



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:

July 7, 2010 (revised)

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

Brockmont Park (historic name of subdivision)

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

The proposed boundaries of Brockmont Park Historic District are the parcels associated with the following addresses: 1503-1555 Merriman Road, 300-356 Cumberland Road, 301-339 Lawson Place, 305-345 Kenneth Road (odd numbers only, north side of street), 1500-1605 Valley View Road and 1609-1627 Arbor Drive. Refer to attached Sketch Map (page 5, Figure 3) for approximate boundary lines and keyed resources.

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: Francesca Smith
Address: 324 Lawson Place
Phone: private
Email: private

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

Name: Chester Maxwell
Address: 321 Lawson Place
Phone: private
Email: private

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

Name: Robert Snyder
Address: 329 Lawson Place
Phone: private
Email: private

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

The subject property historic district is a geographically definable area with a concentration of residential properties linked to the Brockmont Park subdivision, with continuity of Period Revival through California Ranch architectural styles, and an established thematic context and inter-relationship that unifies them aesthetically, by historical and physical development. This locally eligible historic district is comprised of 58 contributing resources (90 percent, refer to Sketch Map, page 5) that retain requisite integrity to be recognizable to the district's the period of significance, from 1910 to 1956. It is an established neighborhood of 58 residential properties containing residences and various accessory buildings executed in a variety of related architectural styles with associated features including mature street trees and ornamental streetlight standards.

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

The original tract map, the process used to subdivide real property into smaller lots, was studied to initiate the process (Figure 2). Next, properties in the area were photographed, dates of construction and alterations, as well as each property's integrity was taken into consideration. Integrity is the ability of a property to convey its original appearance. Establishment of the tract included typical suburban improvements: construction of paved streets, curb, gutter and sidewalks (only on Kenneth), fire hydrants, street light standards, introduction of a drainage system, water and sewer service and other infrastructure. All of these elements were considered, the map for Tract No. 9152 was reviewed and the professional judgment of the preparer was exercised, using the Glendale Municipal Code Historic District Overlay Zone Historic District Criteria.

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

- a) **Map of proposed district** See Sketch Map, page 5
- b) **Initial "Historic District Context Statement", to include:**
 - **Development history** Pages 6-10
 - **Relationship of district to Glendale development patterns, events, and persons** Pages 12-14
 - **Periods of significance** Page 17
 - **Profile of historic resource types** Page 19
- c) **A general written description of the architectural styles found within the proposed district**
Pages 20-24
- d) **Photographs representing the architectural styles and features within the proposed district**
Photograph attachment
- 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**
- g) **Any additional material that supports the nomination of a historic district**

7A-1.

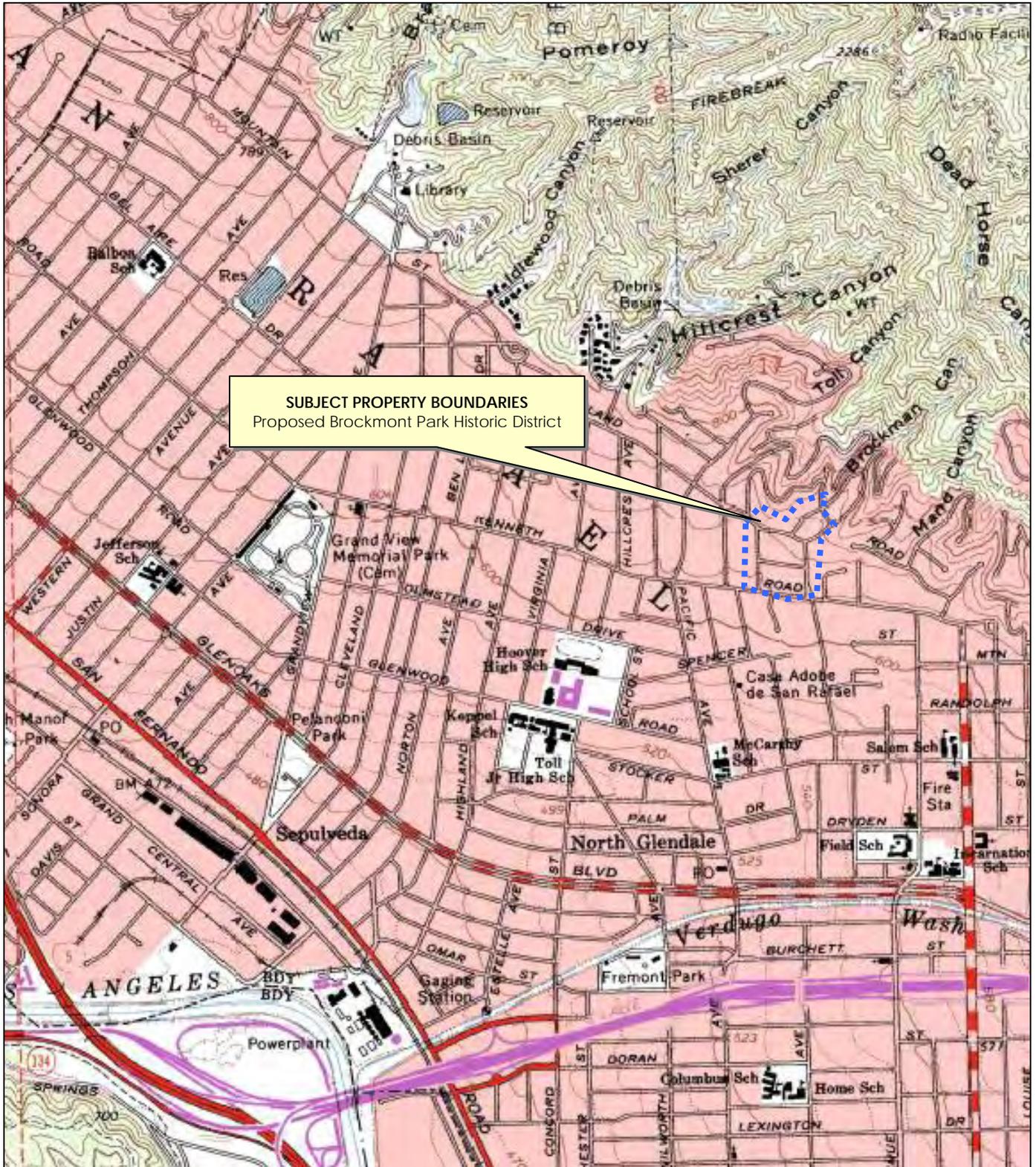


Figure 1: Location Map. Annotated, excerpted USGS Quadrangle Map depicting proposed Brockmont Park Historic District boundaries. Scale 1:24,000, date 1966 (photorevised 1972, minor revision 1994). Source: USGS Quad Burbank, CA.

7A-2.

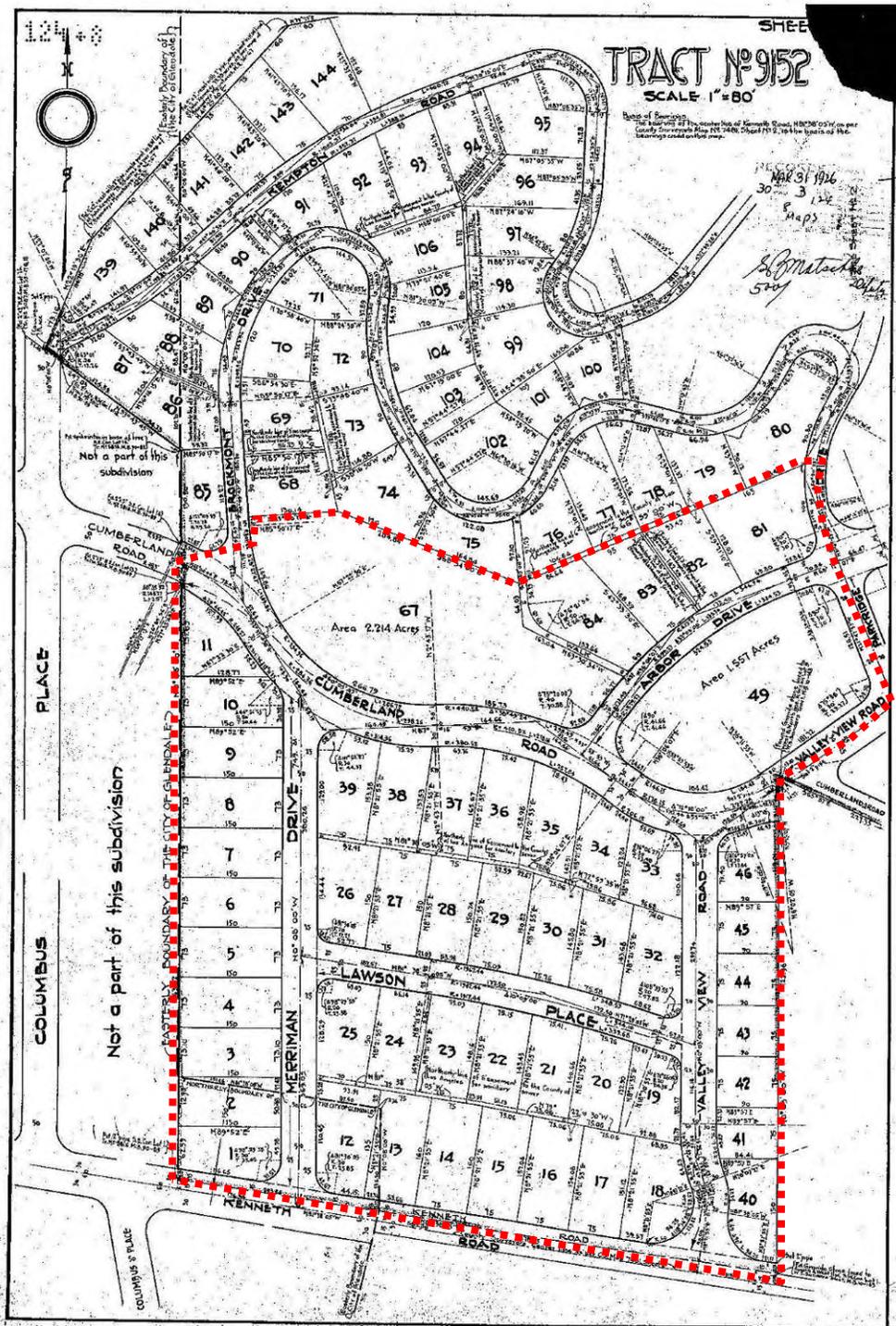
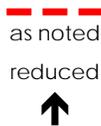


Figure 2: Annotated Tract Number 9152. Source: County of Los Angeles, March 1926.

- KEY
- Proposed Brockmont Park Historic District boundaries
- Street Names
- Scale
- North



ATTACHMENT 7

List of Properties

A complete list of properties in the proposed Brockmont Park Historic District:

<i>Property Number</i>	<i>Street Address</i>	<i>Assessor's Parcel Number</i>	<i>Year(s) Built</i>	<i>Architectural Style</i>	<i>Contributor</i>	<i>Non-Contributor</i>
1	356 Cumberland Rd.	5632-024-025	1928	Spanish Colonial Revival	✓	
2	1555 Merriman Dr.	5632-024-024	1934	Spanish Colonial Revival	✓	
3	1551 Merriman Dr.	5632-024-023	1949	Contemporary		✓
4	1547 Merriman Dr.	5632-024-022	1934	Monterey Revival	✓	
5	1541 Merriman Dr.	5632-024-021	1935	Spanish Colonial Revival	✓	
6	1535 Merriman Dr.	5632-024-020	1950	Minimal Traditional	✓	
7	1529 Merriman Dr.	5632-024-019	1928	Spanish Colonial Revival	✓	
8	1525 Merriman Dr.	5632-024-018	1928	Spanish Colonial Revival	✓	
9	1521 Merriman Dr.	5632-024-017	1930	Spanish Colonial Revival	✓	
10	1515 Merriman Dr.	5632-024-016	1937	French Revival	✓	
11	1509 Merriman Dr.	5632-024-015	1937	Classical Revival	✓	
12	1503 Merriman Dr.	5632-024-014	1952	Minimal Traditional	✓	
13	340 Cumberland Rd.	5632-022-014	1951	Ranch/English Revival	✓	
14	332 Cumberland Rd.	5632-022-013	1936	Spanish Colonial Revival / Streamline Moderne	✓	
15	326 Cumberland Rd.	5632-022-012	1930	Spanish Colonial Revival	✓	
16	314 Cumberland Rd.	5632-022-015	1927	Spanish Colonial Revival	✓	
17	300 Cumberland Rd.	5632-022-009	1951	Ranch	✓	
18	309 Lawson Pl.	5632-022-008	1952	Ranch/English Revival	✓	
19	307 Lawson Pl.	5632-022-007	1929	Spanish Colonial Revival	✓	
20	311 Lawson Pl.	5632-022-006	1936	Classical Revival	✓	
21	321 Lawson Pl.	5632-022-005	1928	Spanish Colonial Revival	✓	
22	325 Lawson Pl.	5632-022-004	1932	Spanish Colonial Revival	✓	
23	329 Lawson Pl.	5632-022-003	1939	English Revival	✓	
24	333 Lawson Pl.	5632-022-002	1929	Spanish Colonial Revival	✓	
25	339 Lawson Pl.	5632-022-001	1936	Classical Revival	✓	
26	338 Lawson Pl.	5632-023-013	1935	Italian Revival	✓	
27	330 Lawson Pl.	5632-023-012	1955	Ranch		✓
28	328 Lawson Pl.	5632-023-011	1952	Ranch	✓	
29	324 Lawson Pl.	5632-023-010	1955	Ranch	✓	
30	320 Lawson Pl.	5632-023-008	1955	Ranch	✓	
31	314 Lawson Pl.	5632-023-007	1928	English Tudor Revival	✓	
32	310 Lawson Pl.	5632-023-006	1952	Contemporary	✓	
33	305 W. Kenneth Rd.	5632-023-005	1939	Spanish Colonial Revival	✓	
34	325 W. Kenneth Rd.	5632-023-004	1935	Spanish Colonial Revival	✓	
35	329 W. Kenneth Rd.	5632-023-003	1934	Monterey Revival	✓	
36	335 W. Kenneth Rd.	5632-023-009	1935	Spanish Colonial Revival	✓	
37	341 W. Kenneth Rd.	5632-023-002	1935	Spanish Colonial Revival	✓	
38	345 W. Kenneth Rd.	5632-023-001	1950	Ranch	✓	
39	1542 Valley View Rd..	5632-021-006	1934	Spanish Colonial Revival	✓	
40	1536 Valley View Rd.	5632-021-005	1956	Ranch	✓	
41	1530 Valley View Rd.	5632-021-034	1934	Spanish Colonial Revival	✓	
42	1520 Valley View Rd.	5632-021-034	1934	Monterey Revival	✓	
43	1514 Valley View Rd.	5632-021-002	1934	Spanish Colonial Revival	✓	

Table 1: List of Properties- Proposed Brockmont Park Historic District						
<i>Property Number</i>	<i>Street Address</i>	<i>Assessor's Parcel Number</i>	<i>Year(s) Built</i>	<i>Architectural Style</i>	<i>Contributor</i>	<i>Non-Contributor</i>
44	1500 Valley View Rd.	5632-021-001	1949	Monterey Revival	✓	
45	359 Cumberland Rd.	5632-010-002	1955	Ranch	✓	
46	357 Cumberland Rd.	5632-010-003	1954	Contemporary		✓
47	349 Cumberland Rd.	5632-010-004	1953	Contemporary		✓
48	1605 Arbor Dr.	5632-010-007	1910	Mission Revival	✓	
49	341 Cumberland Rd.	5632-010-008	1959	Ranch	✓	
50	333 Cumberland Rd.	5632-010-005	1954	Ranch/Classical Revival		✓
51	321 Cumberland Rd.	5632-010-006	1951	Ranch	✓	
52	1609 Arbor Dr.	5632-011-010	1928	Spanish Colonial Revival (Mudéjar-influenced)	✓	
53	1615 Arbor Dr.	5632-011-009	1927	Monterey Revival	✓	
54	1621 Arbor Dr.	5632-011-014	1955	Contemporary		✓
55	1627 Arbor Dr.	5632-011-013	1935	Colonial Revival	✓	
56	301 Cumberland Rd.	5632-012-001	1953	Ranch/English Revival	✓	
57	1555 Valley View Rd.	5632-012-002	1955	Ranch	✓	
58	1605 Valley View Rd.	5632-012-003	1940	Colonial Revival	✓	
TOTAL PROPERTIES 58						
District Contributors 52						
District Non-Contributors 6						

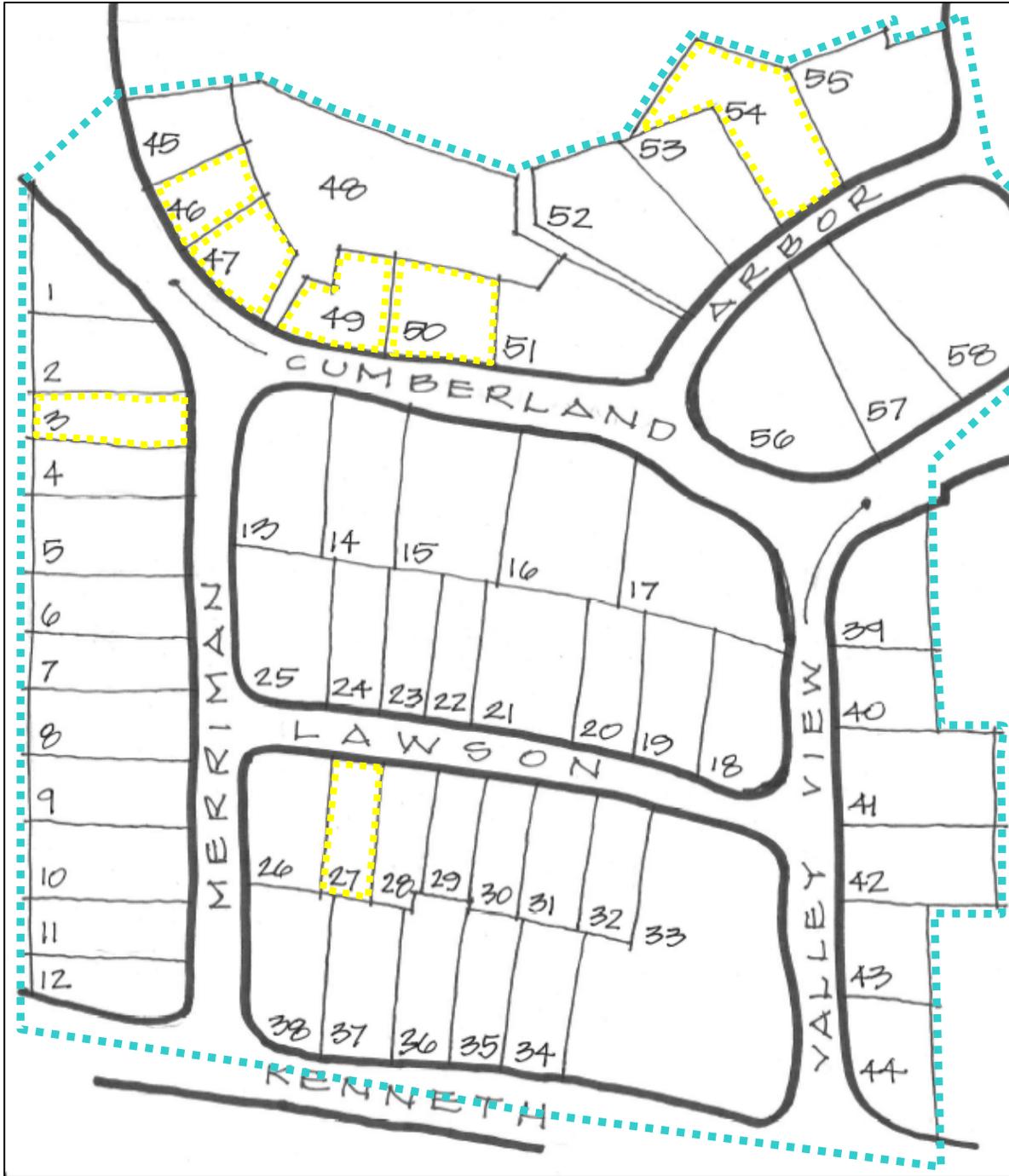


Figure 3: Sketch Map- Proposed Brockmont Park Historic District. Property numbers, assigned by reviewer are used throughout the application.

KEY			
Property number*	1 2 3 4	Street Names	AS NOTED
Curbs		District Contributors	
Parcel Boundaries		District Non-Contributors	
no scale		North	

7B. Historic District Context Statement

The subject property proposed historic district is a geographically definable area with a concentration of residential properties linked to the Brockmont Park subdivision, with a demonstrated continuity of Period Revival through California Ranch architectural styles, an established thematic context and inter-relationship that unifies them aesthetically, by historical and physical development. This proposed locally eligible historic district is comprised of 58 properties. Preliminary evaluation reveals that 52 of the 58 properties retain requisite integrity to be recognizable to the district's the period of significance, between 1910 when John Brockman's estate house was built, until 1956, when the last of the group of neighborhood Ranch style homes was completed (90 percent, refer to Figure 3: Sketch Map and Table 1: List of Properties). Brockmont Park is an established neighborhood of 58 residential properties containing residences and various accessory buildings executed in a variety of related architectural styles with associated features, including mature specimen street trees and ornamental streetlight standards.

Development History

The proposed historic district is the southern section of the former 140-acre estate of philanthropist and businessman, John C. Brockman. Brockman purchased the large property, "40 orchard acres and 100 acres of mountain land" in 1909, and by 1914, completed a grand residence that included a large tower ("Glendale" *Los Angeles Times*, hereinafter *LAT* 1909 and "Clock Tower" *LAT* 1914). The resulting Mission Revival style assemblage of buildings, including a residence and garage, known as Brockmont, remains extant and notably contains a decorative four-story clock tower. The unique design is said to have been modeled on Bwick Riem, a castle in Hesse, Germany, but no record of any such castle was found. The distinctive clock tower on the property, a four-sided *bergfried* built in 1914 is listed in the Glendale Register of Historic Resources.

John C. Brockman was born in Hannover, Germany in 1881. After his family immigrated to the United States, his life story, while perhaps embellished, reads like a romanticized Western novel. Brockman began his career working on the Rock Island Railroad, fought for Generals Sherman and Grant in the Civil War, befriended Abraham Lincoln, battled Indians, and became a mine owner and an astute real estate investor before coming to Los Angeles in 1896 ("Prominent" *LAT* 1925). His real estate portfolio in Los Angeles was considerable, including commercial properties centered in 7th Street, as well as residential properties. Brockman remarkably donated his Longstreet-Singleton Court property (built circa 1875) after a major fire, for use as Los Angeles Orthopædic Hospital. The striking allée of *Washingtonia robusta* palms remains at the hospital and was found eligible for listing in the California Register of Historical Resources in 2003. The clock at Brockmont was relocated to Glendale from the from Longstreet-Singleton Court property in about 1914.



Figure 4: View north from West Adams Boulevard on Palm Drive of Longstreet-Singleton Court, circa 1908. Note clock face in tower on left. The 3.5-acre property bore the prestigious 2400 South Flower Street, West Adams address. Before 1918, the main residence is said to have been destroyed by fire, with only a masonry stable structure remaining. Source: Werner Von Boltensern Postcard Collection Department of Archives and Special Collections, Loyola Marymount University Library.

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Mr. Brockman developed the commercial, multi-story Brockman Building (New York Cloak & Suit House, Brooks Brothers, built 1912, 520-538 West 7th Street); it was listed in the National Register of Historic Places in 2009. He sold or donated another residential property in West Adams to a Catholic charity when his wife died in 1913. Each of those properties is in or nearby downtown Los Angeles.



Figure 5: View northeast toward Brockmont, circa 1914. Note citrus grove in foreground and clock tower. Source: Los Angeles Central Library Photo Collection.

On Brockman’s death in 1925, his assets were valued at more than \$3.5 million. His large estate was subdivided by the Home Realty Company into a tract named in his honor, “Brockmont Park.” The Brockman residence retained 2.2 acres, and faced Cumberland Road with more than 700 feet of frontage until 1946 when the frontage was reduced to about 250 feet. Likely in the 1950s, when lots were subdivided again, its once-broad frontage on Cumberland had diminished to about 20 feet.

The new tract was hailed as “The Ideal Home Community” in the developer’s promotional material (Figure 7). The planned community was described as having preserved “natural beauties in [its] development plan,” and as being planted in “rare shrubs and beautiful trees” (“Historic Tract Is Open for Homes” *Glendale News-Press* hereinafter *G-NP*1928). The planned tract was portrayed as occupying “the beautiful spacious grounds of the Brockman Estate” (“4-Acre Park Planned For Brockmont” *LAT* 1926). A contemporary advertisement boldly asserted that: “the plan of development, natural and created beauty, improvements, restrictions, environment, view, size and price of the homesites— stamp Brockmont Park as the most unique and noteworthy subdivision yet offered in the west” (*LAT* 1926). Once the lavish furnishings and art that belonged to Mr. and Mrs. Brockman were auctioned, no time was wasted in marketing, platting and building the exclusive new neighborhood.



Figure 6: Excerpt of advertisement for posthumous auction at Brockmont. Source: *Los Angeles Times*. 13 June, 1926: 10.

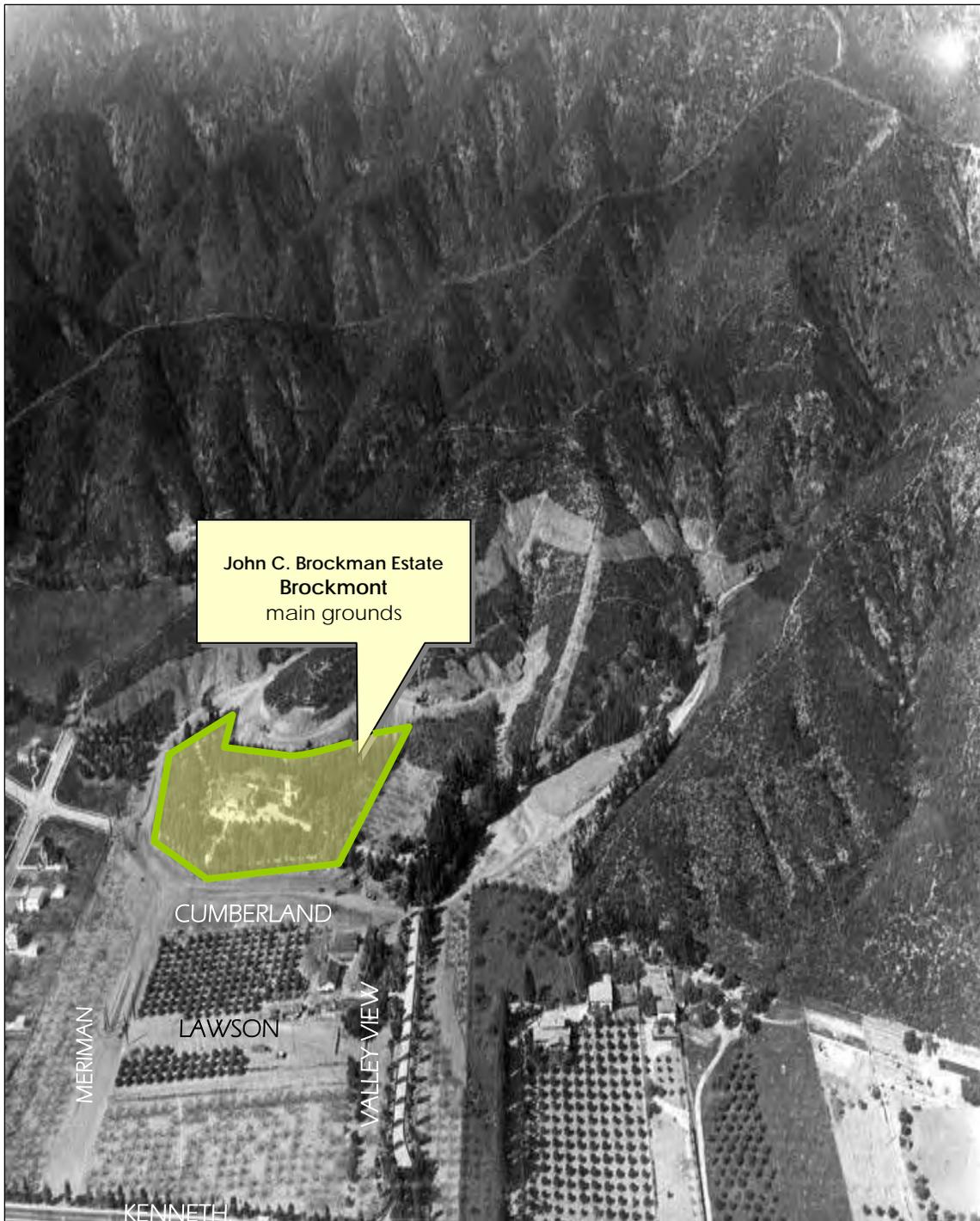


Figure 7: Historic aerial photograph of John C. Brockman Estate, Brockmont, circa 1925. Current street names in Brockmont Park are noted. Source: Los Angeles Central Library Photograph Collection.

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By 1926, Littlejohn Co. had constructed curbs and gutters, no sidewalks were built (except on Kenneth Boulevard) and the new Brockmont streets were completed. The first homes in the subdivision were built in 1927 (Properties 16 and 53); in the following year, six more residences were completed (Properties 1, 7, 8, 21, 31 and 52). In 1929, only two residences were finished (Properties 19 and 24). Despite the challenging economy, surprisingly, 23 homes were built during the 1930s (Properties 2, 4, 5, 9-11, 14, 15, 20, 22, 23, 25, 26, 33-37, 39, 41-43 and 55). The 1940s brought completion of only three residences (Properties 3, 44 and 58) and in 1946, the block surrounding Brockmont Estate was subdivided by then-owner Joseph Ford ("Record of Survey in the City of Glendale, Lot 67 of Tract No 9152"). In the 1950s, the remaining 21 properties were built, completing the neighborhood (Properties 6, 12, 13, 17, 18, 27-30, 32, 38, 40, 45-47, 49-51, 56 and 57).



Figure 7: Excerpted panel from undated Brockmont Park promotional material (circa 1927). View southwest. Source: no title, Glendale Public Library: 1.

Brockmont Park was planned and developed on a gently sloping grade, the incline of which increases at the northern parcels on Cumberland and Arbor Drive and other parcels to the north of the proposed historic district. In the *Glendale-News Press*, attributes of the sloped new foothill community were enthusiastically portrayed: "the builders of fine homes are seeking the highland or hillside, back away from the main thoroughfares... —locations where they can get elevation, view, quiet and immunity from the encroachments of commercialism. ("Brockmont Is Quite Park In Hills" *Glendale News-Press* 1926). The upper, more sloped areas north of the proposed historic district are technically "hillside development." Their parcels are characterized by natural ridgelines and bluffs, dramatic view corridors and most residences are built directly into the mountain backdrop. Those lots generally feature more excessive slopes, unique natural vegetation, different drainage patterns, rock outcroppings, and more severe geologic conditions than in the proposed historic district. The hillside development areas also include wildlife habitats not generally present in the

foothills and other physical factors, as significant natural features. Those northern parcels are a part of Brockmont Park, however most of the properties on upper Arbor, the north side of Parkridge Drive, and upper Valley View, were not part of the originally platted Tract No. 9192 (refer to Figure 2).

Covenants and Restrictions

As a planned community, the foothills of Brockmont Park were carefully laid out according to the latest concepts for suburban development. In its incorporation papers, the non-profit, Brockmont Park Association was made responsible for enforcement of stringent restrictions and covenants. The Association's rules asserted:

- no businesses of any type (including "undertaking establishment," "slaughter-house, hog-pen," or "carpet beating plant") would be allowed;
- all properties would be single-family residences;
- building plans "showing the nature, kind, shape, height, material and color scheme" and "written approval" were required in order to change exterior paint colors;
- no less than 30-foot building setbacks from streets;
- no less than \$7,500 complete construction costs (including architect's fees) for each residence, as well as \$10,000 minimum for key locations; and
- it would "maintain... gateways [roughly at north corners of Kenneth and Valley View], fountains [in private park] and other ornamental features now existing..." (Security Trust & Savings 1928).

The Declaration that set forth each described requirement, with strict enforcement clauses and penalties, was to "run with the land... until April 1st, 1966...." It is not known when the ambitious plan was abandoned, but the rules were at the very least relaxed after 1952 when the private park was subdivided ("Covenants, Conditions, Charges and Restrictions" 1928).

Although Brockmont Park was always described in glowing terms, there was a less flattering side to the planned neighborhood in Glendale. Until the late 1940s, Glendale vociferously and notoriously excluded non-white property owners by enforcing racial covenants. In *Bound for Freedom: Black Los Angeles in Jim Crow America*, the author described local real estate professionals in the 1920s enthusiastically "shared their race prejudice and methods for restriction" in Glendale as eagerly as boosters might push for business. The president of the Glendale Realty Board proudly asserted that his organization "as a whole, cooperate[s] in every way to keep Glendale an 'All American City' ... by enforcing the race restrictions, we have been able to keep our standard well up in the front ranks of 'All American' " (Flammang 2006).

Like so many other upper middle-class neighborhoods at the time, the "Covenants, Conditions, Charges and Restrictions" for Brockmont Park (March 24, 1928) clearly restricted ownership to Caucasians. It was brusquely stated in Clause 14. Limitation of Ownership that: "No person of African, Japanese, Chinese, or any Mongolian descent shall be allowed to purchase, own, occupy or lease..." property in Brockmont Park. An early advertisement in the *Los Angeles Times* assured potential buyers that the planned residential community had "carefully devised restrictions" (*Los Angeles Times* 1927). Until 1948, racial discrimination in the form of deed restrictions were considered legal based on the premise that enforcement of those limitations did not require state involvement. In ruling on *Shelley v. Kraemer*, 334 U.S. 1, 68 S. Ct. 836, 92 L. Ed. 1161 (1948), the United States Supreme Court made such covenants unenforceable in state courts. Part of Chief Justice Frederick M. Vinson's decision hinged on the concept that state action to enforce such restrictions would contravene the Fourteenth Amendment, which guaranteed rights "privileges and

Immunities of Citizenship, Due Process and Equal Protection.” Although deed restrictions were no longer judicially enforceable after the decision, Glendale retained its unfriendly reputation toward minorities until at least the late 1960s.

Boundaries

The proposed boundaries of Brockmont Park Historic District are the parcels associated with the following addresses:

- 1503-1555 Merriman Road
- 300-356 Cumberland Road
- 301-339 Lawson Place
- 305-345 Kenneth Road (odd numbers only, north side of street)
- 1500-1605 Valley View Road
- 1609-1627 Arbor Drive

The district includes the above-listed properties, including street trees. It includes two blocks each of lushly planted Merriman Drive and meandering, palm-lined Valley View Road (Kenneth Road to Parkridge Drive). A city block plus one parcel on either side of West Kenneth Road, Lawson Place and Cumberland Drive (roughly Brockmont Drive to Valley View Road).

The streets are varying widths, and are paved in asphalt. Of the streets in the historic district, only Kenneth Road has a sidewalk. The other streets (Merriman and Cumberland Roads, Lawson Place, Arbor Drive and Valley View Road), in part because of the conspicuous lack of paved sidewalks, have more suburban, nearly rural character. Refer to the Sketch Map, Table of Parcels in Proposed Brockmont Park Historic District and associated section 7D Photographs for a complete list of addresses, Los Angeles County Assessor’s Parcel Numbers, years of construction, alterations and preliminary findings of significance of for properties, including buildings, structures, and features in the district.

Although physically diverse hillside development areas are technically part of the greater Brockmont Park neighborhood, the proposed historic district is its more geographically definable and stylistically the most architecturally consistent area. Hillside development areas include Kempton Road (developed between 1929 and the 1970s), Brockmont Drive and the upper parts of Arbor Drive (north of Parkridge Drive 1920s-1950s).

Integrity

For a property to contribute to the historic significance of the Brockmont Park Historic District, it must retain adequate integrity to its period of significance. California Office of Historic Preservation (OHP) guidance on the subject asserts “Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance” (OHP 2002). Integrity, while somewhat subjective, is one of the complex components of professional judgment that comprise the evaluation of a given property’s historic significance. The requisite conclusion is whether a property retains its integrity, the physical and visual characteristics necessary to convey its significance, or it does not. The concept of integrity is defined in state guidelines as “...the authenticity of an historical resource’s physical identity evidenced by the physical survival of characteristics that existed during the resource’s period of significance.” As set forth in the National Park Service-prepared “How to Apply the National Register [of Historic Places] Criteria for Evaluation,” the seven aspects or qualities that, in various combinations, define integrity are: location, design, setting, materials, workmanship, feeling and association. To retain its historic

integrity, a property must possess several, and usually most, of these aspects. An historically significant resource either retains integrity or it does not.

For an historic district, a significant loss of integrity is typically found where more than two major alterations have been made and/or where alterations made after completion of the building are not consistent with the original design intent. The requirement for integrity is less stringent in the case of a district than for separate designation, because it is the sum of the parts that collectively make the district, rather than each component being separately significant. Examples may include replacement of front-facing windows with incompatible replacements (e.g. an opening size or shape has been altered, or the window type is considerably different), replacement of a character defining roof material with an incompatible substitute material, large additions that change the overall massing and scale of a residence, or application of deeply textured stucco over smooth-finish or wood siding.

An exception to the requirement for integrity, although not a universal absolution, is the case of new roofing material. Wood shake roofs were historically popular and remain enormously fashionable, because of their aesthetic appeal, the insulation the material provides and for their rustic and deeply textured appearance. The natural material compatibly blended into nearly every setting and was adapted to nearly every architectural style. The material required periodic upkeep and most such roofs have been replaced with fiberglass or asphalt shingles in the Brockmont Park area. Although a wood shake roof would undeniably be a character defining feature of most historically significant residential buildings from the first half of the twentieth century, few remain. Their use is currently prohibited in new construction as well as for substantial repairs in most communities where fire can be expected to be a hazard. Because so few remain, their replacement with compatible roof materials is not considered a substantial loss of integrity in any styles, including Monterey Revival and Ranch.

Non-contributing resources include buildings that were found to lack integrity because of substantial alterations or because improvements were completed after the close of the identified period of significance (1956): Properties 3, 27, 46, 47, 49, 50 and 54. All other properties in the proposed Brockmont Park Historic District contribute to the historic significance of the district. Refer to Figure 3: Sketch Map and associated section 7D Photographs for a complete list of addresses, years of construction, alterations and significance of buildings, structures, and features in the district.

Relationship of District to Glendale Development Patterns, etc.

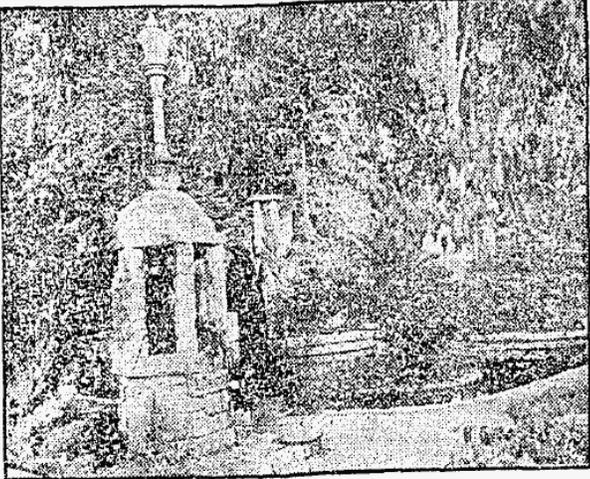
Most of the proposed Brockmont Park Historic District area was annexed to the City of Glendale as the Casa Verdugo District (April 17, 1926). The southwest corner of Kenneth and Merriman, nearby, had previously been annexed to the city as part of the Pacific Avenue District on (July 22, 1921).

Brockmont Park was developed roughly concurrently with some of Glendale's other identified historic districts: Cumberland Heights (c. 1900-1950s), Ard Eevin (1903-1955), Rossmoyne (1923-1948) and particularly Royal Boulevard (1926-1948). It is concisely described as part of a trend in the 1920s in *Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts*:

Residential neighborhoods that were laid out by a single development company [Home Realty Company] often demonstrated a consistency of architectural styles [Period Revival through Ranch style), size [larger than the average home], and [grand but not vulgar] scale, popular at the time... These neighborhoods exhibit a variety of characteristics that today document the historical trends in population and architectural taste (ARG n.d.)

ATTACHMENT 7

Review of historic aerial photographs and maps reveals that Brockmont Park included a one-acre park at its center, mid-block on the south side of Lawson Place until about 1950. The park may have been intended as four acres, but no evidence of the existence of a park of that size was found. In *Eden by Design: the Olmstead Bartholomew Plan for the Los Angeles Region*, the Brockmont neighborhood park was listed in 1930 in an appendix as a one-acre public recreation area (Hise and Deverell 2000).



A
\$150,000
Park
for Your
Exclusive
Use!

At Brockmont Park

Figure 9: Excerpt from Brockmont Park display advertisement touting private park. Source: *Los Angeles Times*, 2 January, 1927: E4.

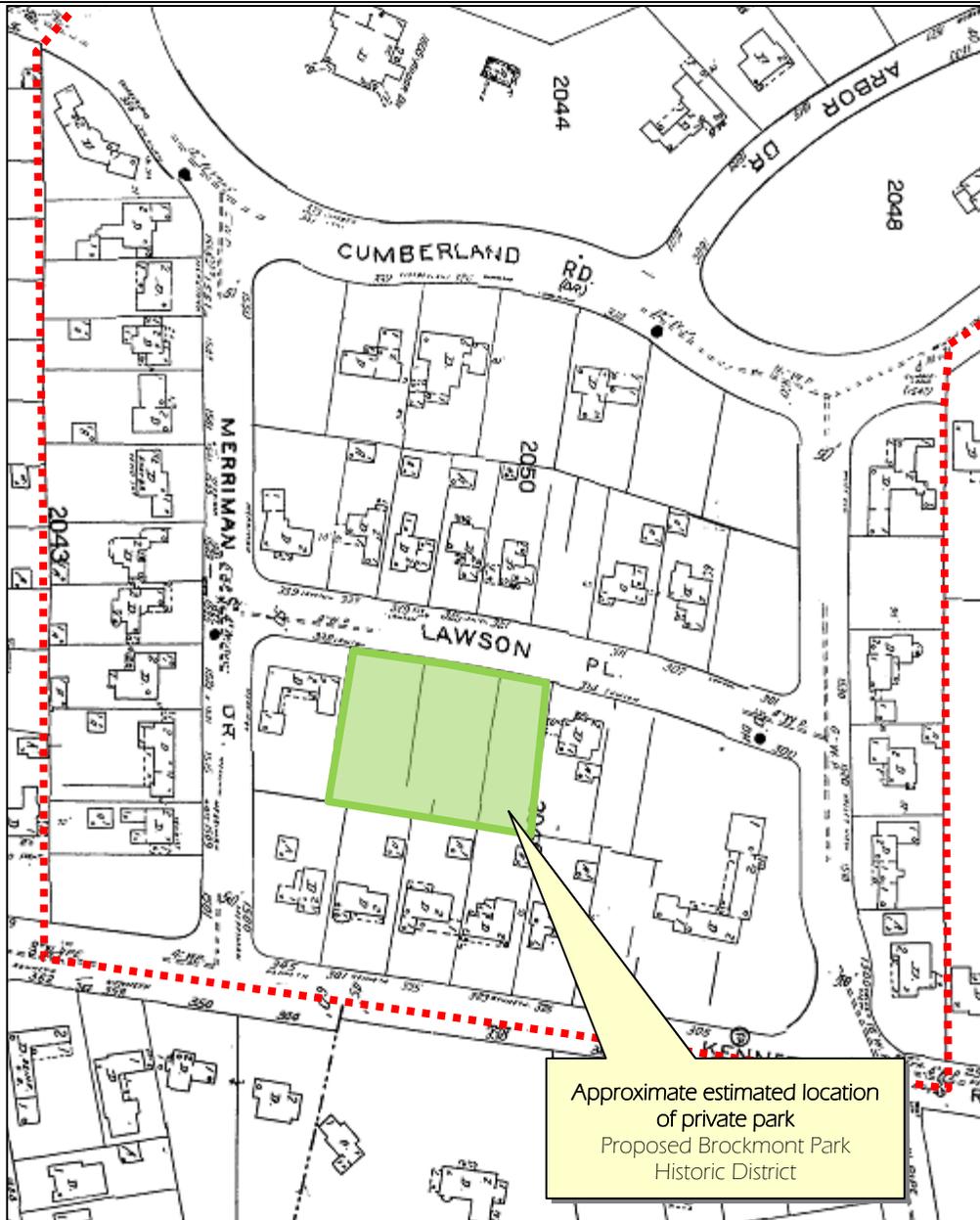


Figure 8: Excerpted, annotated Sanborn Fire Insurance Company Map showing evolution of Brockmont Park Historic District prior to construction of Ranch style homes in 1955. Approximate location of the private park is highlighted in green and the proposed district boundary is depicted in a dashed red line. Source: Sanborn Fire Insurance Company Map *Company Map of Glendale, CA* Volume 2, sheet 299-A, July 1949.

After 1950, the park was likely subdivided and four Ranch style residences were constructed (Properties 27-30). With the coming of Ranch style homes to Brockmont Park, the tradition of variety among architectural styles was continued. The homes in Brockmont Park had been described in 1935 as “sited on particularly large sites” by developers, who asserted that “No two homes are alike... ” and declared “The houses collectively constitute ... distinct and beautiful studies in home architecture” (“Highly Encouraging” *LAT* 1935). In that article, they boasted “One Eastern visitor expressed the thought that the artistic attributes must have been inspired to compete with nature’s lavish touch in this woodland, foothill community.”

Street Trees

As expressed in National Register guidance on historic residential suburbs, Brockmont Park, with its own small, private park was prime example of a early twentieth century planning trend. Guidance describes the importance of landscaping to the identity of a planned residential community:

Trees, shrubs, and other plantings in the form of lawns, shade trees, hedges, foundation plantings, and gardens often contribute to the historic setting and significance of historic neighborhoods. Plantings were often the result of conscious efforts to create an attractive neighborhood as well as a cohesive, semi-rural setting. Preexisting trees-often native to the area-may have been retained. Street trees planted for shade or ornamental purposes may reflect a conscious program of civic improvements by the subdivider, a municipal or local government, village improvement society, or community association. Parks, playgrounds, and public buildings such as schools and community buildings may have specially designed plantings (Sherfy and Luce 1998).

Trees and other ornamental horticulture features planted by John Brockman were noted in nearly every advertisement and newspaper article on Brockmont Park. One article made the point that developers preserved natural beauty in the unique development plan, and asserted that “homesites...[were] available to all those who love old trees, rare shrubs, and beautiful flowers (“Historic Tract is Open for Homes” GN-P 1928). In “Beauty Dominates Brockmont Park” a description with large photos read: “Rare shrubs which cover this beautiful homesite tract will be preserved for the benefit of future dwellers in this hillside area” (GN-P n.d.). The article effusively described “many tree-lined paths,” “scenic drives” and “the artistic entrance gate to the subdivision” (no longer extant, believed to have been located on either side of the north corner of Kenneth Boulevard and Valley View Road). Another article described the park as “beautifully improved with a large variety of ornamental shrubs and trees” (“Many Praise Brockmont Project” GN-P 1929).

Early city planner, John Nolen illustrated basic principles for using trees to animate neighborhoods and soften the appearance of city streets:

In planning for street trees... the designer has a peculiar problem. He must aim to dress the street and relieve its barrenness, but avoid shading the houses. Even the sidewalk should not be densely shaded unless there remains a choice between a sunny and a shaded one. ...there are few days in the year and few hours in the day, the resident soon learns, when the sun is not more welcome than shade. In the plans submitted, the attempt is made to meet this condition, and at the same time to give the streets, boulevards, and thoroughfares a characteristic and pleasant appearance (Nolen 1908).

As described above, a significant number of the trees and other plantings that made Brockmont Park especially appealing in the 1920s through 1950s remain. Noteworthy street trees include: Mexican fan palms (*Washingtonia robusta*) along Valley View Road, white pine (*Pinus monticola*) and other mature trees on Merriman Drive, large Canary Island pines (*Pinus canariensis*), avocado and a macadamia nut tree on Lawson Place, pine, red flowering gum (*Eucalyptus ficifolia*) and palm trees on Cumberland Road. The trees define each street, creating canopies, shading and adding visual interest and collectively make Brockmont Park as memorable and distinct as was intended by the original owner and later developers.



Figure 10: View south on Valley View Road. Allée of mature Mexican fan palms (*Washingtonia robusta*) lining and defining the original Brockmont entrance (June 2010).



Figure 11: View south on Merriman Drive. Note wide canopy of mature evergreen western white pine (*Pinus monticola*) and other trees (June 2010).

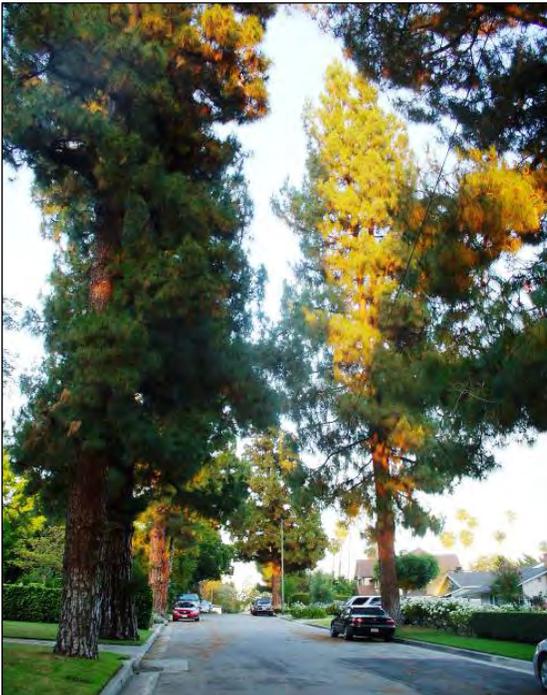


Figure 12: View east on Lawson Place. Detail of very large Canary Island pine (*Pinus canariensis*) street trees (June 2010).

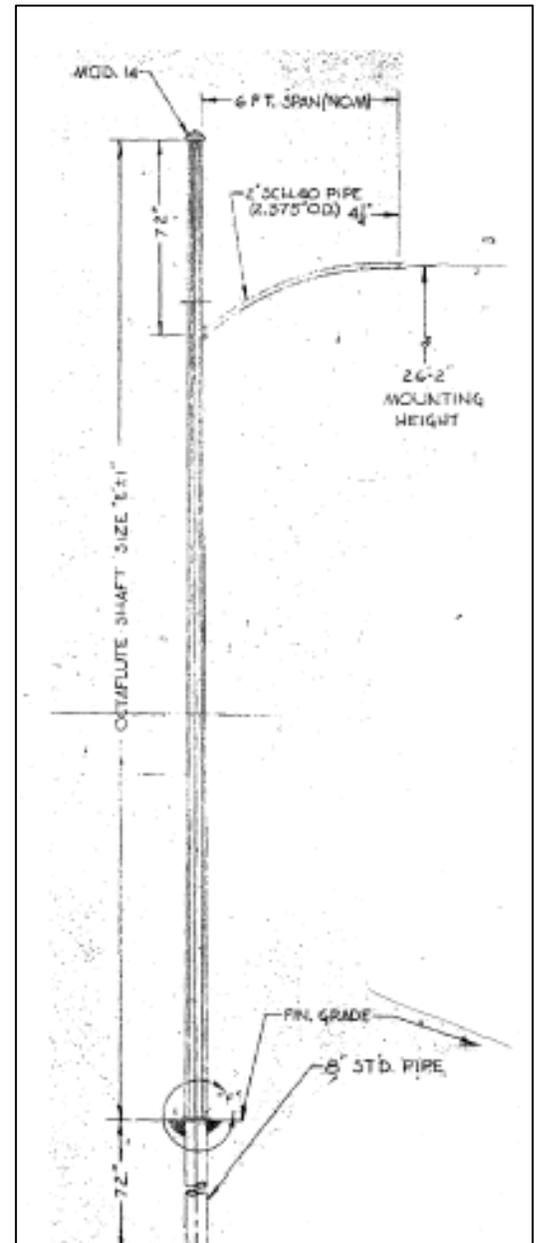


Figure 13: View east on Cumberland Road. Street trees include pine and red flowering gum (*Eucalyptus ficifolia*, June 2010).

Streetlight Standards

Thought in the design of Brockmont Park was not limited to the buildings, street plans and trees. The decorative streetlight standards, the upright posts used to support streetlights chosen for the new community were based on an updated classical design. The unique eight-sided, painted metal decorative streetlight standards, were made by Pacific Union Metal Company. The model was known as the "Octoflute." The gracefully tapered, fluted shape employed the language of the Ionic Order, one of the three Classical Orders of Architecture. There are at least eight such remaining streetlight standards in Brockmont Park; each was modified to include cobra head-type lamps (circa 1962). Although the streetlight standards are distinctive, similar models were installed in Alameda, South Pasadena, San Jose, Santa Rosa and other cities. While the Brockmont Park streetlight standards are not separately significant, the "the ornamental articulations" are different from adjacent neighborhoods, "add richness to the pedestrian [experience]" and "provide a memorable silhouette" (Tung 1992). Such special streetlight standards in Brockmont Park "affect the character of the public realm" and "represent and connote civic purpose" (Tung 1992). Ornamental street lighting in the Los Angeles area has been an important civic improvement since 1882. Brockmont's Octoflute design, unique in Glendale is one of the many special touches that sets the neighborhood apart from other areas.

Figure 14: Excerpt from Pacific Union Metal Company line drawing elevation of the Octoflute model streetlight standard, including arm and cobra head lamp modification. Courtesy of the City of Glendale, Public Works Department, elevation circa 1962.



Period of Significance

The proposed Period of Significance or span of time during which the neighborhood attained its significance for the proposed historic district is from 1910, when the main residence at Brockmont was built, until 1956 when the last Ranch style houses in the assemblage were completed. Significant dates include 1926, when the subdivision was platted and 1949, when the first postwar home was built. The period of significance has a defined beginning, when John Brockman built his estate home, includes the period during which the tract was developed, streets were laid out, utilities were installed and built and streetlight standards were installed. It closes with completion of the last contributing resource, which was part of the final group of infill Ranch style homes.

While some local historic districts may possess more unified historic development or pristine architectural styles types, it is important to recognize that does not mean that a historic district is required to demonstrate "homogeneous resources or significance" (Sherfy and Luce 1998). As described in "Guidelines For Evaluating And Nominating Properties That Have Achieved Significance Within The Past Fifty Years," "Districts can also include diverse resources that represent the area's development over time" as does Brockmont Park (Sherfy and Luce 1998). National Register guidance asserts that like Brockmont Park, historic districts may include "resources built in a variety of styles over a long period of time" (Sherfy and Luce 1998).

The identified period the significance encompasses the Period Revival, Ranch and Minimal Traditional style designs and established the architectural character for which the neighborhood is known. Of the 58 properties in the proposed historic district, 57 residences in the district date from that defined era. Six district non-contributors were significantly altered after the close of the period of significance (Properties 3, 27, 46, 47, 50 and 54) and one was completed after 1956 (Property 49, 1959). All of the main residences in the proposed Brockmont Park Historic District were completed more than 50 years ago.

Profile of Resource Types

Planning and organization of residential buildings and outbuildings, passages, and intervening spaces integral to contributing resources in Brockmont Park occurred over time within its unique cultural landscape, evolving from its establishment in 1910 (Brockmont) and 1926, with little activity in the 1940s and the infill of what may have been the remaining park, further subdivision of the Brockmont Estate and a few other parcels, in the mid 1950s. Architectural styles include various examples of Period Revival styles: 23 examples of Spanish Colonial Revival (39 percent of the total), four English Revival (or English Revival-influenced) five Monterey Revival styles (both about 8 percent of the total), and 15 Ranch style residences (25 percent). Period Revival styles were popular from the turn of the twentieth century until about 1940. Period Revival styles encompass a broad range of designs, and were patterned after architectural types from earlier periods in European, North and South American building. Archetypes for the style encompassed English Georgian and Adam, Elizabethan and Tudor, French Norman, American Colonial, Spanish Colonial and pueblo buildings.

The trend was first in the United States where homes of the past motivated the architectural style. Most examples of Period Revival designs were stylized interpretations of archetypes, rather than exact reconstructions using archaic building materials. The resulting buildings usually demonstrated basic concepts of their archetypes in similar massing, scale and proportion. General characteristics of the Period Revival style include irregular rooflines and varying setbacks. The outcome when carried over a neighborhood can be an overall richly textured picturesque quality, rather than the sameness exhibited in tracts that adopt a single style and equal setbacks. In Period Revival styles, materials and unique details were loosely borrowed from historical prototypes but result in pleasant, varied streetscapes. Most builders and architects intended to and did achieve overall attractive and diverse streetscapes rather than slavish, architecturally stylistic accuracy. Previous historically inspired trends, including Greek Revival, *Beaux Arts* and Italian Renaissance Revival styles were all based on historic European design. In American architecture, Period Revival was the final trend focused on building based on past forms; in future styles, the expression of new architectural statements, using entirely new vocabularies took precedence.

A *Los Angeles Times* article in 1935 enthusiastically described Brockmont Park as “distinct and beautiful studies in home architecture” with differences in residential styles (“Highly Encouraging” *LAT* 1935). That description remains accurate to this day. The Period of Significance for the proposed district encompasses the Ranch-style homes of the 1950s. While a connection between previous more historically-based Period Revival architectural styles and the California Ranch style may not be obvious, it is nevertheless apparent. In “Ranch Houses Are Not All the Same” it is asserted that the Ranch evolved from Period Revival styles and is thus connected to those stylistic predecessors:

The ranch house continued to broaden in form and characteristics during the 1920s and 1930s, when period revival architecture in California embraced Mediterranean and Hispanic architectural traditions, and the tradition of its American colonial past. Adding to this mix of imagery, the influence of modern architecture on the design of ranch houses became more apparent by the late 1930s and continued thereafter. Throughout these decades, such changes were motivated by the sense that ranch houses should be up-to date in terms of design and function; meanwhile, apparent connections to the past gradually decreased (Bricker 2000).

The author stated: “throughout the twentieth century, the ranch house has been like a chameleon, adaptable to almost any condition of design, materials, and method of construction, while still maintaining its low horizontal scale and recognizable image.”

7C. General Description of Architectural Styles

Monterey Revival

California Monterey Revival style was one of the consequences of early nineteenth century European influence on Spanish Colonial houses that began in a busy California port town before California became a state. The Thomas O. Larkin House (1853) in Monterey, California, is considered the prototype of the style and is a designated National Historic Landmark.

The style was widely popular between 1925 and 1940. It was the coalescence of designs from two regions: the massed plan, pitched roof, New England home with adobe construction and Spanish Eclectic design elements. Characteristic elements include a two-story massed plan, with cantilevered second floors set beneath main roof volumes. The side-facing and intersecting gabled roofs were generally originally wood shake shingled, although many have been replaced by asphalt.

In the typical Monterey Revival style residence, the prim, restrained ornamentation of New England is expressed in multi-light windows with simple surrounds, with full-length windows opening on partial length balconies. Walls are generally finished in stucco or brick, with wood on upper floors. Balcony detailing is generally simple: plain, painted and or turned wood balusters are supplanted by simple supports. Limited use of decorative shutters and multi-panel doors generally complete asymmetrical compositions. Earlier examples generally exhibit more Spanish detailing (1925-1940); later models used relied more on Colonial references. Massing is generally an L- shape or a rectangular plan. Earlier examples generally exhibit more Spanish detailing (1925-1940); later models used relied more on Colonial references. Brockmont Park examples include Properties 3, 35, 42, 44 and 53.



Figure 15: Examples of Monterey Revival style residences in Brockmont Park, Properties 35 and 53.

Spanish Colonial Revival

Spanish Colonial Revival, an architectural style that became California's regional typology was the concept of master architect, Bertram Grosvenor Goodhue. Goodhue (1869-1924) was a nationally prominent, New York-based architect who was responsible for the designs of Saint Bartholomew's Church (New York, 1915), Nebraska State Capitol (Lincoln, 1924) and Los Angeles Central Library (posthumously completed in 1924). Goodhue was notably the lead designer for the 1915 Panama-California Exposition, which resulted in an enormous influence on regional architecture. The matchless resulting architectural expression of buildings with interconnected site plans (El Prado Quadrangle, Fine Arts and California buildings, all 1915) were clever permutations of modern architecture combined with American and Spanish historic styles. As described by Lynne E. Christenson, Alexander D. Bevil, and Sue Wade, Californians "sought to establish a

uniquely Californian architectural identity during the early part of the twentieth century...” (Christenson, Bevil and Wade 2005).

Typical Spanish Colonial Revival architectural features include: smooth, stucco-finished exterior walls, walls in various stepped planes, asymmetrical compositions, and terra cotta tiled roofs in a variety of forms and levels. Other Hispanic-influenced, picturesque features may include arched openings, very deeply inset windows, pierced grilles, decorative buttresses, second floor balconies, tower features and decorative metal grilles (ARG no date).

Mediterranean Revival was a closely related architectural style to Spanish Colonial Revival. Mediterranean Revival shared the stucco walls, terra cotta roofs and historical basis, but are generally more simple and block-like in volume, relying on simplicity with restrained animation of surfaces and ornamentation.

The overall resulting aesthetic effect of the style in Brockmont Park was an assemblage of residences that appeared to belong in the lushly landscaped hillside. Brockmont Park examples of the style are Properties 1, 2, 5, 7-9, 14-16, 19, 21, 22, 24, 26, 33, 34, 36, 37, 41, 43, 48 and 52. Property 48 is technically Mission Revival, an Arts & Crafts-influenced version of the later style. Property 14 is a combination of styles with Spanish Colonial Revival as the dominant design influence. A subgroup of Spanish Colonial Revival style is Mudéjar. The Spanish version of the style resulted from Arab occupation of Spain (circa 750-1400) and incorporated typically Islamic forms and ornamentation to otherwise Spanish design.

By the end of the second World War, the Spanish Colonial Revival style in American culture was no longer fashionable. Consumers looked toward Minimal Traditional, Ranch and Contemporary styles for inspiration.



Figure 16: Examples of Spanish Colonial Revival style residences in Brockmont Park, Properties 7 and 15.

Colonial Revival

The classically-influenced Colonial Revival style was most popular in the United States from about 1880-1955. The prim, formal style was based on past Dutch and English styles, which were derived from the Adam and Georgian styles. Adamesque (1670- early 1800s) and Georgian (eighteenth century) design movements were

based in English, Scottish, French and Italian antiquity. As described in *Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts*:

Colonial Revival is a wide-ranging term used to describe house styles in America. This style drew its beginnings from an interest in the houses of early European settlers on the east coast. The style sought to copy those forms developed in Virginia, Pennsylvania, New York, South Carolina and other areas of early settlement. Particular interest was placed on the houses of Colonial Williamsburg in Virginia. An overall emphasis was placed on the use of classical elements (ARG n.d.).

Most Colonial Revival style residences are two-stories in height; typically the elevations are symmetrical, with side-gabled roofs. Although the main volume is generally a solid, massed block, many feature a lower, flat roofed wing on one or another side. Other common features include “an accentuated front door,” “decorative pediment[s],” “overhead fanlights or sidelights” and columns at the entrance porches (ARG n.d.). Among the diverse revival styles in Brockmont Park, Colonial Revival instances include Properties 25, 50, 55 and 58.



Figure 16: Examples of Colonial Revival style residences in Brockmont Park, Properties 25 and 55.

English Revival, Tudor Revival

Of the period revival architectural styles in Brockmont Park, Tudor and English Revival are credited with the longest period of popularity in the United States. Based in part on the English designer, William Morris’ anti-Industrial Age aesthetic, the attention to craftsmanship in many Tudor and English Revival style homes overlaps perceptibly with the Craftsman or Arts & Crafts style that predominated from roughly 1908 to 1925. Beginning just after Morris’ death in the 1890s, the American interpretation of English style reached its zenith in the 1920s. The architectural style remained in fashion until about 1940.

Earlier examples based on Tudor and Jacobean prototypes were generally more modest than later, more elaborate models that were larger and made use of wider varieties of materials. Fundamental elements in this style include one and one-half to two story rectangular or L- shaped plans, steeply pitched roofs, sometimes incorporating whimsical “cat slides” at entrances, and dominant front gables, stucco and or brick finished walls, decorative half-timbering on second stories, a variety of grouped window types and sizes, and massive chimneys. Because the style imparted an air of respectability, it is sometimes called “Stockbroker Tudor.” Examples of the style in Brockmont Park include Properties 13 and 18 (combined with Ranch), 23, 30 and 56.

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By the 1940s, the architectural style fell out of favor: it was considered too “dark” and formal, much like the Arts & Crafts style. In the 1940s and for the following three decades, Contemporary or International style dominated popular architectural tastes.



Figure 17: Examples of English and or Tudor Revival style residences in Brockmont Park, Properties 23 and 31.

Minimal Traditional

The building style known as Minimal Traditional emerged in the 1930s and was popular until roughly the mid-1950s. The language of the style was classical forms influenced in its restraint of ornamentation by the emerging International style. Although private residential development came to a halt after World War II, it was the dominant residential style in the years after the war. The G.I. Bill (Servicemen’s Readjustment Act of 1944) spurred building, along with enormous demand caused by the fact that homes were not built during the war.



Figure 18: An example of a Minimal Traditional style residence in Brockmont Park, Property 6.

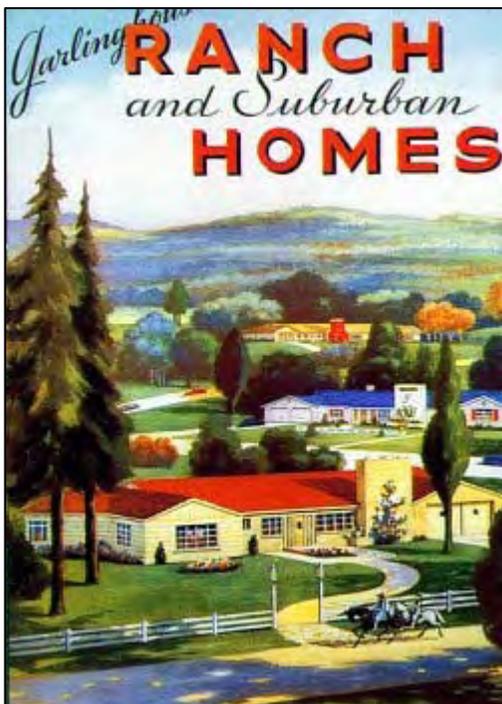
Minimal Traditional homes generally “suggested” traditional styles, but the block-like forms were more practical than their historic models. One of the concessions to modernity was the ubiquitous corner-wrapping window, made possible by modern advances in engineering and framing techniques. This style typically has an off-center small, covered front entrance, and hipped roofs or gabled roofs were popular. Exterior finishes include painted wood siding, and shake shingles, and brick or stone facing. One of the main features of the style is minimal ornamentation. Examples of the style include the residences at Properties 6 and 38.

Ranch

The last dominant architectural trend in Brockmont Park during its period of significance was California Ranch or Ranch style. Designer Cliff May, who spent formative years in some of the region's significant adobes is credited with its invention, which can be traced to the rancho hacienda form. May asserted that the style "was everything a California house should be --it had cross-ventilation, the floor was level with the ground, and with its courtyard and the exterior corridor, it was about sunshine and informal outdoor living" (*New York Times* 1988). According to historian, Alan Hess, "Beginning in the 1950s, the Ranch House became one of the most widespread, successful, and purposeful of American housing types—a shelter of choice for both movie stars in the San Fernando Valley and aerospace factory workers in Lakewood" (Hess 2004). The Ranch style was characterized by a horizontal emphasis, with low-pitched, gabled, or hipped roof and wide overhanging eaves; it aspired toward integration of indoor and outdoor spaces through patios and porches that included large expanses of windows; and had a single-story, sprawling floor plan.

Several factors contributed to the popularity of the Ranch style; it appealed to many American tastes and became a favored style of architects and developers for the large tract developments constructed following the war. Other factors such as government-sponsored home buying programs geared toward veterans, new innovations in building techniques, and more casual, postwar lifestyles were each factors influencing the Ranch trend among architects, builders and developers and home owners. The trend took root as early as the 1930s and 1940s, when popular culture began propitiating the glorified myth of the Old West. Songs with romantic images of cowboy culture gained popularity as Hollywood glamorized the era through television shows and movies starring actors Gene Autry and Roy Rogers. Ranch style houses may exhibit features of English Revival style cottages, with recessed entrances, cat-slide rooflines and diamond-pane windows (commonly wood sash but some examples are leaded glass), while others are more modern.

Former state librarian, Kevin Starr described the attributes of the Ranch house as "simplicity of design, flexibility of indoor/outdoor spatial arrangement, the convenient re-setting of family rooms adjacent to kitchens, the use of glass walls and skylights, integration of heating, ventilation, and electrical systems, the concern for landscaping, the ease of maintenance" (Starr 2002).



Features characteristic of Ranch style residences include: single-story height, asymmetrical compositions, rectangular massing, horizontal orientation, recessed entrances and rustic detailing, picturesque combinations of finish materials: painted board-and-batten, shingle and stucco, decorative brick chimneys and wall finishes, painted wood, multi-light wood or steel sash or casement, and large picture windows, sparing use of fixed shutters, low-pitched gable, hipped or gable-on-hip roofs with overhanging eaves and exposed rafter tails, and attached garages (HRG 2008). Ranch style examples in Brockmont Park include Properties 12, 13, 17, 18, 27-30, 32, 40, 45, 49, 51, 56 and 57.

Figure 19: An example of a Ranch style plan book for "Garlinghouse Ranch and Suburban Homes," circa 1950s. Garlinghouse is an unrelated Kansas-based publisher of building plans, used for illustrative purposes only.

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The resulting richly diverse, but nonetheless unified Brockmont Park neighborhood, while not limited to one single architectural style, has a distinctly picturesque quality. It is a permutation of compatible, distinctive architecture styles, tempered by mature street trees and verdant landscaping with carefully laid out streets and simple, ornamental streetlight standards.

7D. Photographs

Photographs of each property main residence in the proposed Brockmont Park Historic District are included as an attachment. For each property, the attached pages depict one digital photograph with:

- property number assigned in evaluation
- street address and zip code
- Los Angeles County Tax Assessor's number
- architectural style
- year completed: additions with years
- preliminary assessment of integrity
- photograph numbers and dates
- preliminary findings regarding each property's status as contributing (or not) to the significance of the proposed Brockmont Park Historic District

Refer to the Photograph attachment to this document for information.

7G. Additional Material

As described in the Glendale Municipal Code Section 30.25.020 – Historic District Overlay Zone Designation Criteria, the Brockman Park Historic District: is a geographically definable area possessing a concentration [58 residential lots that demonstrate] linkage [to the original tract and] ...continuity [of period Revival through Ranch architectural styles], constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties.” These contributing properties each contribute to the significance of the neighborhood and are “unified aesthetically by plan... [and] historical physical development” (from 1910 until 1956).

In order to be considered for historic district designation, the proposed district must meet at least one of the nine criteria established in the City of Glendale Municipal Code. The proposed Brockmont Park Historic District meets Criteria A, C, G and H. It is recommended that this “geographic area ... be designated as a historic district overlay zone by the city council,” because the district:

- A. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

Brockmont Park is a very good example of one of few carefully planned residential communities in Glendale, although Rossmoyne (currently being considered for historic district designation) is admittedly much larger in area. Development of Brockmont Park as an elite neighborhood helped make Glendale’s reputation as one of the more popular and desirable residential cities in the area. The sensitively laid out streetscapes and layout, coupled with the high overall quality of the design of residential buildings were the direct result of Brockmont Park’s design restrictions established in the 1920s. As a result, Brockmont Park is a very clear example of special elements of Glendale’s social, economic, and architectural history.

- C. Embodies distinctive characteristics of a style, type, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Brockmont Park has 58 residences, of which 51 reflect the common architectural range that was typical of those between the 1920s and mid-1950s in Southern California. Many of the contributing properties are fine examples of major Period Revival styles, including English or Tudor Revival, Monterey Revival, and Spanish Colonial Revival. Notably, the early Ranch style homes in the neighborhood span the stylistic range by use of English features and architectural vocabulary. The range of architectural styles seamlessly spans the 1910s, when it began, to Period Revival, though the 1950s, with Minimal Traditional to Ranch and Contemporary style residences.

Like some other historic districts in Glendale, Brockmont Park is distinguished by its large proportion of well-executed Spanish Colonial Revival homes. The high quality of the construction and design is notable, and was dictated by developers. The quality of residential design, regardless of style is consistent throughout the neighborhood.

- 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.

Brockmont Park, with its carefully established design, construction and social restrictions is a fine example in Glendale of a planned development. Its unique street pattern, ornamental streetlight standards, mature landscaping and design restrictions made it a distinguished example of developer-lead planning. Also, the fact that the neighborhood had its own private park until the 1950s makes it unique among such tracts.

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

As elaborated in this application, the resulting Brockmont Park is a resulting richly diverse, but surprisingly unified neighborhood with a distinct picturesque quality. Because of the landscaping, layout of streets and sequential timing of architectural trends, a clear sense of aesthetic cohesion is imparted. Upscale and middle-class residences were designed over the course of the mid-twentieth century in a variety of compatible, related architectural styles. It is a permutation of compatible, distinctive architecture styles, tempered by verdant landscaping with carefully laid out streets and simple, ornamental streetlight standards. The proposed historic district is a significant concentration, with continuity of buildings, united historically by its unique plan and aesthetically its physical development.

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PHOTOGRAPHS



Property 1

356 Cumberland Road, Glendale 91202

APN 5632-024-025

Spanish Colonial Revival

Built in 1928, alterations: addition to garage (1933), elevator shaft (1935), swimming pool added (1980), side yard enclosed, driveway paved in brick (years unknown)

Integrity- high

Photograph# 1AAA, June 13, 2010

Contributes to significance of proposed historic district



Property 2

1555 Merriman Drive, Glendale 91202

APN 5632-024-024

Spanish Colonial Revival

Built in 1934, alterations: shutters added to 2nd floor (year unknown)

Integrity- high

Photograph# 2A, June 13, 2010

Contributes to significance of proposed historic district



Property 3

1551 Merriman Drive Glendale 91202

APN 5632-024-023

Contemporary

Built in 1949, alterations: family room added (1996), windows replaced, window surrounds and brick applied (years unknown)

Integrity- none

Photograph# 3A, June 11, 2010

Does not contribute to significance of proposed historic district because of substantial alterations

PHOTOGRAPHS



Property 4

1547 Merriman Drive, Glendale 91202

APN 5632-024-022

Monterey Revival

Built in 1934, alterations: wood shingle roof replaced with composition, decorative gate added (years unknown)

Integrity- high

Photograph# 4, June 9, 2010

Contributes to significance of proposed historic district



Property 5

1541 Merriman Drive Glendale 91202

APN 5632-024-021

Spanish Colonial Revival

Built in 1935, alterations: unspecified addition (possibly at back, 1970), swimming pool added (1973), windows replaced (2009), awnings added (year unknown)

Integrity- high

Photograph# 5, June 11, 2010

Contributes to significance of proposed historic district



Property 6

1535 Merriman Drive, Glendale 91202

APN 5632-024-020

Minimal Traditional

Built in 1950, alterations: wood roof replaced (year unknown), spa and spa cover (1991), garage door replaced

Integrity- high

Photograph# 6BB, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 7

1529 Merriman Drive, Glendale 91202

APN 5632-024-019

Spanish Colonial Revival

Built in 1928, alterations: swimming pool (1989), porch converted to bath (1970), laundry room addition at back (1992), various windows replaced (year unknown)

Integrity- intermediate

Photograph# 7k, June 13, 2010

Contributes to significance of proposed historic district



Property 8

1525 Merriman Drive, Glendale 91202

APN 5632-024-0218

Spanish Colonial Revival

Built in 1928, alterations: balcony enclosed (1989), possible bedroom addition (1991), study addition at back (1993)

Integrity- high

Photograph# 8K, June 8, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 9

1521 Merriman Drive, Glendale 91202
APN 5632-024-024
Spanish Colonial Revival
Built in 1930, alterations: garden wall (1934), possible addition (1970)
Integrity- high
Photograph# 9, June 8, 2010

Contributes to significance of proposed historic district



Property 10

1515 Merriman Drive, Glendale 91202
APN 5632-024-016
French Revival
Built in 1937, alterations: awnings added
Integrity- high
Photograph# 10, June 8, 2010

Contributes to significance of proposed historic district



Property 11

1509 Merriman Drive, Glendale 91202
APN 5632-024-015
English Revival-influenced
Built in 1937, alterations: addition and fireplace (1953), den added (1957), roof replaced and awnings added (years unknown)
Integrity- intermediate
Photograph# 11K, June 11, 2010

Contributes to significance of proposed historic district

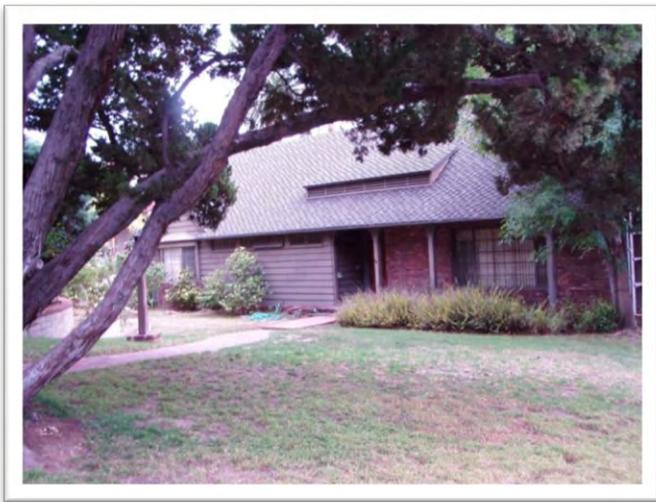
PHOTOGRAPHS



Property 12

1503 Merriman Drive, Glendale 91202
APN 5632-024-014
Minimal Traditional
Built in 1952, alterations: roof replaced (1998)
Integrity- high
Photograph# 12A, June 13, 2010

Contributes to significance of proposed historic district



Property 13

340 Cumberland Road, Glendale 91202
APN 5632-022-104
Ranch, English Revival-influenced
Built in 1951, alterations: greenhouse at back (1950?),
retaining wall (1953)
Integrity- high
Photograph# 13A, June 13, 2010

Contributes to significance of proposed historic district



Property 14

340 Cumberland Road, Glendale 91202
APN 5632-022-014
Spanish Colonial Revival, Streamline Moderne-influenced
Built in 1936, alterations: enclose rear porch (1949), add
swimming pool (1956), addition at back (1988), add spa
(1990), reconfigure bath windows (2008), various
windows replaced and awnings added (year unknown)
Integrity- intermediate
Photograph# 14A, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 15

326 Cumberland Road, Glendale 91202

APN 5632-022-012

Spanish Colonial Revival

Built in 1930, alterations: unknown

Integrity- high

Photograph# 15, June 13, 2010

Contributes to significance of proposed historic district



Property 16

314 Cumberland Road, Glendale 91202

APN 5632-022-015

Spanish Colonial Revival

Built in 1927, alterations: new window openings added (1933), added sunroom (1935), added swimming pool and retaining wall (1972), new 3-car garage, driveway and rear addition (2000), various windows replaced

Integrity- intermediate

Photograph# 16AAA, June 13, 2010

Contributes to significance of proposed historic district



Property 17

300 Cumberland Road, Glendale 91202

APN 5632-022-009

Ranch, Classical Revival-influenced

Built in 1951, alterations: added pool (1976), addition to west side (1979), kitchen greenhouse window (year unknown)

Integrity- intermediate

Photograph# 14A, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 18

301 Lawson Place, Glendale 91202

APN 5632-022-008

Ranch, English Revival-influenced

Built in 1951, alterations: garage door replaced (year unknown)

Integrity- high

Photograph# 18AAA, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 19

307 Lawson Place, Glendale 91202
APN 5632-022-007
Spanish Colonial Revival
Built in 1927, alterations: addition at back (2005)
Integrity- high
Photograph# 19A, June 13, 2010

Contributes to significance of proposed historic district



Property 20

311 Lawson Place, Glendale 91202
APN 5632-022-006
Classical Revival
Integrity- high
Built in 1936, alterations: extended garage (1961), porch added at back (1962), fire repair (1979), repair earthquake damage (1997)
Photograph# 20B, June 13, 2010

Contributes to significance of proposed historic district



Property 21: Brougher Residence

321 Lawson Place, Glendale 91202
APN 5632-022-005
Spanish Colonial Revival
Built in 1928, alterations: living room added (1930), bedroom added (1935)
Integrity- high
Photograph# 21B, June 13, 2010

Contributes to significance of historic district
Separately listed in Glendale Register of Historic Places

PHOTOGRAPHS



Property 22

325 Lawson Place, Glendale 91202

APN 5632-022-004

Spanish Colonial Revival

Built in 1932, alterations: bath and bedroom addition at back (1937)

Integrity- high

Photograph# 22, June 13, 2010

Contributes to significance of proposed historic district



Property 23

329 Lawson Place, Glendale 91202

APN 5632-022-003

Tudor Revival

Built in 1939, alterations: wood shake roof replaced (1974), additions at back (1975, 1985)

Integrity- high

Photograph# 23, June 13, 2010

Contributes to significance of proposed historic district



Property 24

333 Lawson Place, Glendale 91202

APN 5632-022-004

Spanish Colonial Revival

Built in 1929, alterations: pool and exercise room at back (2005)

Integrity- high

Photograph# 24, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 25

339 Lawson Place, Glendale 91202

APN 5632-022-001

Colonial Revival-influenced

Built in 1936, alterations: swimming pool (1937 and 1947), add bay window (1943), add 4 windows, reconfigure roof (1950)

Integrity- high

Photograph# 25K, June 13, 2010

Contributes to significance of proposed historic district



Property 26

338 Lawson Place, Glendale 91202

APN 5632-023-013

Mediterranean Revival

Built in 1935, alterations: retaining walls (1936 and 1950), added spa (1993), chimney repair (1994)

Integrity- high

Photograph# 26K, June 13, 2010

Contributes to significance of proposed historic district



Property 27

330 Lawson Place, Glendale 91202

APN 5632-023-012

Ranch

Built in 1955, alterations: wood shake roof replaced, large second story addition, windows replaced (years unknown)

Integrity- low

Photograph# 27CC, June 13, 2010

Does not contribute to significance of proposed historic district because of substantial alterations

PHOTOGRAPHS



Property 28

328 Lawson Place, Glendale 91202

APN 5632-023-011

Ranch

Built in 1955, alterations: wood shake roof replaced, windows replaced with vinyl, greenhouse window, addition at back (years unknown)

Integrity- intermediate

Photograph# 28, June 13, 2010

Contributes to significance of proposed historic district



Property 29

324 Lawson Place, Glendale 91202

APN 5632-023-010

Ranch

Built in 1955, alterations: wood shake roof and garage door replaced (years unknown)

Integrity- high

Photograph# 29K, June 13, 2010

Contributes to significance of proposed historic district



Property 30

320 Lawson Place, Glendale 91202

APN 563-023-006

Ranch

Built in 1955, alterations: wood shake roof replaced (year unknown), addition to back, windows replaced with suitable alternatives (2009)

Integrity- intermediate

Photograph# 30, June 13, 2010

Does not contribute to significance of proposed historic district because of substantial alterations

PHOTOGRAPHS



Property 31

314 Lawson Place, Glendale 91202

APN 5632-022-007

Tudor Revival

Built in 1928, alterations: wood shake roof replaced,
second floor porch infilled (dates unknown)

Integrity- intermediate to high

Photograph# 31, June 13, 2010

Contributes to significance of proposed historic district



Property 32

310 Lawson Place, Glendale 91202

APN 5632-023-006

Contemporary, Ranch

Built in 1955, alterations: none known

Integrity- high

Photograph# 32K, June 13, 2010

Contributes to significance of proposed historic district



Property 33

305 Kenneth Road, Glendale 91202

APN 5632-023-005

Italianate, Mediterranean Revival

Built in 1955, alterations: garage addition (1936), various
windows replaced with compatible alternates (years unknown)

Integrity- high

Photograph# 33, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 34

325 Kenneth Road, Glendale 91202
APN 5632-023-004
Spanish Colonial Revival
Built in 1935, alterations: unknown
Integrity- high
Photograph# 34K, June 13, 2010

Contributes to significance of proposed historic district



Property 35

329 Lawson Place, Glendale 91202
APN 5632-023-003
Monterey Revival
Built in 1934, alterations: unknown
Integrity- high
Photograph# 35K, June 13, 2010

Contributes to significance of proposed historic district



Property 36

335 Kenneth Road, Glendale 91202
APN 5632-023-002
Spanish Colonial Revival
Built in 1935, alterations: second floor central windows
replaced with vinyl (date unknown)
Integrity- intermediate
Photograph# 36K, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 37

335 Kenneth Road, Glendale 91202

APN 5632-023-002

Spanish Colonial Revival

Built in 1935, alterations: playhouse and retaining wall (1940), add screen porch (1942), playhouse and covered BBQ in back yard (1951), repair fire damage (1974) , add swimming pool (1981), security bars on windows (date unknown),

Integrity- intermediate

Photograph# 37K, June 13, 2010

Contributes to significance of proposed historic district



Property 38

345 Kenneth Road, Glendale 91202

APN 5632-023-001

Contemporary

Built in 1950, alterations: unknown

Integrity- high

Photograph# 38K, June 13, 2010

Contributes to significance of proposed historic district



Property 39

1542 Valley View Road, Glendale 91202

APN 5632-021-006

Spanish Colonial Revival

Built in 1934, alterations:, plant-on window surrounds added, various windows and garage doors replaced (years unknown)

Integrity- intermediate

Photograph# 39A, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 40

1536 Valley View Road, Glendale 91202

APN 5632-021-005

Ranch

Built in 1956, alterations: wood shake roof replaced,
garage door replaced (years unknown)

Integrity- high

Photograph# 40, June 13, 2010

Contributes to significance of proposed historic
district



Property 41

1530 Valley View Road, Glendale 91202

APN 5632-021-034

Spanish Colonial Revival

Built in 1934, alterations: garage doors replaced
(year unknown)

Integrity- high

Photograph# 41B, June 13, 2010

Contributes to significance of proposed historic
district



Property 42

1420 Valley View Road, Glendale 91202

APN 5632-021-035

Monterey Revival

Built in 1934, alterations: wood shake roof
replaced, balcony railing and posts replaced,
solar panels added to roof, decorative gate
(years unknown)

Integrity- intermediate

Photograph# 42, June 13, 2010

Contributes to significance of proposed historic
district

PHOTOGRAPHS



Property 43

1514 Valley View Road, Glendale 91202

APN 5632-021-002

Spanish Colonial Revival

Built in 1934, alterations: none known

Integrity- high

Photograph# 43, June 13, 2010

Contributes to significance of proposed historic district



Property 44

1500 Valley View Road, Glendale 91202

APN 5632-021-001

Monterey Revival

Built in 1949, alterations: wood shake roof replaced, front door and sidelights replaced (dates unknown)

Integrity- high

Photograph# 44, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 45

359 Cumberland Road, Glendale 91202

APN 5632-010-002

Ranch

Built in 1955, alterations: retaining wall added (1955), wood shake roof replaced (1983)

Integrity- high

Photograph# 45AAA, June 30, 2010

Contributes to significance of proposed historic district



Property 46

357 Cumberland Road, Glendale 91202

APN 5632-010-003

Contemporary

Built in 1956, alterations: entirely remodeled, wood shake roof replaced, garage door replaced (years unknown)

Photograph# 46AAA, June 13, 2010

Does not contribute to significance of proposed historic district because of alterations



Property 47

349 Cumberland Road, Glendale 91202

APN 5632-010-004

Contemporary

Built in 1953, alterations: enclosed patio added second floor (1966), add laundry (1958), wood shake roof replaced (1970), fire repairs (1985), entirely remodeled

Integrity- none

Photograph# 47, June 13, 2010

Does not contribute to significance of proposed historic district because of alterations

PHOTOGRAPHS



Property 48A

1605 Arbor Drive, Glendale 91202

APN 5632-010-007

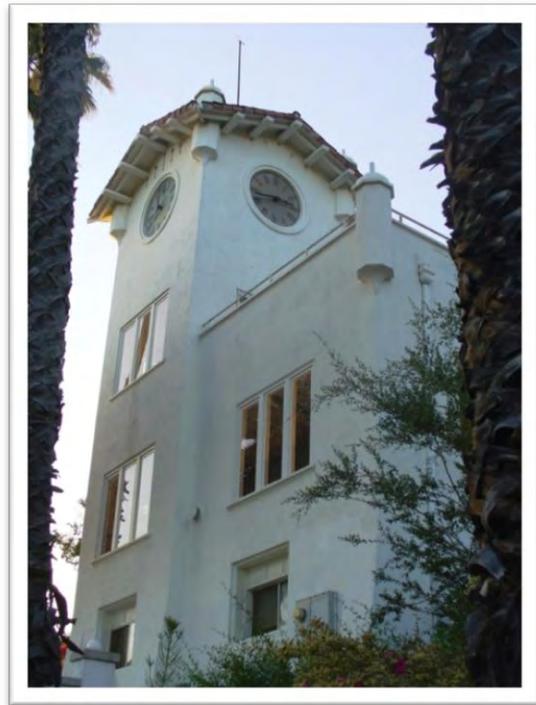
Mission Revival

Built in 1910, alterations: addition including
clock tower (1914), large garage added (1998)

Integrity- high

Photograph# 48, July 7, 2010

Contributes to significance of proposed historic
district



Property 48B

1605 Arbor Drive, Glendale 91202

APN 5632-010-007 (see 48A)

Mission Revival

Built in 1914, residence built 1910, large garage
added (1998)

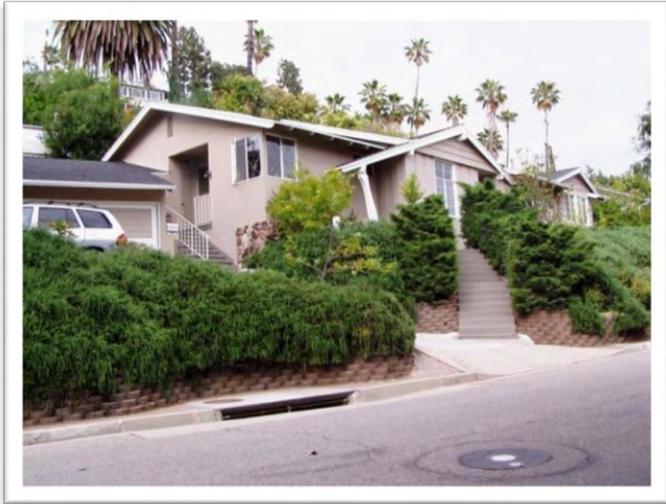
Integrity- high

Photograph# 48, July 7, 2010

Contributes to significance of proposed
historic district

Listed in Glendale Register

PHOTOGRAPHS



Property 49

341 Cumberland Road, Glendale 91202

APN 5632-010-008

Ranch

Built in 1959, alterations: wood shake roof replaced, retaining wall (1989)

Integrity- high

Photograph# 49, June 13, 2010

Does not contribute to significance of proposed historic district; built after period of significance (1910-1956)



Property 50

333 Cumberland Road, Glendale 91202

APN 5632-010-005

Ranch/Classical Revival

Built in 1954, alterations: steps demolished (1955), add retaining wall (1956), wood shake roof replaced (1984), front porch reconfigured, window added, garage door replaced (years unknown)

Integrity- low

Photograph# 50, June 13, 2010

Does not contribute to significance of proposed historic district because of alterations



Property 51

321 Cumberland Road, Glendale 91202

APN 5632-010-006

Ranch

Built in 1952, alterations: retaining wall and pool (1961), additions at back (1985), wood shake roof replaced (2001), garage door replaced (years unknown)

Integrity- high

Photograph# 40, June 13, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 52

1609 Arbor Road, Glendale 91202

APN 5632-011-010

Spanish Colonial Revival (Mudéjar-influenced)

Built in 1928, alterations: addition at north side, certain windows and garage doors replaced, awnings replaced (years unknown)

Integrity- high

Photograph# 52J, September 25, 2010

Contributes to significance of proposed historic district



Property 53

1615 Arbor Road, Glendale 91202

APN 5632-011-009

Monterey Revival

Built in 1927, alterations: garage door replaced (year unknown)

Integrity- high

Photograph# 53, September 25, 2010

Contributes to significance of proposed historic district



Property 54

1621 Arbor Road, Glendale 91202

APN 5632-011-014

Contemporary

Built in 1955, alterations: entrance porch reconfigured, front doors replaced, roof replaced, garage door replaced, driveway paved in brick (years unknown)

Integrity- none

Photograph# 54, September 25, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 55

1627 Arbor Road, Glendale 91202
APN 5632-011-013
Colonial Revival
Built in 1935, alterations: roof replaced (year unknown)
Integrity- high
Photograph# 55, September 25, 2010

Contributes to significance of proposed historic district



Property 56

301 Cumberland Road, Glendale 91202
APN 5632-012-001
Monterey Revival
Built in 1953, alterations: wood shake roof replaced, various small additions, garage door replaced (years unknown)
Integrity- high
Photograph# 56, September 25, 2010

Contributes to significance of proposed historic district



Property 57

1555 Valley View Road, Glendale 91202
APN 5632-012-002
Ranch
Built in 1955, alterations: roof replaced (years unknown)
Integrity- high
Photograph# 57, September 25, 2010

Contributes to significance of proposed historic district

PHOTOGRAPHS



Property 58

1605 Valley View Road, Glendale 91202

APN 5632-012-003

Colonial Revival

Built in 1940, alterations: roof replaced (year unknown)

Integrity- high

Photograph# 58, September 25, 2010

Contributes to significance of proposed historic district