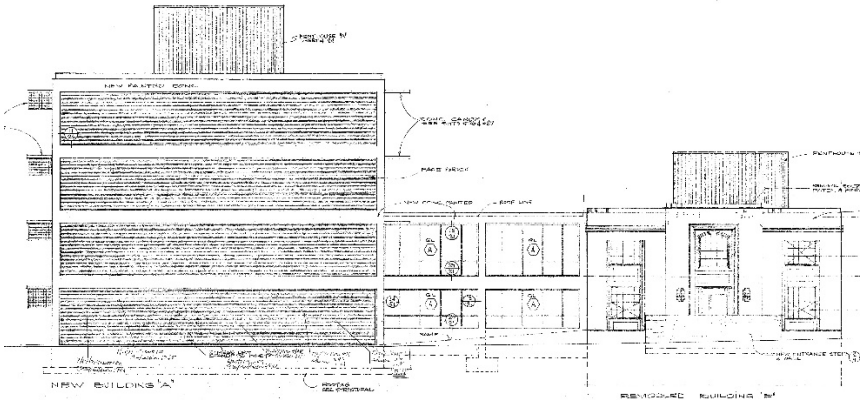

HISTORIC RESOURCES IMPACTS ASSESSMENT

223 and 241 N. Jackson Street, Glendale CA

November 2017

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1.0 INTRODUCTION

Per your request, Historic Resources Group has conducted a historic assessment of two joined buildings at 223 N. Jackson Street, and one adjacent building at 241 N. Jackson Street, in the City of Glendale, California. This historic assessment has been conducted by Paul Travis, AICP, Principal; Andrea Humberger, Principal, and John LoCascio, Senior Historic Architect. Research assistance was provided by Robby Aranguren, Associate Planner/GIS Specialist and Scott Watson, Intern. This assessment is based on a review of the relevant historic contexts and an analysis of the eligibility criteria and integrity thresholds for listing in the National Register of Historic Places and the California Register of Historical Resources, and for designation as a City of Glendale Historic Resource.

One subject property is located at 223 N. Jackson Street on a large block bounded by N. Jackson Street on the east, N. Kenwood Street on the west and E. Wilson Avenue to the south. The northern boundary is an alley between 227 and 233 N. Jackson Street. This assessment is focused on two buildings at the northeastern corner of the block: (1) a 2-story, former storage warehouse constructed in 1938 and a four-story office building constructed in 1971. A narrow, 2-story communicating passage connects the two buildings. The two buildings house the administrative offices for the Glendale Unified School District. The second subject property is a 2-story apartment building located at 241 N. Jackson Street located north of 223 N. Jackson. A surface parking lot, partially occupied by two temporary buildings, separates 223 N. Jackson Street and 241 N. Jackson Street.

The 1938 warehouse building, the 1971 office building at 223 (both at 223 N. Jackson Street) and the apartment building at 241 Jackson Street do not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or for designation as a Glendale Historic Resource. None of these buildings are an excellent example of architectural style or property type and none was found to have important historic associations. As such, these properties would not be considered a historic resource under the California Environmental Quality Act (CEQA).

2.0 EVALUATION CRITERIA

2.1 National Register of Historic Places

The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and indicate what properties should be considered for protection from

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destruction or impairment,"[1] and is administered by the National Park Service. Listing in the National Register assists in preservation of historic properties through recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or Federally-assisted projects; eligibility for Federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

In order for a building to qualify for listing in the National Register of Historic Places, it must meet one or more identified criteria of historic significance. "Historic significance" is defined by the National Park Service as "the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation."[2] Historic significance is achieved by association with important events, activities, or patterns; association with important persons; distinctive physical characteristics of design, construction, or form; or potential to yield important information.[3] The criteria for listing in the National Register follow established guidelines for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for listing if they meet any or all of the following criteria:

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Yield, or may be likely to yield, information important in prehistory or history.

Criterion D generally applies to archaeological sites. This evaluation applies only to built resources. Therefore, the property was not evaluated for potential eligibility under Criterion D.

[1] U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1997).
[2] *National Register Bulletin 16A*, 3.
[3] *National Register Bulletin 16A*, 3.

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Integrity

In addition to meeting one or more of the eligibility criteria listed above, a property must retain historic integrity in order to be eligible for listing in the National Register of Historic Places. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[4] The National Park Service defines seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.[5]

Criteria Consideration G: Properties That Have Achieved Significance Within the Past Fifty Years

A property achieving significance within the past fifty years is eligible if it is of *exceptional importance*. The National Register Criteria for Evaluation exclude properties that achieved significance within the past fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

[4] *National Register Bulletin 16A*, 4.
[5] *National Register Bulletin 15*, 44-45.

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Examples of Properties that MUST Meet Criteria Consideration G:

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

2.2 California Register of Historical Resources

The California Register is an authoritative guide used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The criteria for listing in the California Register are based on the National Register criteria:

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

Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.

2.3 Glendale Register of Historic Resources

The City of Glendale has adopted historic preservation regulations and established procedures for identifying, designating, and preserving historic resources that are exceptional architectural examples of a particular period or character, have a distinguished

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history, or were occupied by a distinguished individual. A property may be listed in the Glendale Register of Historic Resources if it meets at least one 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;[1] and/or
5. The proposed historic resource exemplifies the early heritage of the city.

Glendale created and adopted the Glendale Register of Historic Resources on September 30, 1997.[1] Since then, the Register has continued to grow as more owners learn about the program and apply for listing. The Register does not constitute the complete list of historic properties in Glendale – more research and survey work will need to be done to find and document historic properties in South Glendale. Unlike the National Register, there is no minimum age for a property to be listed. Listing on the Glendale Register requires the approval of both the property owner and the City Council. Once a property is on the Register, proposed alterations, repairs and demolitions must be approved by the Community Development Department and/or the Historic Preservation Commission. Owners of listed properties are eligible to participate in the city's Mills Act program, which can provide a significant reduction in property taxes in exchange for the owner's commitment to maintaining the property at the highest level of preservation.

[1] This criterion addresses potential archaeological resources; therefore, it is not analyzed as part of this report.
[1] Criteria for designation were revised and updated in 2012.

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3.1 Physical Description

The Glendale Unified School District facility is located on the west side of North Jackson Street between East California Avenue and East Wilson Avenue in the city of Glendale, California. The facility is flanked by a large surface parking lot to the south, the Allan F. Daily High School to the west, and multi-family residential properties to the north. The facility consists of two buildings connected by a hyphen, with a service/delivery yard between.

The 1938 warehouse building is set back slightly from the sidewalk with narrow planted areas and a low brick screen wall. It was designed in a stripped-down Moderne style. It is of board-formed concrete construction and is two stories in height, with a rectangular plan and a flat roof with a parapet and mechanical penthouse. The primary (east) façade is three bays wide and is symmetrically composed. The central bay projects slightly both horizontally and vertically. The primary entrance is located in a stepped recess in the central bay and consists of a glazed, metal-framed door with a sidelight and transom light. The door recess is flanked by simple pilasters. A second story window is centered above the door in a stepped, arched recess, and the whole composition has a flat surround. The flanking bays each have stacked rectangular windows in stepped recesses. The north and south façades are articulated with simple pilasters, and a stepped and fluted cornice wraps the building. Fenestration consists of metal sliding windows with projecting concrete sills.

The 1971 office building is set further back from the sidewalk with a wide planted area and trees. It was designed in a late iteration of the Mid-century Modern style. It is four stories in height and has a rectangular plan with a flat roof and mechanical penthouse. The primary (south) and secondary (north) façades are symmetrically composed and are articulated into six bays each by exposed columns and floor slabs. Between the columns are bands of aluminum-framed windows above brick-veneered spandrel panels. The windows are shaded by continuous projecting canopies at each floor level. On the south façade the canopies are fitted with continuous, louvered metal brise-soleils. The building's east and west façades are windowless and are articulated with the exposed edges of the floor slabs and brick infill. A two-story, flat-roofed hyphen connects the south and north buildings. The hyphen's east façade is glazed. The west façade has a loading dock with metal rollup doors and a ramp.

3.2 Site Development History

According to the 1925 Sanborn map, the block was previously the site of Wilson Avenue Public School. The main school building and several free-standing classroom buildings were clustered at the southern portion of the block facing Wilson Avenue.

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The Wilson Avenue School building was eventually converted to administrative offices for the school district. A 1935 building permit indicates the construction of an 8′x 20′ storage vault, location unknown. This permit lists the Glendale School District's address as 411 E. Wilson Avenue, the address of the Wilson Avenue School. This time period also coincides with the formation of the Glendale Unified School District in 1936.[6] A 1950 Sanborn map indicates the former Wilson Avenue School building as "Board of Education (Offices)" so the school building was most likely converted to administrative offices in the 1930s.

The two-story concrete warehouse building appears to have been constructed in 1938 at the northeast corner of the block. No building permits for the original construction of this building were located for this investigation. A 1938 building permit for truck storage at the same location, however, includes the notation "These truck stalls are an addition to concrete school warehouse now nearing completion." This suggests that the concrete warehouse was under construction in 1938. The 1938 permit for truck stalls also states the architect as Erwood Eiden. Because Eiden is the architect for the truck stalls, it is very likely he was also the architect for the warehouse. The 1950 Sanborn map indicates truck stalls at the southern edge of a service yard located directly south of the warehouse building which is referred to as "BOARD OF EDUCATION WARE HO."

The former school building was further remodeled in 1952 when the parapet and bell tower were removed and the walls were re-surfaced.[7] Plans for a new Administration Building were prepared by architects Jones and Walton and approved in November 1970. The plans included the demolition of the existing administration building (former Wilson Avenue School building), and construction of a new four-story office building with a two-story passage way connecting the new office building to the 1938 warehouse building. The 1938 warehouse building was converted to a two-story media center with rooms for a TV studio, sound studio, art room, and library. Windows were replaced as part of the warehouse remodel windows and select window openings were filled with gunite.

By the early 1970s, portable classrooms were added to the northwest corner of the property for a continuation school, the John Daily High School[8]. A permanent building for the John Daily High School was constructed in 2001.

[6] *City of Glendale South Glendale Historic Context Statement.* (160)
[7] Application to the City of Glendale Dept. of Public Works dated December 8, 1952.
[8] Aerial photograph dated 1972.

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Glendale School System

Glendale was founded in 1887, amid the regional real estate and population boom of the era; the City of Glendale was incorporated in 1906. Incorporation triggered exponential growth, and the new city's population grew from 1,186 in 1906 to 13,576 in 1920. By the following year, the population reached 25,720 due to the annexation of several adjoining unincorporated areas as well as the nearby township of Tropico. A booming Southern California population, the city's close proximity to downtown Los Angeles, improved public transportation and the automobile made Glendale an attractive place for suburban development. As a result, many new subdivisions were laid out, with the city expanding outward from its original downtown core. The construction boom lasted for most of the 1920s, ending soon after the stock market crash of 1929.

The origins of the Glendale school system date back to 1879 and the formation of the Sepulveda School District by Los Angeles County Supervisors. At that time the District included Pasadena, Eagle Rock, Highland Park, La Crescenta and Tujunga. In May of 1892, the Glendale and West Glendale districts of the Sepulveda School District broke away from the County system. In 1883, Tropico built Riverdale School on land donated by W.C.B. Richardson and Benjamin Dreyfus. Riverdale School was a one-story wooden-framed schoolhouse located on Crow Avenue (present-day Glendale Avenue). It was also known as the Tropico School. By 1904, average daily attendance at Tropico School was 100 children. The extension of the Pacific Electric Railway in to Glendale in 1904 brought a real estate and student population boom and the need for new school facilities. Literally dozens of elementary schools were constructed at that time.

Glendale's first high school opened in 1901 and operated briefly out of the Glendale Hotel. The next year it moved to a new wood-framed building at Broadway and Brand Boulevard. By 1907, 115 pupils were enrolled in Glendale High School. The large student population was the result of the formation of a new Union high school district for Glendale, West Glendale, Tropico, Burbank, Ivanhoe and Eagle Rock. In 1908 a new Beaux Arts classical style Glendale Union High School was built at 210 E. Harvard Street.

The Glendale population boom of the 1920s called for the building of new school facilities. At the start of the 1922 school year, nearly all Glendale Schools were filled to capacity. As the result of a 1922 bond issue, a new high school, Glendale High School was built at 1440 E. Broadway in the Spanish Colonial Revival style. Still, the new high school facility was not enough to accommodate Glendale's burgeoning student population and soon Herbert Hoover High School was erected in northwest Glendale.

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Most Southern California school buildings of this period were two-and three story brick buildings in Period Revival styles. Like most schools in Southern California, Glendale's brick schools suffered significant damage in the Long Beach earthquake of 1933. Works Progress Administration (W.P.A.) funds were used to rebuild the damaged buildings, improve school grounds and construct new schools.

The Glendale Unified School District was officially formed in 1936. With the end of World War II, the postwar population boom and subsequent baby boom equated to higher demand for the Glendale Unified School System. As a result, a building program was put in place. In keeping with new thinking about postwar school architecture in Southern California, these schools reflected the optimism of the postwar period and were often designed in the Mid- Century Modern style. Throughout the 1960s, Glendale's schools underwent a number of additions and expansions and portable classrooms were also used to address overcrowding needs.

3.4 Building Architects

Erwood Peter Eiden

The 1938 warehouse appears to have been designed by Architect Erwood Peter Eiden. Eiden was born on September 15, 1889 in Illinois, his family later moved to Los Angeles when he was still a young boy. In 1918, Eiden was drafted into the U.S. Army Combat Engineering Company and earned the rank of major. Following his service he returned to California and worked as a draftsman. He went on to become an architect and formed a partnership with George M. Lindsey. The firm of Eiden and Lindsey designed several schools in the Glendale area including South Gate High School (1930) and John Marshall High School (1930). Lindsey and Eiden also designed the Glendale Main Post Office (1934). The Lindsey-Eiden partnership broke up in the mid-1930s, and Eiden went on to do several smaller projects by himself, including the Southern California Telephone Company building in Burbank (1940), the Glendale Catholic Youth Organization Center Annex (1948), the Verdugo Mesa Garden Apartments (1950), and a few residences. Eiden was appointed adviser for the Glendale district of the State Association of California Architects in 1934. During World War II, Eiden designed four plans for the Manzanar Relocation Center. He died on May 20, 1956.

Jones and Walton

The 1971 administration building was designed by architects Raymond Jones and Charles Walton. Jones and Walton practiced architecture independently as well as in partnership. Information on the early life and education of Raymond Jones was not discovered for this report. One of Jones' first major project was the Brand Library (1956). This was a renovation and conversion of the Moorish Style Leslie C. Brand Mansion into a library. His

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first partnership was with Marion Varner. Together they worked on a number of civic buildings, including the Glendale Police Department (1957), Downey Civic Building (1958), and a remodel and addition to the Glendale Main Post Office. In the mid-1960s he formed a partnership with Charles Walton and one of their well-known projects together was an Art Center Addition to the Brand Library (1964). Together they also did a renovation of Glendale City Hall.

Charles Walton was born in California in 1932. He earned his B.A. in architecture from USC then pursued graduate studies at the Harvard Graduate School of Design. Walton had a long history with the Glendale Unified School district, having also designed a 1950s addition to Cerritos Avenue School and additions to John Marshall Elementary and John Muir Elementary School. He won numerous awards from the regional chapter of the AIA, including a 1986 award for the office building at 320 Arden Avenue (just outside the South Glendale project area) and a 1988 award for the Cerritos Public Library. In Glendale he is best known for his Addition to Brand Library (1965).

Walton was active in civic affairs and served on the Glendale Water Resources and Reclamation Advisory Commission, the Building Commission and the Board of Zoning Adjustments. He president of the Architects of Glendale and served as a commissioner for the California State Board of Architectural Examiners. In the late 1980s, Walton was chairman of the Glendale Design Review Board.

3.5 Evaluation of Significance: 1938 Warehouse Building

NR Criterion A; CR Criterion 1; GR Criterion 1 and 5

The 1938 warehouse building was constructed as a utilitarian ancillary storage building for Glendale Unified School District. This investigation did not discover any associations with important historic events or patterns that have made a significant contribution to social, historic or cultural heritage nationally, statewide or locally. Therefore, 1938 warehouse building is not eligible for listing as a historic resource under National Register Criterion A, California Register Criterion 1 or Glendale Register Criterion 1. For the same reasons, the property is also not eligible for listing in the Glendale Register under Criterion 5.

NR Criterion B; CR Criterion 2; GR Criterion 2

This investigation did not discover any associations of the 1938 warehouse building with the lives of persons or groups important to local, state or national history. Therefore, 1938 warehouse building is not eligible for listing as a historic resource under National Register Criterion B, California Register Criterion 2 or Glendale Register Criterion 2.

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NR Criterion C; CR Criterion 3; GR Criterion 3

Although constructed for utilitarian purposes, the 1938 warehouse building exhibits design characteristics of an architectural style often referred to as PWA Moderne but also referred to as Depression or Classical Moderne. The style refers to the stripped down classicism of buildings constructed during the Great Depression as part of various government relief projects sponsored by the Public Works Administration (PWA) and the Works Progress Administration (WPA). Unique to the 1930s, Depression Moderne architecture reflected the influences of the Modern movement, while retaining and simplifying many of the classically-inspired motifs of Art Deco. Hallmarks of PWA Moderne architecture include symmetrical composition; simplified classical elements such as pilasters and cornices; smooth exterior surfaces finished in plaster, cast concrete, or brick; and steel casement windows.

The 1938 warehouse exhibits the basic massing, decorative cornice and pilasters characteristic of the style but this very modest building would not be considered a distinctive or exemplary example of the style or type. All of the original windows and doors have been replaced and many window opening have been filled, compromising the building's historic integrity. All evidence suggests that the building's architect, Erwood Peter Eiden, was a local working architect and is not considered a master or noted for exemplary accomplishment. For these reasons, the 1938 warehouse building is not eligible for listing as a historic resource under National Register Criterion C, California Register Criterion 3 or Glendale Register Criterion 3.

NR Criterion D; CR Criterion 4; GR Criterion 4

Criterion D/4/4 generally applies to archaeological sites. Because this evaluation applies only to built resources, the property was not evaluated for potential significance under National Register Criteria D; California Register Criteria 4 and Glendale Register Criteria 4.

3.6 Evaluation of Significance: 1971 Administration Building

NOTE: Constructed in 1971, the administration building is 44 years old at the time of this evaluation. According to the National Park Service, "Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places."[17] The 1971 administration building is evaluated under National Register Criteria below as if it were 50

[17] National Register Bulletin 15 (42)

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years old for the purposes of thorough evaluation. Given the findings, the building does not meet the definition of "exceptional importance" necessary for buildings less than 50 years old to be eligible for listing in the National Register.

NR Criterion A; CR Criterion 1; GR Criterion 1 and 5

The 1971 administration building was constructed as the central administration building for Glendale Unified School District. It replaced a much earlier building that had been converted from a school into and office building. This investigation did not discover any associations with important historic events or patterns that have made a significant contribution to social, historic or cultural heritage nationally, statewide or locally. The building was constructed as a relatively modest replacement for an outdated building and appears to have been a fairly routine upgrading of public facilities. Therefore, the 1971 administration building is not eligible for listing as a historic resource under National Register Criterion A, California Register Criterion 1 or Glendale Register Criterion 1. For the same reasons, the property is also not eligible for listing in the Glendale Register under Criterion 5.

NR Criterion B; CR Criterion 2; GR Criterion 2

This investigation did not discover any associations of the 1971 administration building with the lives of persons or groups important to local, state or national history. Therefore, 1938 warehouse building is not eligible for listing as a historic resource under National Register Criterion B, California Register Criterion 2 or Glendale Register Criterion 2.

NR Criterion C; CR Criterion 3; GR Criterion 3

The 1971 administration building was designed in a late Mid-Century Modern style which reflects the evolution of the International Style after World War II. Turning away from the strict geometry, concrete, glass and steel associated with the International Style and its post-WWII American variant Corporate Modern, architects began experimenting with shapes, materials, and color. Mid-Century Modern architecture is somewhat less doctrinaire than the International Style.

The 1971 administration building is a typical example of a public agency building constructed in the 1960s and early 70s. The building's simple rectangular mass is given visual interest through the exposed columns and floor slabs, and applied details such as the brick-veneered spandrel panels, projecting canopies, and louvered metal brise-soleils. Though well executed, the 1971 administration building is not a distinctive or exemplary example of an architectural style or building type. Architects Raymond Jones and Charles Walton were prolific local architects both independently and in partnership, but the 1971 administration building is not an excellent example of their work and several other

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buildings they designed exist throughout the region. For these reasons, the 1971 administration building is not eligible for listing as a historic resource under National Register Criterion C, California Register Criterion 3 or Glendale Register Criterion 3.

NR Criterion D; CR Criterion 4; GR Criterion 4

Criterion D/4/4 generally applies to archaeological sites. Because this evaluation applies only to built resources, the property was not evaluated for potential significance under National Register Criteria D; California Register Criteria 4 and Glendale Register Criteria 4.

4.0 ANALYSIS: 242 N. JACKSON STREET

4.1 Physical Description

241 N. Jackson is located on the west side of N. Jackson Street between California Avenue and Wilson Avenue in the City of Glendale, California. A surface parking lot partially occupied by two modular, pre-fabricated buildings is located directly to the south.

The apartment building is designed in a Mid-Century Modern style and is set back from the sidewalk behind a narrow strip of lawn. It is of wood-frame construction and is two stories in height, with a rectangular plan and a sloping shed roof.

The east façade facing Jackson Street is asymmetrically composed. The ground floor is clad in smooth stucco and includes a single recessed wood door; two metal-frame sliding windows with awnings set within a projecting frame; and decorative concrete screen block walls. The second floor features vertical board siding and is decorated with block numerals indicating the address (241) and a starburst "dingbat" light fixture. Metal sliding windows set within a projecting wood frame repeat those found on the ground floor.

The south façade is primarily characterized by cantilevered walkways and connecting stairs giving access to the various apartment units. The walkways and stairs include metal balcony rails with perforated metal screen panels. Paired vertical piers connect the walkways to the roofline at regular intervals. Flush wood doors and metal-frame sliding windows are asymmetrically arranged across the façade. Walls are clad with smooth stucco. Open carports occupy a sublevel recessed beneath the central portion of the building.

4.2 Site Development History

The parcel at 241 N. Jackson Street originally contained a one-story, wood-frame, single-family home and detached garage. Both were demolished in 1959 to make way for the

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construction of the existing apartment building.[18] Permits indicate the owner and contractor of the apartment building was Leon W. Myron. The engineer was John Lynch. Records do not indicate an architect for the building.

4.3 Historic Context

The "Stucco Box" or "Dingbat" Apartment Building

241 Jackson is an example of a "Stucco Box" apartment building, a building type that proliferated throughout Southern California during the 1950s and 60s in response to the booming population growth and changing zoning requirements characteristic of Southern California in the years after World War II. Stucco Box apartment buildings often appeared in previously single-family residential areas that had been up-zoned to allow for higher density. Changing parking requirements for multi-family residences also had a profound effect on the design and form of these buildings.

The Stucco Box was wholly utilitarian and functional, manufactured from inexpensive materials using the simplest construction methods possible. In plan, the Stucco Box typically utilizes the full depth of its lot, leaving little or no available outdoor space. Two to three stories in height, the Stucco Box typically contains between four and sixteen units on a single lot. In plan, they fill the full depth of the lot with little or no available outdoor space. They typically feature flat or nearly flat roofs and flush-mounted aluminum-frame windows. Units are accessed by exterior corridors.

To allow for the greatest density possible and the most efficient use square footage, the parking element was integrated into the structure as open carports recessed along one or more sides of the building. The prominence of the carport in the Stucco Box's design is a key feature of the property type."[19]

The more expressive examples display low-cost design elements – such as color, texture, and applied ornamentation – on publicly visible surfaces. Stucco wall surfaces may be scored for texture, painted in contrasting colors, or accented with panels of mosaic tile, brick, stone or wood. Other features include decorative metal railings, exaggerated window surrounds, and ornamental light fixtures. Prominent plywood address numbers and script lettering are common features. The name of the apartment building is often scrawled across the front of the building, evoking a sense of exoticism or elegance.

Geometric decorative metal fixtures in the form of a disc, starburst or diamond, were often affixed asymmetrically to the building's primary façade. This element gave rise to the term

[18] Permit No. 62090, October 6, 1959. Permit No. 62713, December 9, 1959.
[19] Mike Davis. "Back to the Future: Are Bungalows the Answer?" *Los Angeles Times*: December 20, 1991.

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"dingbat" as a descriptor, popularized by Reyner Banham in his 1971 homage to Los Angeles, *Los Angeles: The Architecture of Four Ecologies*. The term was borrowed from typography and printing where it had long been used to describe non-letterform symbols such as asterisks and ampersands.[20]

The primary force that spurred the development of the Stucco Box apartment was the post-World War II housing crisis. Thousands of these apartments were constructed to accommodate the huge numbers of people moving to Southern California following the Second World War. While large-scale developers focused on vast housing tracts in former agricultural areas, small investors were taking advantage of zoning changes that permitted higher-density housing in existing neighborhoods. Particularly where freeways were built, there was a corresponding increase in land values and density.

Stucco Boxes were typically constructed as infill housing in established single-family neighborhoods, increasing density 8 to10 -fold. In some neighborhoods, entire blocks of modest homes were lost to these apartments.[21] In other neighborhoods, Stucco Boxes were interspersed haphazardly among one-story homes. In many cases, the Stucco Box was merely the first wave of increased density housing, and would later be demolished to make room for even higher density housing types.

As is frequently the case in Southern California, parking requirements are an "important but unacknowledged design determinant."[22] This was certainly the case for Stucco Box apartments. Just as one-to-one parking requirements influenced its innovation in the 1950s, increased development pressures and more stringent requirements led to its demise in the 1960s. By 1968, the parking space-per-unit ratio had largely increased to two spaces within most jurisdictions. With this change, the Stucco Box was made obsolete. From this point, apartment buildings frequently include a subterranean parking garage and addition of third and fourth story.[23]

4.4 Evaluation of Significance: 241 N. Jackson

241 N. Jackson Street is evaluated in this section using criteria for listing in the National Register, California Register and Glendale Register.

[21] Chase, Glitter, Stucco. (17)
[22] Margaret Crawford. "Los Angeles Dingbat." *Architecture Australia*, May-June, v.89, n.3. (52-57)

[23] Chase, Glitter, Stucco. (16)

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NR Criterion A; CR Criterion 1; GR Criterion 1 and 5

The 1960 Stucco Box apartment building at 241 N. Jackson Avenue was constructed as infill development in an established residential neighborhood of single-family homes dating from the early 20th century. Infill at higher density had begun in the neighborhood prior to the construction of 241 N. Jackson and has continued to the present day. This history of continued infill development is evident in the existing condition of the area which contains a gamut of residential property types from early-20th century bungalows to early-21st century apartment buildings. Therefore, 241 N. Jackson does not represent a specific development pattern or trend important to the history of Glendale or the larger region. This investigation did not discover any associations with important historic events or patterns that have made a significant contribution to social, historic or cultural heritage nationally, statewide or locally. Therefore, the apartment building is not eligible for listing as a historic resource under National Register Criterion A, California Register Criterion 1 or Glendale Register Criterion 1. For the same reasons, the property is also not eligible for listing in the Glendale Register under Criterion 5.

NR Criterion B; CR Criterion 2; GR Criterion 2

This investigation did not discover any associations of the 1960 Stucco Box apartment building with the lives of persons or groups important to local, state or national history. Therefore, the building is not eligible for listing as a historic resource under National Register Criterion B, California Register Criterion 2 or Glendale Register Criterion 2.

NR Criterion C; CR Criterion 3; GR Criterion 3

The 1960 Stucco Box apartment building at 241 N. Jackson Street does not exhibit the expressive decorative features that would distinguish the building as an excellent example of property type or style. The best examples applied variations in color, texture and ornamentation into fanciful and eye-catching – albeit low-cost – compositions on the primary facades to individualize what would otherwise be a very utilitarian building. Apart from some vertical board siding and a "dingbat" decorative light feature, design expression at 241 N. Jackson Street is minimal and perfunctory. It represents the minimum required for a building with little pretention to do anything more than provide basic and affordable housing.

The building is not an excellent example of design, type or style and is not associated with any important architects or designers. For these reasons, the 1960 stucco box apartment building is not eligible for listing as a historic resource under National Register Criterion C, California Register Criterion 3 or Glendale Register Criterion 3.

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NR Criterion D; CR Criterion 4; GR Criterion 4

Criterion D/4/4 generally applies to archaeological sites. Because this evaluation applies only to built resources, the property was not evaluated for potential significance under National Register Criteria D; California Register Criteria 4 and Glendale Register Criteria 4.

5.0 CONCLUSION

Based on visual observation of the property, research of primary and secondary sources, and an analysis of the eligibility criteria for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Glendale Register of Historic Resources, HRG has determined that both subject buildings located at 223 N. Jackson Street, and the apartment building at 241 N. Jackson Street, are not eligible for listing in the National Register, California Register or Glendale Register. Thus the buildings are not considered a historical resource as defined by CEQA.

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East (primary) façade of the 1938 warehouse building looking west from N. Jackson Street.

1938 warehouse building looking southwest from N. Jackson Street.

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North façade of the 1938 warehouse building looking southeast from alley.

West façade of the 1938 warehouse building looking east from alley.

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Interstitial space between the 1938 and 1971 buildings looking east from alley.

South (primary) façade of the 1971 administration building looking north from the parking lot.

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1971 administration building looking northeast from the parking lot.

Looking south from alley to north façade of the 1971 administration building.

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Interstitial space between 1938 and 1971 buildings with connecting hyphen. Looking west from N. Jackson Street.

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East façade of the apartment building looking northwest from N. Jackson Street.

South façade of the apartment building looking north from the neighboring parking lot.

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