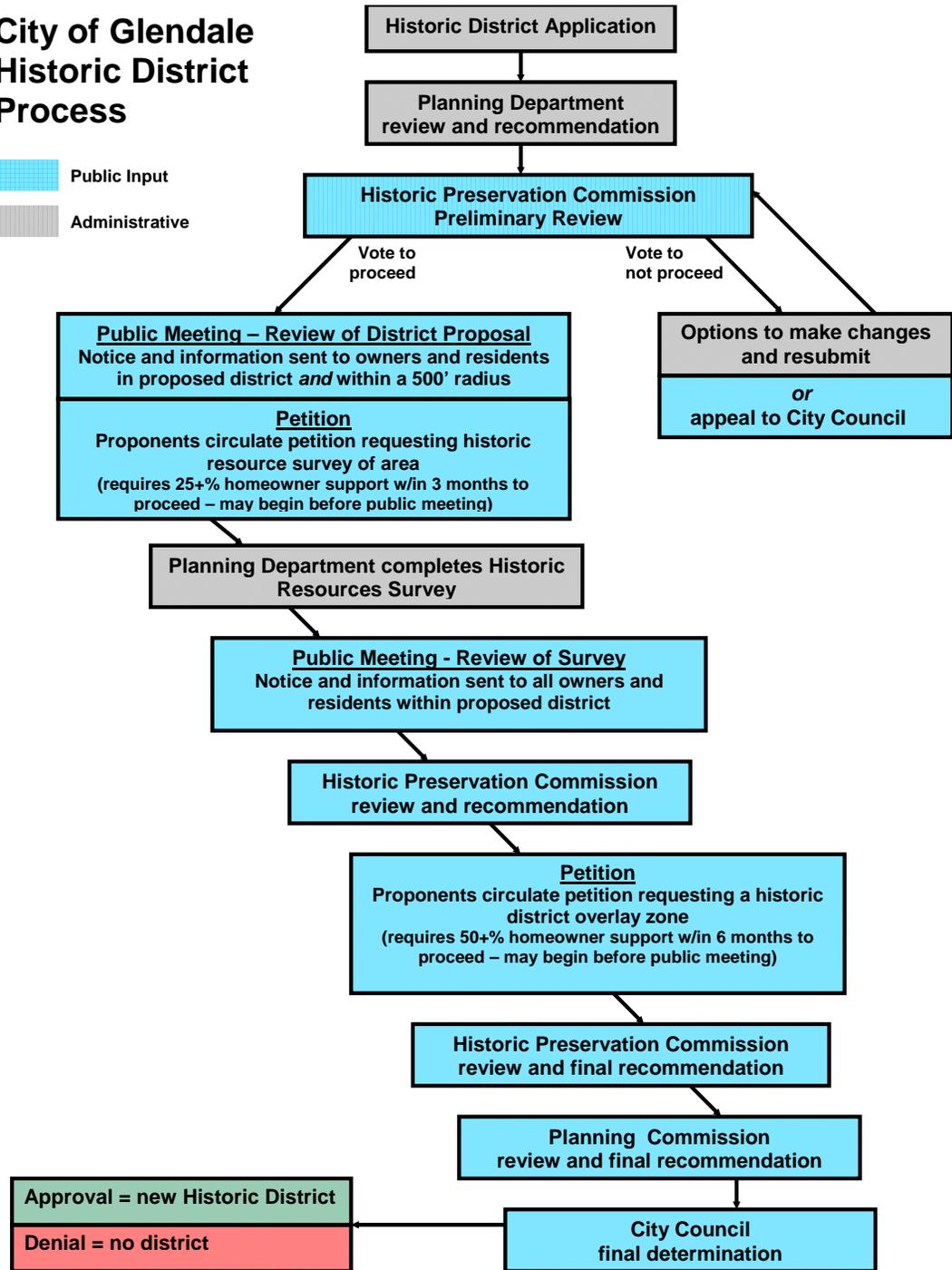
5D1 contributor

6L non-contributor

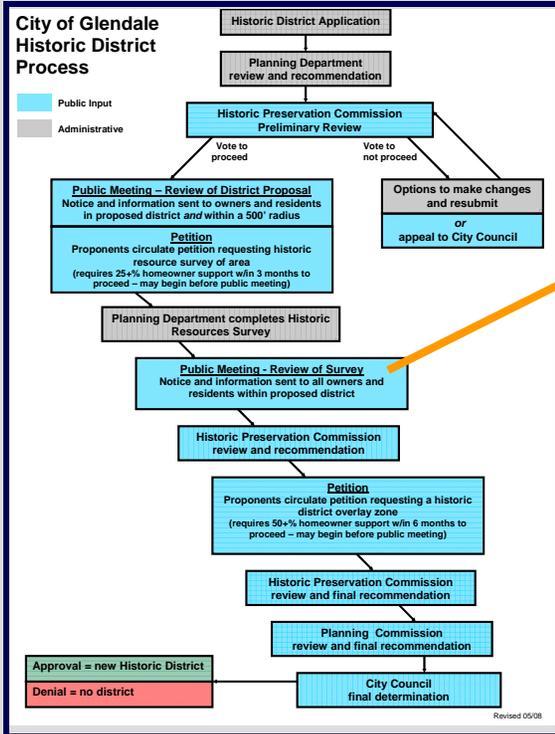
7R not evaluated

City of Glendale Historic District Process

 Public Input
 Administrative



City of Glendale Historic District Process

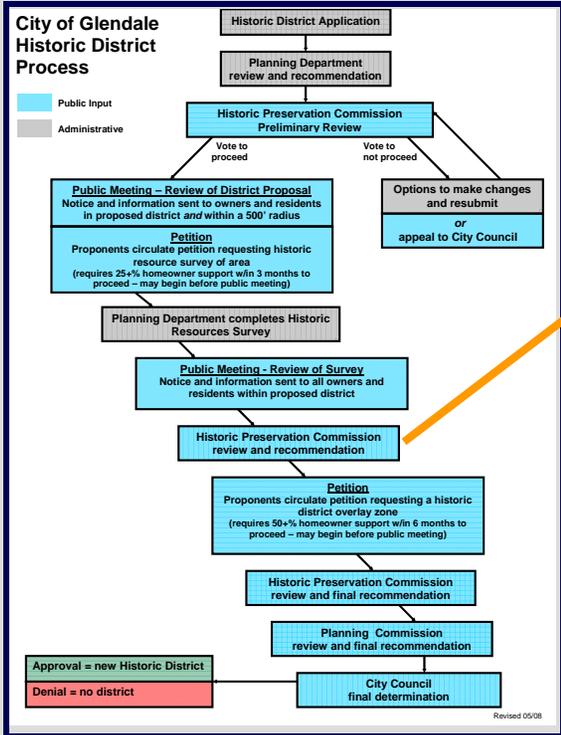


Public Meeting: Review of Survey

Notice and information sent to all owners and residents within proposed district

- Planning Department presentation:
 - a) Overview of historic context
 - b) Explanation of district boundary
 - c) Review of “contributing” and “non-contributing” determination
- Public review of proposed district map (including contributing and non-contributing properties)
- Question and Answer / Public Comment

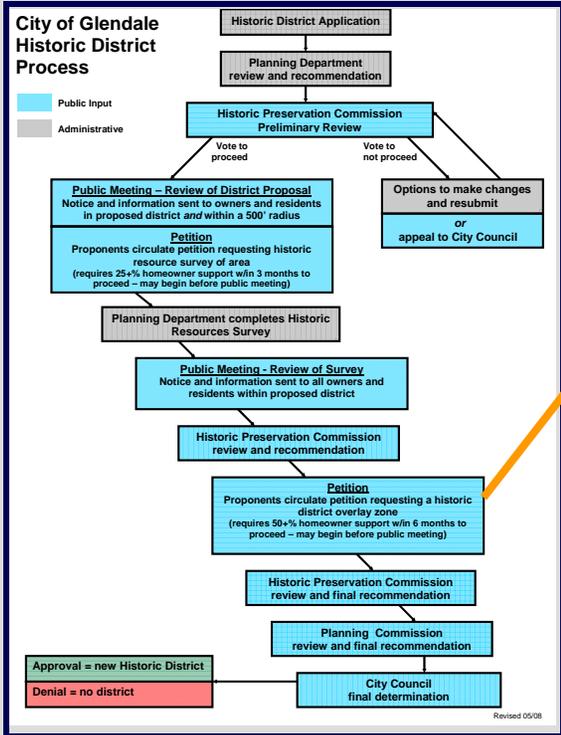
City of Glendale Historic District Process



HPC Meeting
Commission reviews survey

- Commission reviews survey documents to verify that findings conform to City ordinance and survey meets professional standards
- If Commission votes to approve survey, distribution of petition requesting zone change is authorized

City of Glendale Historic District Process

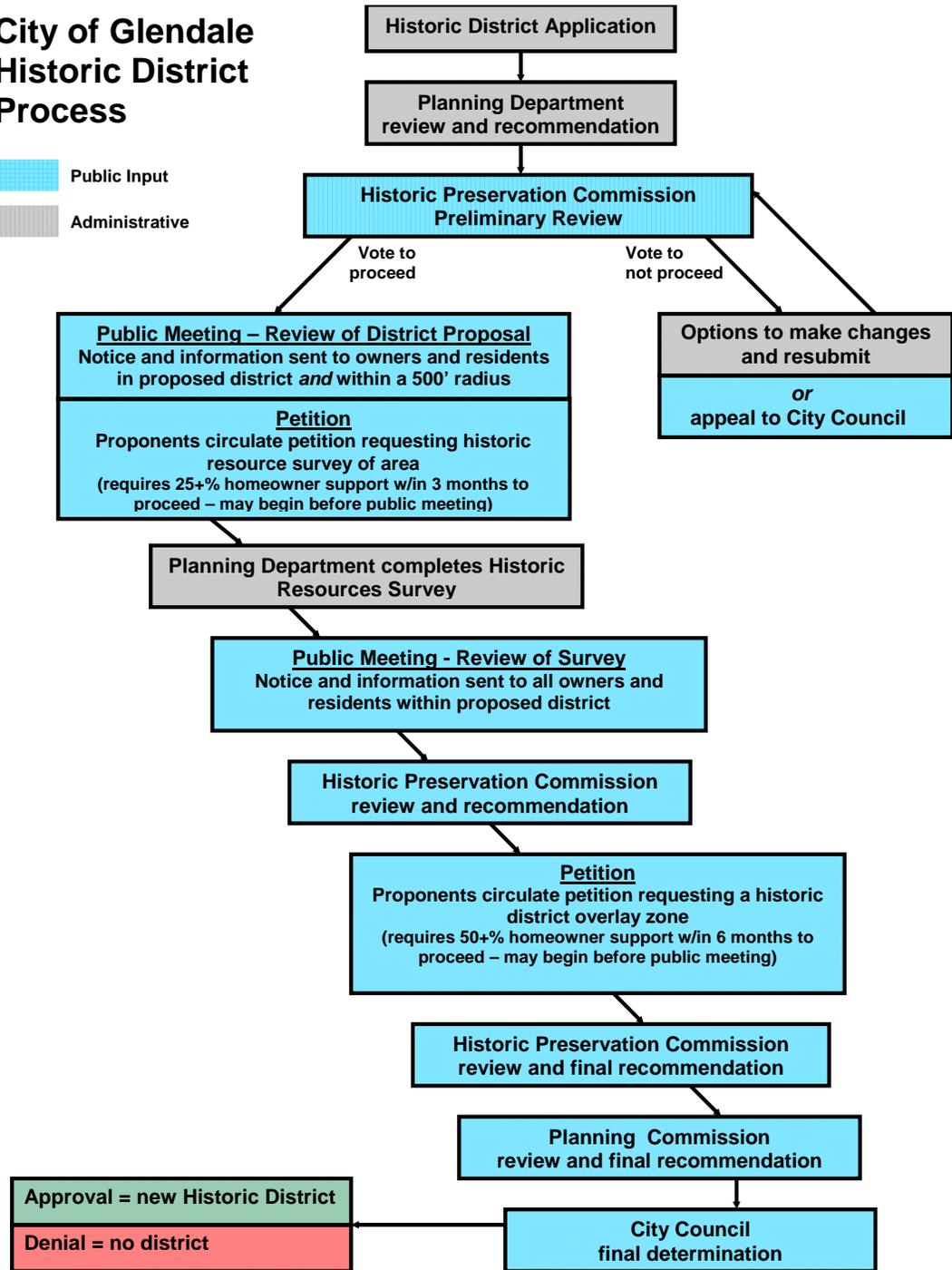


Petition
Proponents circulate petition requesting historic district overlay zone

- Owners of 50% of the properties within proposed district must sign within 6 months of HPC authorization
- When there are multiple owners of one property, each owner must sign
- Deadline may be extended (with good cause) by City Council

City of Glendale Historic District Process

 Public Input
 Administrative





One Final Call! To Rossmoyne, Glendale

THIS is positively the last invitation you will receive to participate in the profits that must inevitably accrue to the men and women of vision who are now taking advantage of our UNIT NUMBER TWO! NEVER AGAIN will you have an opportunity to buy lots such as we are offering at ROSSMOYNE at such prices!

Lots set in the heart of a great orange grove of full-bearing trees; on wide rounding boulevards, studded with ornamental electroliers; with cement walks, curbing; gas and water and all conveniences IN and READY for IMMEDIATE building; with a street car passing the property and all in the MOST DESIRABLE part of Glendale, the "Fastest Growing City in the World"!

Small wonder they are "snapping them up."

CONCRETE streets that will last forever, everything of the highest standard.

ROSSMOYNE is one of the choicest homing-places on earth.

ROSSMOYNE Avenue is now CONCRETED---DRIVE IN SUNDAY!

Go out Glendale Avenue or Verdugo Road to the ROSSMOYNE Egyptian Temple---you can't miss it.

Twining & Myers, Local Agents,
227-A South Brand Blvd.,
Glendale, California.

HADDOCK & NIBLEY

Owners and Subdividers

Glendale 3349

878-548