4.1 CULTURAL RESOURCES

A historic resources evaluation of all the existing structures on the Project site was conducted to identify if any of these structures is a historic resource under national, State, or local standards. This section addresses the presence of historical resources on the Project site that could be affected by implementation of the proposed Project, and discusses potential impacts and mitigation. This section incorporates information from the report titled *Historic Resource Assessment: 126, 128, 132, & 132A/132B South Kenwood Street* prepared by Arroyo Resources, dated July 15, 2016, and contained in Appendix 4.1 of this EIR. Field observations and data collection, including photography, were conducted as part of the Historic Assessment. Numerous primary and secondary sources were consulted at various repositories, including the Glendale Public Library. These sources included Sanborn maps, historic aerial photographs, city directories, City of Glendale ("City") building permits, newspapers, and architectural databases.

ENVIRONMENTAL SETTING

Property Descriptions

The project site includes three Los Angeles County Assessor Parcel Numbers: 5642-007-038 (126 South Kenwood Street, Lot No. 14) at the north end; 5642-007-040 (128 South Kenwood Street, Lot No. 16) in the middle; and 5642-007-42 (132 South Kenwood Street, Lot No. 18) at the southern end. **Figure 4.1-1, Project site Parcels,** illustrates the location of the three parcels on South Kenwood Street. **Figure 4.1-2, Aerial View of Property Location and Surrounding Uses,** provides an aerial view of the property showing the building footprints on each parcel.

Parcel 38, previously used for storage during the construction of 118 South Kenwood, is now vacant; Parcel 40 contains a house in the front, plus a rear garage and surface parking area; and Parcel 42 contains a house with the same setback as parcel 40 and a rear, 2-story structure with two upper residential apartment units over a two-car garage.

A wide range of property types and styles surround the project site, including a large number of multi-story apartment buildings, as well as low-scale commercial uses from earlier historic periods. In 2010, a 4-story, mixed-use residential development was completed on the southeast corner of Broadway and Kenwood Street; a 5-story residential/condo building was constructed to the immediate north of the vacant project site parcel in 2015. To the south are a few 2-story apartment buildings built in the 1950s and 1960s; across the street is a 9-story, senior housing residential building built in 1979. The Glendale Central Library is located a couple of blocks to the south, and the Glendale central post office is located a

block to the north. The property is considered part of the larger downtown Glendale area for which a Specific Plan was adopted in 2007.

The two Craftsman homes at 128 and 132 South Kenwood Street, which are the primary focus of this analysis, are among a collection of Craftsman homes remaining in the greater South Glendale area from Glendale's earlier times. **Figures 4.1-3, Properties—Street View and Alley View,** provides street and rear views of the three parcels. The two single-family homes were both originally built in 1920 and have the same setbacks. Both were built in the Craftsman style with front porches and rear garages. Parcel 42 is developed with a 2-story rear duplex unit built in the Minimal Traditional style in 1953, with two units above a two-car garage. An alley to the rear provides access to the three parcels. All three parcels are within the Downtown Specific Plan area. Current zoning for the project site is "DSP East Broadway Districts" which allows for commercial, residential, and mixed-use development.

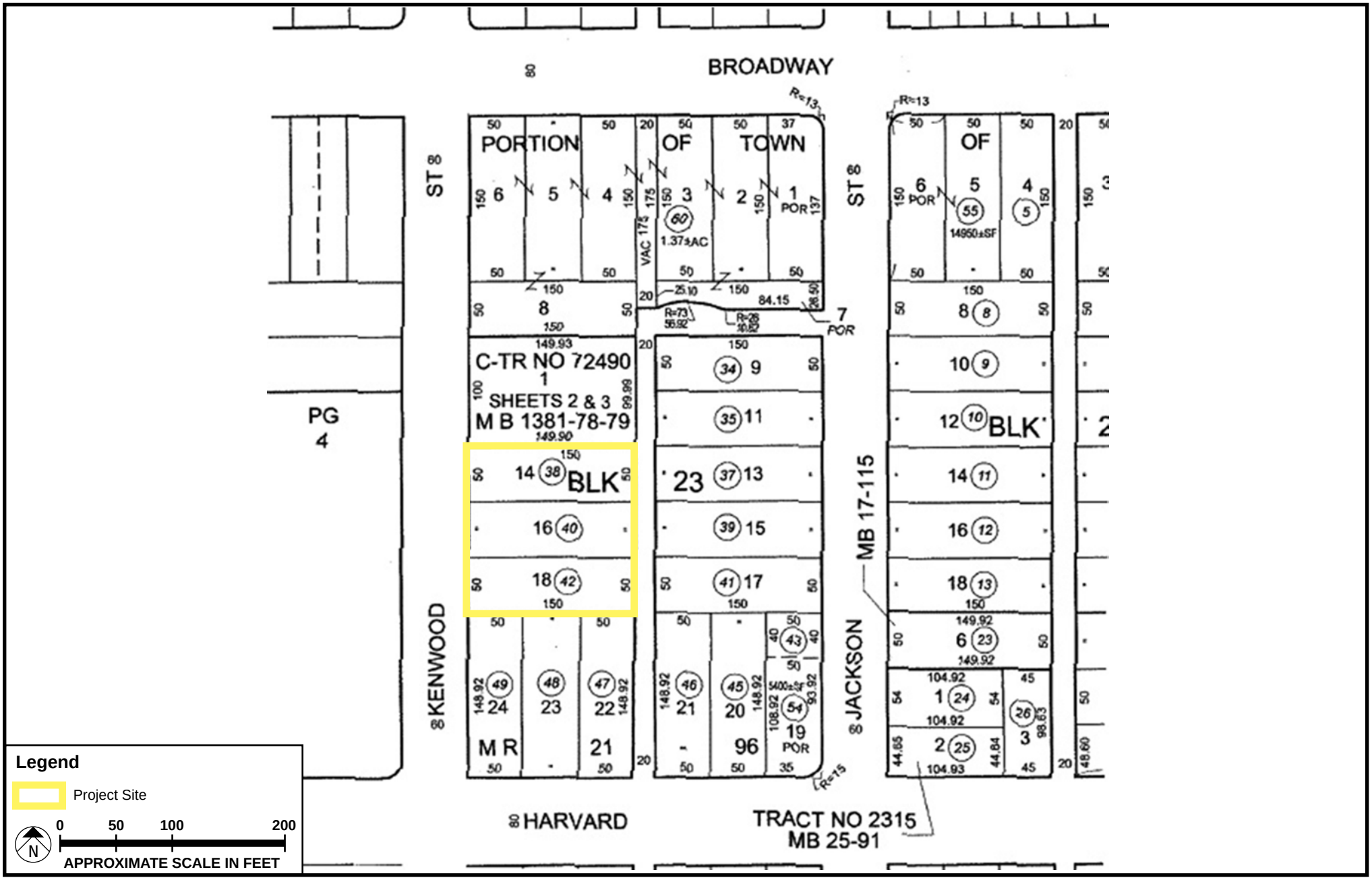
Although originally built as a single-family home, the property at 128 South Kenwood Street has been used for commercial purposes in conformance with its commercial zoning designation; both commercial and residential use are permitted by right in the DSP East Broadway zone The two residential structures on Parcel 42 were originally built as residences and are currently used for residential purposes. The vacant lot Parcel 38 has been used off and on for storage and is largely fenced and screened. **Figure 4.1-4, 126 South Kenwood Street, Figure 4.1-5, 128 South Kenwood Street,** and **Figure 4.1-6, 132 South Kenwood Street,** provide a summary of the three subject parcels.

Historic Context

The City of Glendale's overall historic context statement is contained in the Historic Preservation Element adopted by City Council in 1996, which is incorporated into this EIR by reference. Historic contexts are defined as "those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) is made clear." A context may be organized by theme, geographic area, or chronology; regardless of the frame of reference, a historic context is associated with a defined area and an identified period of significance. Historic contexts are linked to physical artifacts through the concept of property types and is crucial to the evaluation of historic significance. A property's historic significance must be explained against its associated context. The following discussion of historic context has been developed to help evaluate the significance of the project site.

Early Glendale Development History

This historic context period for evaluating the significance of the project site is the period dominated by Craftsman residential architecture in Glendale—beginning with 1906, the time that the style was well defined, and lasting until 1925, the time that the style was fading from popularity.



SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-1**

Meridian Consultants

Subject Property Parcels

133-001-16

SOURCE: Arroyo Resources - June 2016; Google Earth - 2016

FIGURE **4.1-2**

Meridian Consultants

Aerial View of Property Location and Surrounding Land Uses

133-001-16

Street View

Alley Rear View

SOURCE: Arroyo Resources - June 2016

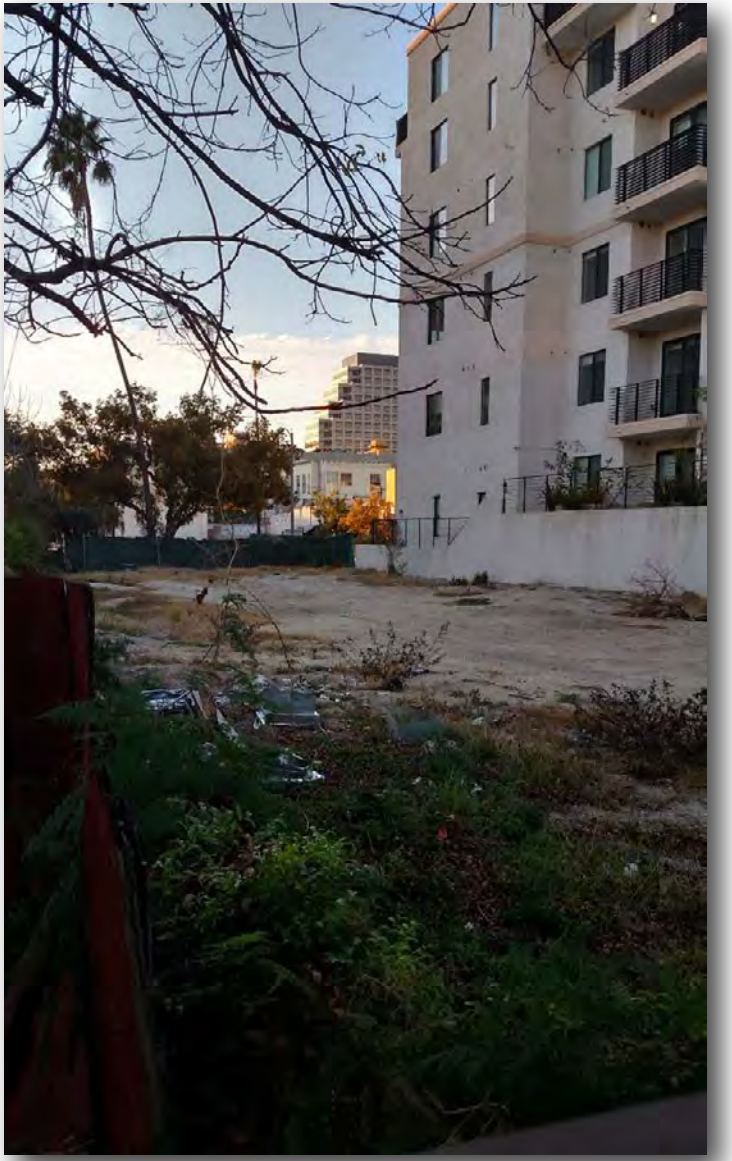
FIGURE **4.1-3**

Meridian Consultants

Properties—Street and Alley Rear View

133-001-16

South Kenwood Street view looking to alley



Alley view looking toward South Kenwood Street

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-4**

Meridian Consultants

126 South Kenwood Street

133-001-16

Front, Street View

Rear, Alley View Showing Garage and Parking

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-5**

Meridian Consultants

128 South Kenwood Street

133-001-16

Front, Street View, 132 South Kenwood Street; Year Built: 1920 (source: Assessor)

Front Façade, Rear Duplex Unit, Upper Story, 132A/132B South Kenwood Street; Year Built: 1953

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-6**

Meridian Consultants

132 South Kenwood Street

133-001-16

The subject parcels were originally created as a part of the Glendale Township recorded in 1887. The original plot map shows the street and parcel patterns that created the original town of Glendale. The 1887 map included 12 lots along the east side of South Kenwood Street (originally K street), of which the three subject parcels were a part; all 12 lots were 50 feet wide along the Kenwood Street frontage and 150 feet deep, with an alley behind. Consolidation of parcels along Broadway occurred in later years as a commercial downtown district developed along Broadway from Glendale Avenue to Brand Boulevard. In 1903, Brand Boulevard was created to provide train car service to Los Angeles. Brand Boulevard subsequently became the City's central business district and downtown, replacing Broadway as the primary commercial district. Broadway continued to house low-rise commercial development, which peaked around the mid-1920s.

Sanborn maps show that the earlier 1908 map includes a dwelling on Parcel 38 believed to be the Craftsman home that was identified in the 1983–1984 Glendale Architectural and Historical Survey ("1983–1984 Survey") but was demolished sometime between 1984 and 1989. The 1908 map shows no development on the other two subject parcels. The 1912 Sanborn map shows the same condition on the subject parcels but also shows greater infill developed in the neighborhood and the emerging Broadway commercial district. The 1919 Sanborn map shows the addition of the residential structure and garage on Parcel 42 (132 South Kenwood Street) recorded as built in 1920 on Assessor records. The 1925 Sanborn map shows the third house built on the middle Parcel 40 in the same configuration as it exists today. By this mid-1920 period, the neighborhood was largely developed with commercial shops along Broadway, churches and public uses along Harvard Street, and single-family homes throughout. By 1968, a larger number of apartment structures had been built and commercial development began encroaching into largely residential streets.

Figure 4.1-7, Broadway and Maryland Avenue Looking Southeast, 1925, provides a historic aerial photo of Broadway and Maryland Avenue from 1925, giving context to the subject properties built in this early period. The neighborhood is significant to early Glendale as the location of the Broadway commercial district (seen in the foreground), the original Glendale High School (seen in the background), the original Glendale Library (seen in the background), and the Presbyterian church (with the steeple seen prominently in the center). The project site is located just outside of the image, but the neighborhood includes scattered homes built in the Craftsman style, similar to the subject homes.

Civic Affairs and Religious, Social, and Cultural Life in Glendale History

The Historic Preservation Element of the General Plan provides a historic context for civic affairs, as well as for religious, social, and cultural life in Glendale. Additionally, the City of Glendale has more recently prepared a Historic Context Statement for the South Glendale Community Plan, which is expected to be completed in 2017, that provides a draft discussion on religious life in South Glendale.

In the early 20th century, Glendale's population experienced rapid growth. Development of an inter-urban rail line resulted in the rapid suburbanization of the city, and the city was at one point deemed the "Fastest Growing City in America." Single-family Craftsman homes quickly filled up the side streets, and 1-story, wood-frame establishments were quickly replaced by multi-story brick buildings. The community had long been frustrated by the inability of the County of Los Angeles to provide the necessary improvements for continued development. A separate city government was established and incorporation efforts began in 1904. The newly formed city government met at various locations; by 1912, a city hall had been positioned at the corner of Broadway and Howard Street.

The early settlers of Glendale made the establishment of churches a priority, and they served not only as houses of worship, but as focal points of social and civic engagement in the sparsely populated region. Several denominations, including the Methodists, Presbyterians, and Episcopalians, can trace their presence in Glendale back to the 1880s. Religious institutions in this area were predominantly Protestant, given that most of the population was of Northern European descent. The first religious building erected in what is now Glendale was originally intended to serve all denominations; however, by 1884 it had been taken over by the Methodist congregation who dedicated the structure as the Riverdale Methodist Church. It was originally located in the old Riverdale area of Glendale (Riverdale Avenue) but had moved to today's central area.

Construction of new churches in Glendale continued and followed historical patterns of population surge. During the first two decades of the 20th century, it was common for denominations to start in city and residence halls, and then move into a small wood-frame-and-brick building. During this time, most if not all of Glendale's churches experienced growth in both membership and affluence, and this often resulted in multiple relocations, many opting for more permanent architectural statements by the mid-1910s. The aforementioned Riverdale Methodist, for example, moved into a larger, Gothic Revival style structure designed by architect Arthur G. Lindley in 1917. The 1920s saw a large population boom, resulting in both overcrowded churches and an abundance of new financial resources, which resulted in many congregations following similar patterns. For these reasons, many of Glendale's oldest standing religious buildings can be traced back to the 1920s at the earliest, when Churches began to cluster around Harvard Street and Broadway; notable examples include the Holy Family Roman Catholic Church, designed by architect AC Martin and the First Baptist Church of Glendale, designed by Charles Cressey, for whom Reverend James Brougher, Jr. was the pastor. Brougher would eventually become known as one of the most significant religious figures in Glendale history, as well as a leading Baptist figure nationwide. **Table 4.1-1, Churches in Glendale, Select Years,** below presents a listing of churches in Glendale in the selected years 1909 and 1912 as contained in City directories. The Central Christian Church of Glendale, established in 1908, was among the earliest Glendale churches.

Table 4.1-1
Churches in Glendale, Select Years

Year	Name	Address
1909	Christian Church	Corner of Louise and 6th Streets
	Adventist Church	No information provided
	Baptist Church	No information provided
	Catholic Church	No information Provided
	Episcopal Church	No information Provided
	Methodist Church	No information Provided
	Presbyterian Church	No information Provided
1912	Christian Church	Corner of Louise and 6th
	Congregational Church	302½ Brand
	Baptist Church	Third and Louise Streets
	West Glendale Methodist Church	Oak and Pacific Streets
	St. Mark's Episcopal Church	Isabel and 4th Streets
	First Presbyterian Church	4th and Cedar Streets
	First Methodist Church	3rd and Dayton Court
	First Methodist Church of Casa Verdugo	Central Avenue between Dryden and Fairview
	Holy Family Catholic Church	Lomita near Adams
	Seventh Day Adventist Church	Gymnasium Building in the Sanitarium

Craftsman Architecture in Glendale

The historic context statement for Craftsman architecture includes various types of Craftsman styles, including the bungalow, the cottage, the colonial Craftsman, the multi-family Craftsman, the transitional Craftsman, and the eclectic influenced Craftsman. As 1-story structures with low-pitched gable roofs, the subject Craftsman homes at 128 and 132 South Kenwood Street would be considered bungalows.

The Craftsman bungalow is perhaps the most iconic image of Southern California architecture. The high-style origins of the Craftsman are most closely associated with master architects (and brothers) Charles Sumner Greene ad Henry Mather Greene, who practiced in Pasadena from 1893 to 1914. Their works were influenced by the English Arts and Crafts movement and Japanese woodworking techniques. The Greene's designs stressed the honest use of building materials, with the structural components of the brothers' works made visual rather than hidden behind unnecessary decoration. The Craftsman style

quickly trickled down to the general population and became popular for small residential designs through the county, particularly in Southern California—including Glendale—from about 1905 until the early 1920s.

By the time the Craftsman style took hold, much of Glendale had been subdivided for house building, and the opportunity for residential development was great. While some homes were designed by architects, most Glendale Craftsman homes were built by carpenters and contractors, or sometimes by the lot owner himself. The readily available house plans from catalogs and local lumber yards made house building easy during the 1905–1925 residential settlement boom that was also notable for the large number of Craftsman style homes built during these years. Glendale in particular had more than seven local lumber yards that would sell cut lumber and the plans to build a single-family home.

Typical character-defining features of the Craftsman style included the use of natural materials, such as wood and stone. Roofs were almost always low pitched, and gabled with wide, open-eave overhangs and exposed rafters. Decorative beams or braces were commonly added under gables. Porches were often full across the façade or partial over half the façade in either a symmetrical or asymmetrical orientation. Porch roofs were open supported by tapered square columns or pedestals that frequently extended to ground level or to a short porch wall. Windows were often artfully arranged with wide wood window surrounds, multi-lites, and extended lintels.

Clifford A. Cole and the Central Christian Church of Glendale

Clifford A. Cole owned the home at 132 South Kenwood Street from 1918 to approximately 1963, according to the County Assessor historic tax roll. The single-family home was occupied by Cole and his family from 1919 to 1926, and again from 1939 to 1962, according to the City directory listings. Between 1926 and 1939, Cole and his family resided at 431 Howard Street in Glendale, which, according to the historical US Census, he also owned.

Clifford A. Cole was born in Derby, Kansas, to Benton and Emily Louise Cole on February 16, 1881. He married his wife, Bessie Mae Garton, on June 13, 1916, and together they had two sons, Myron C. Cole and Connor G. Cole. Before the start of his church career, Cole studied at Drake University and Fairmount College in Kansas; in 1932, he earned an honorary Doctor of Divinity degree from Chapman College, where he was known to teach and lecture. Records show that Dr. Cole was ordained in 1904. He moved to Glendale in 1917, when he took the position of pastor of the Central Christian Church of Glendale. Dr. Cole was a pastor of that church from 1917 until 1938, when he resigned his position. He was involved in both religious and civic activities within the community of Glendale. Before assuming the Glendale pastorate, he was pastor of the Christian Church in Abilene, Kansas, from 1906–1913, and in St. Louis, Missouri, from 1913–1917.

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-7**

Meridian Consultants

Broadway and Maryland Avenue Looking Southeast, 1925

133-001-16

Between Cole's arrival in California and his death, the Cole family resided at two Glendale addresses. The *Glendale News-Press* reported that Cole assumed the pastorate of the Central Christian Church on January 1, 1917. According to the City tax assessor, Lot 18 (where 132 South Kenwood Avenue was located) was transferred to Clifford Cole's name in 1918. In 1960, the property was transferred to Lucille Minasian and Rosemary Stoltz. Dr. Cole died in 1965, just about 1 year after the death of his wife, Bessie.

According to the *Glendale News-Press*, during Dr. Cole's pastorate, some 2100 persons were added to the congregation, and the property value of the Church increased from $7,000 to "an estimated" $150,000. He wed 2000 persons and officiated at 900 funerals during his ministry. An estimated 10 years into his ministry, Dr. Cole was nominated as chairman of the 1928 Convention of the Christian Church, primarily for his tenure of service. In part due to his positive role in the community and the church, he was included in a few, "Who's Who" directories including "Men of California".

Dr. Cole left his position as pastor of the Central Christian Church of Glendale after obtaining the position of State secretary of Christian Churches in 1939. Dr. Cole held this position for 17 years, then assumed the directorship of a Statewide church program, Mid-Century Church Extension, until he retired in 1957. During his time as State secretary, Dr. Cole also served in the Board of Trustees at Disciples of Christ–affiliated Chapman College (now Chapman University). He also served on the Board of Directors of Unified Promotion. Soon after he retired, Dr. Cole wrote a book titled *Christian Churches (Disciples of Christ) of Southern California*, which was published in 1959. The book discusses the history of Disciples of Christ churches in Southern California and their pastors up until that time.

In addition to Dr. Cole's Christian Church affiliations, he was active in other groups in the community. He was a member of the Glendale Historical Society, State Sunday School Association, the Kiwanis Club, the Glendale Community Chest, and Glendale Parks and Recreation Commission. He was also reported to have built 14 houses in Glendale to participate in the expansion of the City. Dr. Cole was also the regular contributor of a Bible feature called "Daily Pulpit" published in the *Glendale News-Press*. Dr. Cole remained involved in church and community activities until late in his life. His two sons also became religious leaders in the Southern California area.

The history of the Central Christian Church of Glendale begins in 1908, when Rev. J. W. Utter of the Broadway Church, Los Angeles, took a vacation to survey the Tropico-Glendale area for possible future church membership. Rev. Utter found a large number of willing congregants, and the group met at the home of Mr. and Mrs. R. P. Jodon in Tropico. That same year, the group formed its official board, named their congregation Christian Church, and began meeting in the Grand Army of the Republic meeting hall at 902 South Glendale Avenue. When the congregation grew to 100 members, a parcel at the corner of South Louise and E. Colorado Streets was purchased on which the Central Christian Church was built in

1909. The Sanborn map from 1908 shows that corner lot as empty; while the 1912 Sanborn map shows the original Central Christian Church structure on the parcel. Between 1912 and 1913, the lot adjacent to the original was purchased for use by the church.

In 1913, Rev. Utter left the church and was replaced by Rev. E. F. Francis, who remained until 1916. In 1917, as noted previously, Dr. Cole was recruited and began his tenure as pastor of the Church, where he remained until 1938. The 1919 Sanborn map depicts an expansion of the Central Christian Church for a Sunday School. In 1920, a third lot adjacent to the second lot was purchased by the church.

Because the congregation had grown to a size that required a bigger space, the Central Christian Church began a building campaign for a new church at 304 E. Colorado Street that was completed in 1922. The 1928 USGS map shows the Central Christian Church among a cluster of churches located in central Glendale. In 1963, the structure at 305 E. Colorado Street was expanded to provide room for more congregants. The Central Christian Church sold its property to United Community Church in 1977 and moved to 1479 Broadway; that property was sold in 2005, and the congregation met at the First Congregational Church on Canada Boulevard. In 2006, the Central Christian Church bought the property at 5027 N. New York Avenue, which was subsequently sold in 2012. Over the course of its existence, the Central Christian Church has had fifteen pastors. As show in Table 4.1-2, Pastors of the Central Christian Church of Glendale, Dr. Cole was a pastor with the church for 21 years.

Table 4.1-2
Pastors of the Central Christian Church of Glendale

Pastor	Years
J. W. Utter	1908–1913
E. F. Francis	1913–1916
Clifford Cole	1917–1938
George Marsh	1938–1942
A. V. Havens	1942–1945
Ira Ketcham	1945–1957
B. Frank Cron	1958–1965
K. Dean Echols	1966–1972
Hugh M. Riley	1974–1977
Rodney Smith	1978–1980
Randall Updegraff-Spleth	1981–1985
John E. Nickel	1985–1988
Clarice Friedline	1989–1991
Jeff Utter (Interim)	1992
Greg Davis	1993–Present

Source: Central Christian Church, 2016

Architectural Evaluation

Architectural Style and Character-Defining Features—128 South Kenwood Street

The house has a "year built" of 1920 and an "effective year built" of 1925. The house was built by W. G. Boyd, who was both the owner and contractor. The house was likely built as a speculative house because Boyd, a carpenter, soon after sold the house to new owners. A few prolific lumber yards in Glendale sold the materials and plans to build homes. This home could have been one of these homes.

Figure 4.1-8, Façade, Street Elevation of 128 South Kenwood Street, Figure 4.1-9, Porch Detail of 128 South Kenwood Street, and Figure 4.1-10, North Elevation of 128 South Kenwood Street, illustrate the architectural style and character-defining features of this property. This home has a side gable and the front gable over the porch. The porch roof is slightly sloped and is supported by two posts with brick at the lower portion and a tapered pier at the top. A short brick wall defines the porch area. The front door is surrounded by a multi-lite window to the left and a tripartite, multi-lite window to the right. The house is clad in horizontal wood lap siding. All windows are wood framed and recessed. The porch floor has been covered in ceramic tiles and is not the original surface. Brick porch supports have been painted. A brick porch pedestal with top helps mark the entry, which is asymmetrical. Extended rafter tails are under the porch and along all elevations. The low-pitched roof is covered in asphalt shingles. The north side elevation includes a series of double-hung wood windows along the side gable portion and a rear-facing gable. The rear alley garage is similarly clad in wood siding.

Architectural Style and Character-Defining Features—132 South Kenwood Street

Figure 4.1-11, Façade, Street Elevation of 132 South Kenwood Street, Figure 4.1-12, Porch Detail of 132 South Kenwood Street, Figure 4.1-13, Street Elevation Window of 132 South Kenwood Street, and Figure 4.1-14, South Elevation and Garage of 132 South Kenwood Street, illustrate the architectural style and character-defining features of this property. Built in 1920, the single-family Craftsman house at 132 South Kenwood Street has a side gable with a distinctive, low-hanging roof dormer with a vent. The house is clad in wood siding in a varied horizontal pattern of wide and narrow boards. The front elevation includes a symmetrical tripartite window with a fixed center pane flanked by double-hung windows. The porch is recessed at the corner, with two entry doors: one facing the street and one facing the south. The two doors have multiple lights and are framed. The street-facing door is wider and may be the primary entry door. The corner porch is under the side gable and is supported by a single post with a brick base and tapered top. A porch header to the street and to the south help define this small porch as the entry. A short brick wall encloses the porch at the street elevation. Exposed rafter tails are found along the gabled roof. South elevation windows are also double hung, while the primary band of windows includes a trio

of double-hung windows. A rear-facing gable is at the backside of the house; a screened porch appears to be at the back of the house, as well.

Architectural Style and Character-Defining Features—132A/132B South Kenwood Street (Rear Duplex)

Figure 4.1-15, Front Façade of Duplex Rear Building at 132A/132B South Kenwood Street, and Figure 4.1-16, Alley Elevation of 132A/132B South Kenwood Street, illustrate the architectural style and character-defining features of this property. The rear duplex building on Parcel 42 includes two residential units above a two car garage. The 2-story building was built in 1953 and sits on the rear property line. The residential building was built in the Minimal Traditional style, a more modern style of residential architecture popular at the time. The structure has wood cladding along the upper story and stucco cladding along the lower portion. The windows are metal casement, multi-lite, with thin frames. This rear unit is not visible from Kenwood Street but is prominent along the alleyway with an entry door and similar casement windows next to the garage door and along the upper story. Access to this building is along the driveway with stairs leading to the upper units with a door to one unit facing Kenwood Street and a second door to the other unit facing the south. The low pitched hipped roof has short overhangs on all four sides.

Alterations

All three structures described above appear to have retained their original design, features, and materials. Other than minor changes to doors, the three residential structures appear to be in the same or similar condition as when built. No additions to the buildings are apparent.

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-8**

Meridian Consultants

Façade, Street Elevation of 128 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-9**

Meridian Consultants

Porch Detail of 128 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-10**

Meridian Consultants

North Elevation of 128 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-11**

Meridian Consultants

Façade, Street Elevation of 132 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-12**

Meridian Consultants

Porch Detail of 132 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-13**

Meridian Consultants

Window, Street Elevation of 132 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-14**

Meridian Consultants

Garage, South Elevation of 132 South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-15**

Meridian Consultants

Front Façade of Duplex Rear Building at 132A/132B South Kenwood Street

133-001-16

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-16**

Meridian Consultants

Alley Elevation of 132A/132B South Kenwood Street

133-001-16

Prior Historic Resource Surveys and Evaluation

Prior historic resource survey work associated with the subject properties is summarized below.

1983–1984 Survey

The 1983–1984 Survey of Central Glendale identified a grouping of three homes on the project site as being of interest and worthy of note. The grouping of three homes included a Craftsman home built on Parcel 38 circa 1907 subsequently demolished sometime between 1984 and 1989, leaving the lot vacant as seen today. The grouping also included the subject two single-family Craftsman homes on Parcels 40 and 42, which remain today in essentially the same condition as when they were surveyed in 1984. All three homes were identified as being of interest because they represented the Craftsman period and had similar design, scale, and integrity. None of the homes were found to be eligible for the National Register of Historic Places at that time. The 1983–1984 Survey notes that the three properties together had merit because they represented a grouping of Craftsman style homes. Since the time of the 1983–1984 Survey, the City created a local register of historic properties and one of the three homes has been demolished.

The 1983–1984 Survey provides the following summary significance statement of the project site homes surveyed:

> <u>126 South Kenwood Street:</u>
>
> *Built prior to 1908, according to the Sanborn maps, this bungalow is typical of the simplest building of that genre. It is located on a mixed use street which retains a larger number of historic buildings than most of the comparable streets nearby. It is worthy of note, therefore, for its site and for its integrity.*
>
> <u>128 South Kenwood Street:</u>
>
> *W.G. Boyd, whose name appears on more than one permit during the early twenties, was the owner and builder of this six-room residence. Built for a cost of $4,500, the bungalow was typical of the late Craftsman period which was, in 1920, nearly at an end. It is of interest today because of its representative design, lack of alterations, and for its location in the center of a grouping of three similarly scaled, sited, and styled structures.*
>
> <u>132 South Kenwood Street:</u>
>
> *Evidence provided by the Sanborn maps dates this simple bungalow to the period between 1912 and 1919. Although not architecturally out-standing, this house, with its neighbors to the north, present and accurate picture of a typical residential street in Glendale circa 1920s. This image is enhanced by the street trees, which grow more frequent as Kenwood progresses south.*

Based on the results of the survey, the noteworthiness of the above homes is due to the relationship between the grouping of the three homes. Today, the loss of one of the three identified homes diminishes the merit of this Craftsman grouping.

2007 Downtown Survey

In 2007, a historic resource survey was conducted as a part of the Downtown Specific Plan adoption process. The historic survey identified 37 properties that were deemed eligible for the Glendale Register of Historic Resources ("Glendale Register"). The survey included an inventory form for the home at 128 South Kenwood Street (included as Exhibit 11 of **Appendix 4.1**). That survey found that the home was eligible for the Glendale Register as one of the last intact single-family residential structures remaining from development following World War I, pending an intensive-level survey. The form also noted that the property contains "exemplary elements of design, detail, materials and craftsmanship from this period." The survey did not note architectural style or particular features, nor did it provide any context for evaluation or assign a status code for eligibility and significance.

Based on the research and analysis as contained in this report, which was an intensive-level survey, the property at 128 South Kenwood Street was determined to be ineligible for the Glendale Register of Historic Resources. The Downtown survey additionally identified but did not provide a survey form for 132 South Kenwood Street. The property was listed in an inventory table with the notation "not eligible, but may warrant special consideration."

2007 Craftsman Survey

The City of Glendale completed a survey of Craftsman homes in multi-family zones titled *City of Glendale Reconnaissance survey and Historic Context Statement of Craftsman Style Architecture 2006–2007,* in October 2007. This Craftsman survey is being used to aid in evaluating the potential significance of the project site.

The Craftsman survey did not include the subject properties because this survey only addressed multi-family zoned properties and the subject properties are zoned DSP zoning. However, as a part of this report, a complete review of all properties included in the Craftsman survey with status codes was conducted to help determine the threshold between Craftsman properties categorized as eligible for local listing and those deemed not eligible for the Glendale Register.

This Craftsman survey inventoried 524 properties, of which 23 were multifamily. Of the total, 444 (85 percent) were found ineligible for local listing on the Glendale Register, and 62 (12 percent) were found to be eligible for the Glendale Register either individually, as a part of a grouping, or both. The remaining 18 (3 percent) properties were not evaluated due to inaccessibility or other factors. Most properties (75

percent) had moderate to high integrity. Properties that had very low integrity were not inventoried but rather listed and eliminated from further consideration.

Regulatory Setting

The subject properties were evaluated to determine historic significance and eligibility in accordance with State and local criteria to provide the information needed to comply with the California Environmental Quality Act (CEQA). The property was not evaluated against the criteria of the National Register of Historic Places, or other national programs; however, guidelines for evaluating properties against the National Register are considered to assist in determining State and local eligibility.

State Regulations

California Register of Historical Resources

The California Register of Historical Resources is an authoritative guide to California's significant historical and archeological resources intended to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State; and determining which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.

The rights and responsibilities of owners of historic properties are the same as those of owners of non-historic properties. Listing does not prevent the use, sale, or transfer of the property. Because land use authority in California generally belongs to the local government, listing does not give either the State or the federal government any additional authority over the property. Consent from the property owner is not required, but a resource cannot be listed over an owner's objections. The State Historic Resources Commission can, however, formally determine a property eligible for the California Register even if the resource owner objects.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, State, or national level under one or more of the following criteria:

1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2) It is associated with the lives of persons important to local, California, or national history;

3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or

4) It has yield or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions.

California Environmental Quality Act

Under CEQA Guidelines 15064.5(b), a "project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." This statutory standard involves making two determinations. The first is whether the Project involves a historical resource. If it does, the second involves determining whether the Project may involve a "substantial adverse change in the significance" of the historical resource. Guidelines adopted in final form on October 26, 1998 to implement the 1992 statutory amendments relating to historic resources provide direction on making these determinations. The CEQA Guidelines specify that for purposes of CEQA compliance, the term "historical resources" includes the following:

- A resource listed in, or determined to be eligible by the state Historical Resources Commission, for listing in the California Register of Historical Resources.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.
- The fact that a resource is not listed, or determined to be eligible for listing, in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource, as defined in Public Resources Code Sections 5020.1(j) or 5024.1..

Local Regulations

Glendale Register of Historic Places

The City of Glendale's Register of Historic Resources was created in 1996 as the official list of designated historic properties in the City, as described in Chapter 15.20 of the Glendale Municipal Code (GMC). According to the GMC, a "Designated Historic Resource" is any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, archaeological, engineering, scientific, economic, agricultural, educational, social, political or military heritage of the city of Glendale, the state of California, or the United States and which has been designated as historically significant in the National Register of Historic Places, the state of California Register of Historical Resources, the Glendale Register of Historic Resources, or the Historic Preservation Element of the Glendale General Plan.

Owner consent is required for listing on the Glendale Register of Historic Resources and design review of Glendale Register properties is conducted by the Historic Preservation Commission. The process for designating a property and listing it on the Glendale Register requires submittal of the application and supporting information, review and recommendation by staff and the Historic Preservation Commission, with final approval by the City Council.

To be eligible for the Glendale Register, the City Council must first find that the proposed historic resource contains one (1) or more of the following elements:

> **15.20.050 Findings for designation of historic resources.**
>
> *Upon recommendation of the historic preservation commission, city council shall consider and make findings for additions to the Glendale Register of Historic Resources. The designation of any proposed resource in the city as a historic resource shall be granted only if city council first finds that the proposed historic resource meets one (1) or more of the following criteria:*
>
> 1. *The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;*
>
> 2. *The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;*
>
> 3. *The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or*

architect whose genius influenced his or her profession; or possesses high artistic values;

4. *The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city;*

5. *The proposed historic resource exemplifies the early heritage of the city.*

The Glendale Register does not have any additional eligibility requirements and is silent with regard to integrity and age. There are currently over 100 properties listed on the Glendale Register.

Glendale Historic Districts

The City of Glendale has a legal framework for creating local historic districts under the Historic District Overlay Zone as a part of the City's Zoning Code, Title 30, Chapter 30.25. At this time the City Council has adopted six (6) historic districts with additional review of other districts currently under review and consideration. Historic districts are made up of a collection of properties that together constitute a historic resource.

According to the Glendale Zoning Code, a historic district must contain at least one (1) of the following:

Chapter 30.25.020 Historic district overlay zone designation criteria.

Historic district is a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties. Properties must contribute to each other and be unified aesthetically by plan or historical physical development. A geographic area may be designated as a historic district overlay zone by the city council upon the recommendation of the historic preservation commission and planning commission if the district:

A. *Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural or natural history;*

B. *Is identified with persons or events significant in local, state or national history;*

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

D. *Represents the work of notable builders, designers, or architects;*

E. *Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;*

F. *Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;*

G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;

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

I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The City of Glendale is the lead agency for review and decision-making for discretionary projects. Under CEQA Statues and Guidelines, the City is required to evaluate and disclose potential and significant environmental impacts including impacts to historic resources. This analysis is being prepared in fulfillment of CEQA requirements. In summary, CEQA requires the following three basic steps with regard to impacts on historic resources:

1. Are there any historic resources or properties that are "historically significant" affected by the action or project?
2. Would the project cause a substantial adverse change in the significance of any resources identified?
3. If so, are there mitigation measures to lessen the impacts, or are there any alternatives to avoid impacts?

CEQA is found in Section 21000 et seq. of the California Public Resources Code. The Guidelines for Implementation are in the California Code of Regulations, Title 14, Chapter 3, Sections 15000 et seq.

Historical resources are a part of the physical and cultural environment and discretionary government actions, activities, and projects are required to comply with CEQA. The definition of what a "historical resource" for the purpose of CEQA impact analysis is contained in Section 15064.5 of the CEQA Guidelines as described above in the Regulatory Setting discussion.

Project Impacts

Threshold: **Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.**

To determine the significance and eligibility of the project site against established criteria at the National, State and local level, National Register Bulletin No. 15 (How to Apply the National Register Criteria for Evaluation) which provides guidance on how to evaluate the significance of historic properties was used. This bulletin provides specific guidance on how to evaluate significance against historic context and how

to evaluate the integrity of the property. While National Register Bulletin No. 15 is focused on evaluating properties for the National Register, the document states the guidance and methods described in the bulletin are also applicable for determining the eligibility of resources at the State and local level. Because no such document or guidelines for evaluating properties at the State and local levels exist, the guidance in National Register Bulletin No. 15 was followed.

To be listed on the National Register of Historic Places (or other register program), a property must not only be shown to be significant under the National Register (or other register program criteria), but it also must have integrity. Integrity is the ability of a property to convey its significance. Although the Glendale Register does not require an integrity evaluation, based on professional practice, an integrity determination is also needed for local level designations.

The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity and include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.

Based on the evaluations and assessment, the property was found to have retained its architectural and historic integrity based on the above seven aspects. The property's location is original, the homes have not been moved, and appears to have not been altered; the original windows and openings exist as originally designed. The three Craftsman homes were identified as homes of interest in the 1983/84 Architectural survey primarily because they represented a small grouping that represented the Craftsman period and had similar design, scale, and integrity. Because the home on Parcel 38 was demolished between 1984 and 1989, the original characteristic of note identified in this survey, the grouping of these three similar homes, has been diminished. Individually, none of the homes were found to be eligible for the National Register of Historic Places at the time of the survey.

Glendale Register of Historic Resources

The GMC provides a definition of a historic resource with qualifying criteria. The following is the property evaluation against the criteria. At least one of the following must be met.

1. *The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;*

<u>Evaluation:</u> Based on research and analysis, the project site does not meet this criterion. The property was not found to be associated with an important event in the City, the State, or the Nation.

2. *The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;*

Evaluation: Based on the research and analysis, the subject properties do not meet this criterion. The subject properties were not associated with an important builder, architect, resident, or group who significantly contributed to the history of the nation, state, region, or city. After a review of residents living at both homes, no persons of significance or potential significance were found to be associated with 128 and 132 South Kenwood Street.

Limited information was obtained indicating that actor John Wayne likely lived at a residential property across the street at some time in the past; however, there were no associations found with the actor and the project site, either home, or the South Kenwood Street area.

The property at 132 South Kenwood Street is associated with the Rev. Clifford Cole, a pastor who was very involved in both religious and civic activities of his community. From 1918 to 1927, Cole and his family resided at 132 South Kenwood Avenue, though for the following decade they lived at an alternate Glendale address. Only in 1939 is Clifford A. Cole again listed as a resident of the property.

Rev. Cole arrived in Glendale when he assumed the pastorate of a very young church congregation, still known today as The Central Christian Church. The Church had only existed for about ten years prior to Clifford Cole's arrival, a time when the Methodist, Presbyterian, and Episcopalian denominations had been serving the community since the late 1800s. Cole was known for his daily newspaper column, "The Daily Pulpit" of the Glendale News Press. Rev. Cole was reputable amongst his congregation and his community, and was admired most prominently for both his tenure and for increasing the size of the Central Christian Church's congregation. His positions within the Church were of progressive prestige and established his career. He held the directorship of the Mid-Century Church for just one year before his retirement in 1957. By the time of his retirement, Cole focused on his Church expansion program of his own design, regarded as a considerable model by those in his field for its claim that churches were capable of self-support.

To aid in assessing the significance of Reverend Cole, National Register Bulletin No. 32 was referenced, which states: "Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field." After an extensive search into the background of Rev. Clifford A. Cole and his relationship with the project site, no information was discovered that indicates Clifford Cole was a person of extraordinary importance to the history of Glendale or California. Available information also indicates Rev. Cole did not make significant contributions to the City or the State.

Within the City of Glendale, many congregations outgrew their meeting halls and original "wood frame and brick" buildings during the first two decades of the twentieth century. This was largely in correspondence to the rapidly increasing size of Glendale's population. Subsequently, many churches grew rapidly during this time. During this time, religious leaders were required to be upstanding citizens with exemplary interests in their community. To be civically minded and an active participant in one's community was not only commonplace for religious leaders, but was a responsibility to be upheld. Rev. Cole's Church expansion program was reflective of a religious leader's responsibility to expand his congregation; to free extra funds for new church establishments is a logical response as such.

National Register Bulletin No 32 also states that "Eligible properties generally are those associated with the productive life of the individual in the field in which he achieved significance." If Rev. Cole's contributions were to be considered significant, it is arguable that most of this work is to be associated with his public place of work, the Central Christian Church, and not at his private home. Most of the noteworthiness of Rev. Cole's role in Glendale was associated with the church building he helped to build through his leadership and fundraising activities. That church no longer exists. It was highly altered and eventually demolished in the 1970s. The congregation had moved to several other locations.

Based on research, Rev. Cole's home at 132 South Kenwood Street was one of his two primary residences and that most of his Glendale church activities occurred at the church building, which no longer exists, and not at his home, the project site. His literary work may have occurred at his home, but that work was found to be important to the Central Christian Church and not to the growth and development of Glendale.

Rev. Cole did reside at 132 South Kenwood Street during both the Church's expansion and its relocation to a new home built between 1920 to 1922. In the context of church expansion in Glendale, his role as the pastor of the Central Christian Church of Glendale does not distinguish him as a person who "significantly contributed" to the history of the city, state, or nation as most congregations expanded during this population boom period to accommodate Glendale's growth. Rev. Cole played an important role in documenting the history of his church in southern California, but did not play an important role in the City's history.

He was a regular contributor to the Glendale News Press documenting church and religious activities in Glendale over the years. But his literary leadership writing for the Glendale News Press was typical other writers or leaders at the Glendale News Press and is not considered outstanding for this reason. His literary work was important to his church but his Glendale News Press column did not influence the growth, development, and improvement of Glendale.

3. *The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;*

Evaluation: Based on the research and analysis, the project site does not meet this criterion. The three residential structures as described above embody the key distinct characteristic features of the Craftsman style, but are not exemplary because they do not exhibit high artistic and articulated design and workmanship, or unique features. The homes have front porches, low overhanging roofs, and wood siding common to all Craftsman homes. The homes do not have features that distinguish them as exemplary among the Craftsman style and the Arts and Crafts Movement. Such exemplary features can include lattice woodwork designs under eaves and rafters, elaborate and artful use of wood, bricks, and stone in porch columns, supports, and railings, multi-paned and arranged windows, exaggerated proportions, wraparound porches, carved woodwork, clinker bricks, shingle siding, and other features that can classify a Craftsman as exemplary. Additionally, Craftsman homes with multi-dimensional form, roofline, shape, and footprint can also be deemed exemplary.

To aid in determining Craftsman architecture eligible for local listing, the determinations of the City's 2007 Craftsman Survey were reviewed for all properties found to qualify as eligible for historic listing versus those that were found not to be eligible for listing. Although the survey is not entirely conclusive with regard to historic significance and eligibility, it is a comprehensive study of Craftsman architecture in Glendale including a local context useful in evaluating significance.

While features which qualify a property as eligible for the Glendale Register are not formally defined in the survey, based on the review of all surveyed properties, it was determined that homes which featured a larger number of Craftsman character-defining features, had more articulated features, or were more unique in design, were more often found to be eligible for the Glendale Register. Features such as porches with elaborate support structures, arts and crafts features such as well-defined woodwork, decorative trim, or exaggerated features, sometimes complex window arrangements, or added features such as gable decorations, or expansive overhangs, with eclectic elements, these were some of the findings. Homes that contained standard Craftsman design features, or were simple in design, were more often than not found to be ineligible for the Glendale Register.

Buildings identified as being "standard historic fabric" on the DPR 523a forms used in the inventory for this survey were given a status code of "6L" meaning that the property was not considered eligible for local or State listing but could be given planning consideration. According to the 2007 Survey, most if not all of the "6L" buildings do not appear to have historic significance. Approximately 444 buildings received a "6L" rating.

Appendix 4.1 of this EIR (refer to **Exhibit 12** of Historic Assessment) contains a representative sample of eight of the 444 properties found ineligible for local or State listing. For comparison with the project site, this sample includes Craftsman architecture in the bungalow style with high integrity and built within a period close to the project site. The sample shows that Craftsman homes with high integrity but exhibiting only the basic and the requisite number of character-defining features were not determined to be eligible for listing.

In contrast, **Appendix 4.1** of this EIR (refer to **Exhibit 13** of the Historic Assessment) contains a representative sample of 8 of the 54 properties given a code of "5S3" and determined to be eligible for the Glendale Register. The sample shows that buildings with elaborate and artful features were found to be eligible for listing.

Based on this comparison, the project site, which contain buildings that have only the basic requisite Craftsman design features, are consistent with the buildings designated "6L" category, indicating a property was not considered eligible for local or State listing but could be given planning consideration.

4. The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city;

Evaluation: Archaeological resources and associations with pre-history events are addressed in **Section 6.0, Effects Found Not to Be Significant** of this EIR.

5. The proposed historic resource exemplifies the early heritage of the city.

Evaluation: Based on the research and analysis, the project site does not meet this criterion. The project site includes two Craftsman homes from Glendale's early 1906 to 1925 residential period and are intact examples of that history. The two homes, individually and together, are typical examples of early Glendale history as a residential community where Craftsman style homes were widespread. These homes are not, however, among the best examples of the remaining Craftsman style homes in Glendale.

The 2007 Craftsman survey identified a group of Craftsman homes that could be found to be exemplary; the two homes on the project site do not compare to this group of home. Last, while Criterion 5 offers an incentive to protect unexceptional early properties by offering the opportunity for an owner to participate in the tax abatement program offered by the Mills Act, adopted by the State to provide an economic incentive for the restoration of qualified historic buildings by private property owners, it is not applicable to either project site because the owner does not wish to retain the existing buildings.

Glendale Historic District Overlay Zone

The property was also evaluated against the criteria of the Glendale Historic District Overlay Zone as defined in Chapter 30.25 of the GMC. This is a zoning designation for a group of properties that together as a collection are able to convey some aspect of historic significance. Because the two Craftsman homes at 128 and 132 South Kenwood Street share some of the same Craftsman characteristics—and have similar setbacks and footprints and complementary rooflines and gables, as well as front porches—the two homes were evaluated as a pair. Although a historic district as defined the GMC does not include a minimum number of structures, the project site was also evaluated against the historic district criteria as listed below:

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

B. Is identified with persons or events significant in local, state or national history;

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

D. Represents the work of notable builders, designers, or architects;

E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;

F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;

G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;

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

I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.

Based on the research and analysis, the geographical grouping of the two single-family Craftsman homes as illustrated in **Figure 4.1-17, Street View of Craftsman Pair, 128 and 132 South Kenwood Street**, and described in this EIR, does not quality it as a historic district.

Not enough of the historic fabric showing the layout and design of Craftsman type, along with the neighborhood street typical in Glendale in the 1906–1925 period, exists. Although the pair of homes may convey "a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association" in the Craftsman style, the three homes that existed on the Project site during the 1983–1984 survey were noted as being of interest because they represented a grouping of

SOURCE: Arroyo Resources - June 2016

FIGURE **4.1-17**

Meridian Consultants

Street View of Craftsman Pair, 128 and 132 South Kenwood Street

133-001-16

Craftsman homes with similar characteristics, and this notable characteristic has been diminished due to the demolition of the home on Parcel 38 between 1984 and 1989. Since the completion of the 1983-1984 survey, the original setting of these homes has been lost and when considered together the two remaining homes only exhibit the basic elements of the Craftsman style, and are not considered to represent a historic district for these reasons.

California Register of Historical Resources

The project site was not found to be eligible for the California Register of Historical Resources for the reasons presented below. None of the buildings meet any of the four criterion as follows.

Criterion 1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States

Based on the research and analysis completed, the project site was not found to be associated with important contributing events. The project site is a part of the original Glendale town site; however, no noteworthy events and associations have been identified as associated with the project site.

Criterion 2. Associated with the lives of persons important to local, California or national history.

Dr. Cole is associated with the property at 132 South Kenwood Street. Based on research and analysis in this report, he was found to be important to the growth of his church as a long-term pastor of the Central Christian Church of Glendale and the secretary of the Christian Churches. However, his contributing role to his church was not found to be important to Glendale or California history. He was not among persons most influential in the growth of the Glendale community.

Criterion 3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possess high artistic values.

The homes at 128 and 132 South Kenwood Street are Craftsman in style and have good architectural integrity with the original features generally intact, although the neighborhood has changed substantially since the homes were built. Both homes are representative of the Craftsman period in Glendale, both exhibit key character-defining features of the Craftsman style, notably the front porch, wood horizontal siding, and wide roof overhangs. The two homes have features that are common and considered to be non-distinctive. Distinctive character-defining features in Craftsman architecture show an artistic level of workmanship and a high level of attention to details in the arrangement of features, plan orientation, scale, and use of materials that are not exhibited by the two homes remaining on the project site.

Criterion 4. It has yielded or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The project site is not being evaluated for information important to the prehistory of the area, City, or State. Archaeological resources and associations with prehistory events are addressed in **Section 6.0, Effects Found Not to Be Significant**, of this EIR.

Conclusion

Based on the research and analysis as presented above, the project site, the two homes at 128 and 132 South Kenwood Street, do not meet the criteria for local listing on the Glendale Register of Historic Resources or the California Register of Historical Resources. Additionally, the two homes were not found to be historically significant. Based on these findings, the project site is not considered a historic resource as defined by the California Environmental Quality Act. As a result, demolition and removal of the homes would not result in a significant impact.

Level of Significance before Mitigation: Less than Significant.

Mitigation Measures*:* No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the proposed Project and related projects on historic resources. The potential for cumulative impacts to the historic character of downtown Glendale, particularly Craftsman homes, was assessed based upon consideration of the proposed Project and related projects in the vicinity of the proposed Project on Craftsman buildings in the City of Glendale.

Threshold: **Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.**

Direct impacts to on-site historic resources are site specific. As defined in Section 15355 of the State CEQA Guidelines, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.

Based on the analysis provided above, the project site, the two homes at 128 and 132 South Kenwood Street do not meet the criteria for local listing on either the Glendale Register of Historic Resources or the California Register of Historical Resources. In addition, the geographic grouping of the two single-family Craftsman homes does not qualify them as a historic district. Not enough of the historic fabric showing the layout and design of Craftsman type along with the neighborhood street typical in Glendale in the 1906 to 1925 period exists. Although the pair of homes may convey “a sense of historic and architectural

cohesiveness through its design, setting, materials, workmanship or association" in the Craftsman style, the homes have lost their original setting and together do not exhibit more than the basic elements of the Craftsman style. For these reasons, the incremental effect of the Project, considered with the effect of other related projects on Craftsman homes in Glendale is not considered to be considerable.

To aid in the analysis of past, present and future demolitions of Craftsman homes throughout Glendale, a review of Craftsman style homes demolished since January 2008, currently approved for demolition, or may be demolished in the near future due to approved development projects was completed (refer to **Appendix 4.1**). A total of 53 Craftsman homes have been demolished since January 2008, and currently nine (9) are scheduled for future demolition since they are associated with an approved development project. None of the Craftsman homes approved for demolition were determined to be eligible for the Glendale Register. Several have lost their integrity completely because they were heavily altered in the past. Others were found to be ineligible for the local register of historic resources, but could be deemed worthy of consideration in local planning efforts since they are characteristic of the Craftsman style, but do not contain exemplary elements and features of the style that rise to the level of eligibility.

The cumulative loss of Craftsman homes since 2008, in combination with the loss of the two homes on the project site, and those currently approved for demolition, do not individually, or when considered together, result in a significant cumulative impact as defined by CEQA, because none of these properties were determined to be historic resources as defined by the California Environmental Quality Act. For this reason, the loss of these homes does not contribute considerably to a cumulative impact on Craftsman homes as a historic resource in Glendale.

In addition, the cumulative loss of Craftsman homes since 2008 is not considered a significant cumulative impact as defined by CEQA because the City retains a sufficient number of Craftsman homes, including homes with a level of design characteristics and historic integrity determined to be eligible for listing on the Glendale Register of Historic Resources, to adequately represent the 1906-1925 period dominated by Craftsman residential architecture in Glendale

Level of Significance before Mitigation: Less than significant.

Mitigation Measures*:* No mitigation measures are required.

Level of Significance after Mitigation: Less than significant.