PRESERVATION PLAN: 401 HAWTHORNE STREET, 141 S. COLUMBUS AVENUE, AND SHARED GARAGE FOR A PROPOSED RENOVATION PROJECT IN THE CITY OF GLENDALE, LOS ANGELES COUNTY, CALIFORNIA

Assessor Parcel Numbers (APN) 5695-007-039
Glendale Valley View Tract, Block J, Lot 36

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CONTENTS

MANAGEMENT SUMMARY ..... **iv**

1 INTRODUCTION **1**
1.1 Scope and Purpose of Investigation 1
1.2 Regulatory Context 1
1.3 Report Organization 6

2 SOURCES CONSULTED **7**
2.1 Introduction 7
2.2 Cultural Resources Literature and Records Search 7
2.3 Glendale Register of Historical Resources 8

3 BUILDING DESCRIPTIONS AND CHARACTER DEFINING FEATURES **9**
3.1 141 S. Columbus Street 9
3.1.1 Character-defining Features 9
3.2 401 Hawthorne Street 12
3.2.1 Character-defining Features 12
3.3 Shared Garage 13
3.3.1 Character-defining Features 14

4 TREATMENT PLAN **17**
4.1 Introduction 17
4.2 141 S. Columbus Avenue Treatment Plan 20
4.3 401 Hawthorne Street Treatment Plan 21
4.4 Shared Garage Treatment Plan 23
4.5 Conclusion 25

5 REFERENCES **27**

APPENDIX A: FLOOR PLANS
APPENDIX B: LIST OF PRESERVATION BRIEFS PERTAINING TO TREATMENT PLAN

List of Figures

1 Project vicinity map 2
2 Project location map 3
3 Detail of parcel situated within the Project area 4
4 East elevation of 141 Columbus Avenue 10
5 North and east elevations of 141 Columbus Avenue 10
6 South and east elevations of 141 Columbus Avenue 11
7 South elevation of 401 Hawthorne Street 13
8 East elevation of 401 Hawthorne Street 13
9 Exterior shared garage 15
10 Exterior shared garage, west elevation 15

11 Existing condition of 141 S. Columbus Avenue and shared garage and proposed restoration of each structure 22
12 Existing condition of 401 Hawthorne Street and proposed restoration 24

List of Tables

1 Application of the Secretary of the Interior's Preservation and Restoration Standards.....19

MANAGEMENT SUMMARY

Klassic Engineering and Construction, Inc proposes to renovate two residential buildings and a shared garage at 141 S. Columbus Avenue and 401 Hawthorne Street in the City of Glendale, Los Angeles County, California. The preservation project (hereafter "Project") has been requested by the Glendale City's Design Review Board. The Project is situated on the northwest corner of Hawthorne Street and S. Columbus Avenue. This single parcel originally and still contains two single-family residences and a shared detached garage. The Project encompasses Assessor's Parcel Number (APN) 5695-007-039, which encompasses Lot 36 of Block J of the Glendale Valley View Tract. This parcel is within a portion of the San Rafael land grant in Township 1 North, Range 13 West, San Bernardino Baseline & Meridian.

Applied EarthWorks, Inc. (Æ) was retained to develop a preservation plan for these buildings by Klassic Engineering and Construction, Inc. This plan is intended to guide restoration efforts as the three buildings are to be renovated for tenant occupancy. The scope of work included an intensive-level inspection of the subject buildings; an analysis of similar properties in the City of Glendale; identification of character-defining features present, and the development of a preservation plan for 141 S. Columbus Avenue, 401 Hawthorne Street and the shared garage. This report provides the results of the study and offers guidance for renovation of the buildings according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Weeks and Grimmer 1995).

Whenever a building over 30 years old is an element of a proposed development project in the City of Glendale, the City requires an assessment of the building to determine if it is an historical resource for the purposes of CEQA and whether the project would have an adverse impact that resource. In a report dated November 2017, Æ architectural historians, who meets the U.S. Secretary of the Interior's professional qualification standards, evaluated the historical significance of these residential buildings and associated structure based on in-depth historical background research and by applying the four criteria of the California Register of Historic Resources (CRHR) and the five criteria of the Glendale Register of Historic Resources. Both residential buildings and the associated structure located at 141 S. Columbus Avenue and 401 Hawthorne Street were found to meet Criterion 3 for inclusion on the CRHR (Smallwood and Hamilton 2017). Æ considered the local eligibility for the residential buildings and associated structure for the City of Glendale Register of Historic Resources (Glendale Register). It was determined that these buildings met the criteria established by the Glendale Register based on it dating to the period of significance for Craftsman style architecture (1890–1935); that the buildings display most of the character-defining features for the property type, Clipped-Gable Colonial Craftsman (criterion 3) and exemplifies the early heritage of the city (criterion 5); and that the residences do retain essential aspects of integrity (Hamilton 2016; Smallwood and Hamilton 2017). Although the front façade of the shared garage has been altered, the spatial relationship between the three buildings remains and the group of buildings represent an intact residential unit representing a transitional Craftsman style in Glendale.

1
INTRODUCTION

Klassic Engineering and Construction, Inc. propose to renovate two residential buildings and associated garage at 141 S. Columbus Avenue and 401 Hawthorne Street. The proposed preservation plan (hereafter "Plan") was requested by the City of Glendale's Design Review Board prior to restoration as required by the California Environmental Quality Act (CEQA) and the City's Historic Preservation Ordinance (City of Glendale 2016b). The Project is situated on the northwest corner of Hawthorne Street and South Columbus Avenue in the western portion of the City of Glendale, Los Angeles County, California (Figure 1). The parcel currently contains two single-family residences with a shared detached garage. The three building were built on a single lot during the 1920s by developer Stephen Packer. The Project encompasses Assessor's Parcel Number (APN) 5695-007-039, which is on Lot 36 of Block J of the Glendale Valley View Tract. This parcel is within a portion of the San Rafael land grant in Township 1 North, Range 13 West, San Bernardino Baseline & Meridian (Figures 2 and 3). Elevation of the Project is approximately 512 feet (ft) above mean sea level (amsl).

1.1 SCOPE AND PURPOSE OF INVESTIGATION

Applied EarthWorks, Inc. (Æ) was retained to develop a preservation plan for the buildings and associated structure at 141 S. Columbus Avenue and 401 Hawthorne Street. The scope of work included an intensive-level inspection of the subject buildings; a study of similar properties in the City of Glendale; identification of character-defining features, and the development of a preservation plan. Æ staff worked with Klassic Engineering and Construction who provided measured drawings, detailed floor plans, and elevations of each structure (Appendix A). This report provides the results of the study and offers guidance for renovation of the buildings according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Grimmer 2017; Weeks and Grimmer 1995) and the National Park Service's Technical Preservation Briefs (Appendix B).

M. Colleen Hamilton, M.A., Senior Architectural Historian, served as Æ's Project Manager and Senior Architectural Historian. She developed the scope of work in consultation with Klassic Engineering and Construction, Inc., which included defining the Project renovation parameters and a preservation plan approach and content. Æ architectural historians M. Colleen Hamilton, M.A. and Tara Gann, M.D.S, conducted a field inspection of the subject buildings on November 11, 2016. Justin V. Castells, M. A., Æ Associate Architectural Historian, prepared the preservation plan.

1.2 REGULATORY CONTEXT

Whenever repairs, alterations, or demolition of a building in the City of Glendale is proposed and the building is over 30 years old, the City requires the structure to be assessed for historical significance. This assessment helps to determine if the loss or alterations would have an adverse impact on the neighborhood and the City. Such review is intended to identify those structures that have the potential to be listed on the Glendale Register of Historic Resources as a historic contributor. An assessment of the three buildings was made and the buildings were found to be

Figure 1 Project vicinity map.

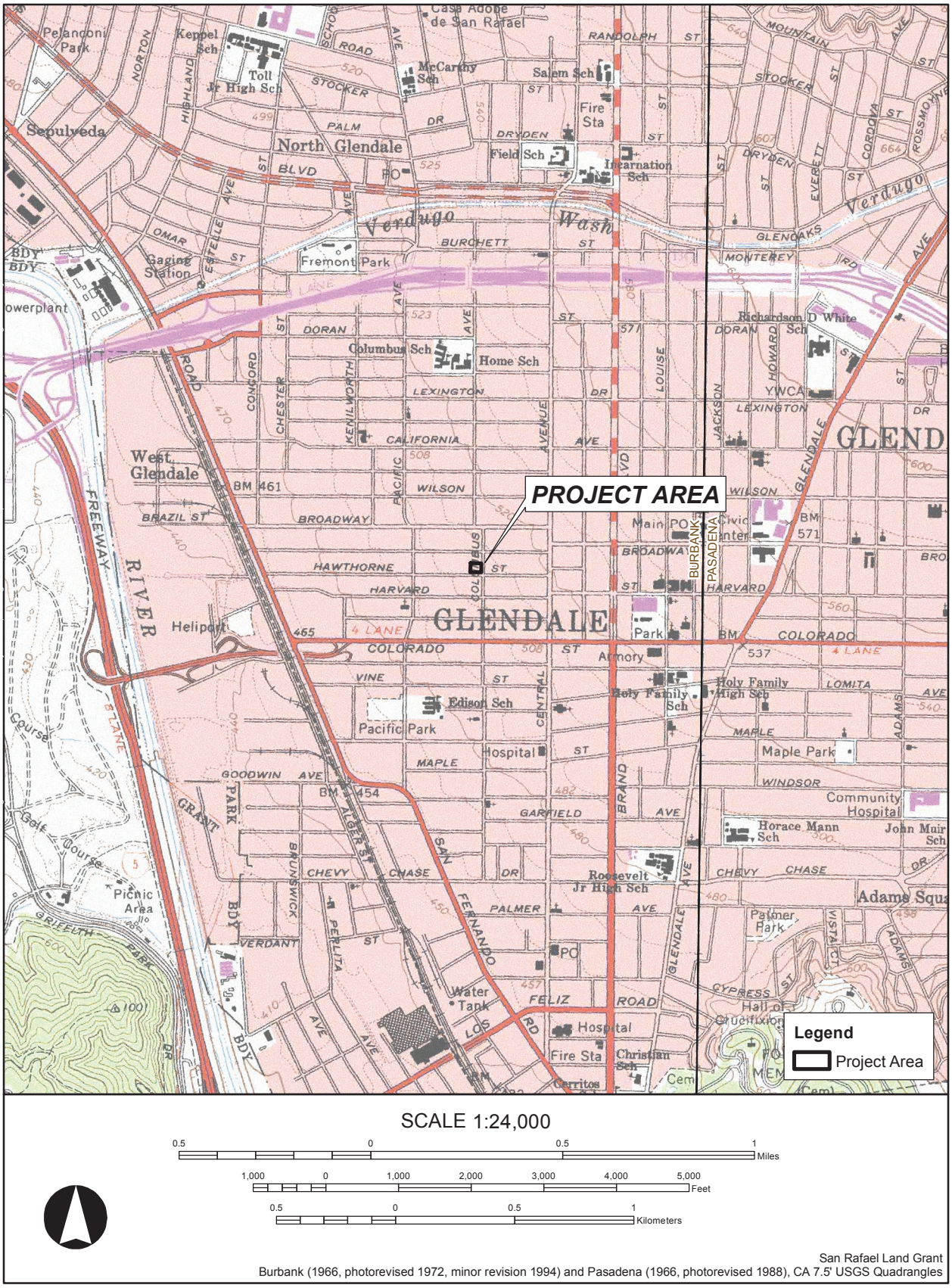


Figure 2 Project location map.

Figure 3 Detail of Project area.

locally significant representing the Craftsman style (Hamilton 2016; Smallwood and Hamilton 2017).

The City of Glendale created the Glendale Register of Historic Places in September 1997. Since then, the register has gone on to list several hundred properties. Listing on the Register must be approved by the City Council. Upon listing, proposed repairs, alterations, or demolition must be reviewed by the Community Development Department, the Demolition Review Board, and/or the Historic Preservation Commission.

The legal criteria for getting properties listed on the Glendale Register of Historic Resources as posted on the City's website are as follows:

- *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;*

- *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;*

- *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;*

- *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; and/or*

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

The three buildings on Lot 36 of Block J of the Glendale Valley View Tract were found eligible under criteria 3 and 5 above. The buildings were constructed in the early 1920s and are representative of the early heritage of the City.

Between 2006 and 2007, the City of Glendale sponsored a reconnaissance survey and development of a historic context statement on Craftsman Style architecture within the City's core. The project was funded in part by a grant from the National Park Service, Department of the Interior and California's Office of Historic Preservation Certified Local Government (CLG) division. This study, prepared by Galvin Preservation Associates, recorded 522 structures and assigned California Historical Resource Status Code to each building surveyed. Neither of these residential buildings was listed in this survey. However, the study prepared by Æ in 2017 found the buildings eligible on a local level and classified under California Historical Resources Status Code as 5S3:

> Appears to be individually eligible for local listing or designation through survey evaluation.

1.3 REPORT ORGANIZATION

This report outlines a preservation plan for the restoration of the historic character-defining features of 141 S. Columbus Avenue, 401 Hawthorne Street, and a garage shared by occupants of both properties. Chapter 1 has introduced the scope of the work and stated regulatory requirements. Chapter 2 details sources consulted during this and the previous study (Smallwood and Hamilton 2017). A description of 141 S. Columbus Avenue, 401 Hawthorne Street, and their shared garage and identification of the character-defining features of each building is included in Chapter 4. Chapter 5 presents the preservation plan for 141 S. Columbus Avenue and 401 Hawthorne Street as well as guidelines and recommendations for property restoring and renovating character-defining features of the structures. Bibliographic references are cited in Chapter 6. The architectural floor plans and proposed restoration of key elevations for each structure are provided in Appendix A. a list of relevant NPS Preservation Briefs and Technical Notes are identified in Appendix B and are offered as further guidance in the restoration and renovation of these buildings and associated structure. Department of Parks & Recreation (DPR) 523 recording forms documenting the buildings at 410 Hawthorne Street and 141 S. Columbus Avenue are attached in Appendix C.

2
SOURCES CONSULTED

2.1 INTRODUCTION

In May of 2016, *Æ* prepared a report entitled *Historic Building Assessment: 401, 405, 409 Hawthorne Street and 141 S. Columbus Avenue* for a proposed redevelopment project (Design Board Case PDR 1603633) in the City of Glendale (Smallwood 2016). In 2017, the report was revised to exclude 401 Hawthorne Street and 141 S. Columbus Avenue. These two structures are the subject of this report. The project description has been revised. The buildings are no longer to be demolished but will be restored (Smallwood and Hamilton 2017). Various sources were consulted as part of preparation of this historic preservation plan. Included in the current study were historic records and literature housed at the SCCIC on the campus of the California State University - Fullerton and historical documents on file at the City of Glendale and the Los Angeles County Assessor's office. These documents were used to ascertain the construction history of the subject buildings and identify character-defining features of each as well as alterations that do not require preservation.

2.2 CULTURAL RESOURCES LITERATURE AND RECORDS SEARCH

A cultural resources literature and records search was conducted by *Æ* staff at the SCCIC on April 21, 2016. The SCCIC is maintained under the auspices of the California State Office of Historic Preservation (OHP) as the California Historic Resource Information System (CHRIS) responsible for collecting records on historical and cultural resources in the greater Los Angeles area. The objective of the records search was to determine whether or not any of the buildings on the subject parcels, or within the immediate vicinity, had been previously documented as a historical resource and what, if any information, was available on those properties. Sources consulted included DPR 523 recording forms and cultural resource location maps, the National Register of Historic Places (NRHP), the OHP Determinations of Eligibility (DOE) list, the OHP Directory of Properties in the Historic Property Data File, and the listing of California Historical Landmarks and California Points of Historical Interest.

The results of the records search indicate that only one previous cultural resource survey had been conducted within close proximity to the Project area. This study was for a proposed cell tower at 403 South Central Avenue (SCCIC Report # LA11930; Bonner 2012). No cultural resources were identified in or near the Project area as a result of that study, and none of the subject buildings within the Project area had been previously recorded in the CHRIS. Outside the one-quarter-mile radius, approximately 0.37 mi to the southeast within the historical downtown area of Glendale, a commercial building known as the Huntley-Evans Building, constructed in 1922 at 160 South Brand Boulevard has been recorded into the CHRIS and is listed on the National Register. This building is not visible from the Project area, as numerous multi-story commercial buildings and a multi-level parking structure are situated to the east of S. Columbus Avenue and west of Brand Boulevard.

2.3 GLENDALE REGISTER OF HISTORIC RESOURCES

Æ also consulted the City of Glendale's Register of Historic Resources and Historic Districts (Glendale Register) to ascertain whether or not any of the subject buildings was already listed as a significant historical resource. The list is available online at the Community Development Department's web page (City of Glendale 2016a). None of the buildings at this address was previously listed on the Glendale Register of Historical Resources or the Historic District Master List updated November 10, 2014. In a memo dated September 26, 2016, addressed to the City of Glendale Design Review Board, Æ considered the local eligibility of the residential buildings and associated structure located at 141 S. Columbus Avenue and 401 Hawthorne Street. Æ determined that these buildings do meet the criteria established by the Glendale Register based on dating to the period of significance for Craftsman style architecture; that the buildings display most of the character-defining features for the property type or style; and that the residences do retain essential aspects of integrity (Hamilton 2016).

Other sources consulted include information provided by the Glendale Historical Society, local building records, city directories, and Assessor documents. Glendale's Design Guidelines for Residential Buildings were consulted as was the *City of Glendale Reconnaissance Survey and Historic Context State of Craftsman Style Architecture* 2006-2007 (GPA 2007).

3
BUILDING DESCRIPTIONS AND CHARACTER-DEFINING FEATURES

These two residential structures and their shared garage represent a single historical resource. They are located on a single residential lot and were constructed as a unit between 1921 and 1922. They were built for Stephen C. Packer and one of the residences was occupied by his son Donald Packer in 1923. It seems likely that Stephen built the two residences and garage as a rental property, one that his son would own and operate for many years.

Both buildings have two bedrooms and share a split single car garage. The house fronting Hawthorne Street was the larger of the two homes. Each of the three buildings was constructed with "Clipped-Gable Colonial" Craftsman detailing seen elsewhere in rental units in Glendale (GPA 2007:33). Because the buildings are eligible for listing in the CRHR on a local level, the buildings will be preserved and restored and a preservation and restoration plan is necessary to guide restoration. Below, the character-defining features of each of the buildings/structure are identified.

> *Character* refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of the site and its environment" [Nelson 1988:1].

Glendale's design guidelines stress the preservation of the exterior of historic buildings and what features must be retained to ensure preservation of the character of the historic buildings. Specific guidance is provided on Craftsman style architectures and these guidelines are stressed below as they apply to the Hawthorne Street and Columbus Avenue buildings.

3.1 141 S. COLUMBUS AVENUE

This single-family residence is located near the northwest corner of Hawthorne Street and S. Columbus Avenue and was constructed in 1921. It is situated on the north end of Assessor's Parcel Number (APN) 5695-007-039, comprising the rear portion of Lot 36 Block J of the Glendale Valley View Tract. It shares the parcel with another residence (401 Hawthorne Street) and a detached garage of similar style and construction.

3.1.1 Character-defining Features

Exterior: This wood-frame single-family residence rests on a brick perimeter footing and is designed in the Clipped-Gable Colonial Craftsman style of architecture popular during the early twentieth century. As with most Craftsman styles, the Clipped-Gable Colonial Craftsman style gave way to revival styles after the 1920s. The building is surmounted by a cross-hip-on-gable roof with boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white. The paint appears to be lead-base. The symmetrical primary façade, facing east, features an accentuated front door with a decorative arched pediment supported by slender columns. To each side of the door are tall, wood-frame tripartite windows with dog-ear sashes and wide trim. A short concrete stoop leads up to a full-length concrete porch (Figure 4). The north (Figure 5) and south-facing (Figure 6) elevations feature a series of wood-frame single and triple windows with dog-ear sashes. A

Figure 4 East elevation of 141 Columbus Avenue (view to the west; photograph taken April 21, 2016).

Figure 5 North and east elevations of 141 Columbus Avenue (view to the west; photograph taken April 21, 2016).

Figure 6 South and east elevations of 141 Columbus Avenue (view to the west; photograph taken April 21, 2016).

concrete sidewalk extends along the edge of the front lawn. The building was once set back from the street but when Columbus Avenue was widened in the 1970s this set back was narrowed.

Character-defining features of 141 S. Columbus Avenue include its:

1. Rectangular plan
2. Clapboard siding
3. Arched Pediment
4. Columns
5. Front door
6. Wood-frame tripartite windows
7. Wood-frame single windows
8. Wood-frame triple windows
9. Concrete stoop with rounded steps
10. Full length concrete porch
11. Boxed eaves

For exact locations of each feature see Appendix A, Figure A-1. These features must be preserved and restored as necessary utilizing original or similar materials and retain their original appearance.

The character-defining features of 141 S. Columbus Avenue are generally in need of repair and maintenance; however, some elements such as the aluminum-frame windows will need to be replaced. Areas needing the most repair include deteriorated trim along the roof-wall junction, flashing along dormer, the deteriorated concrete porch, casing around rear door, stucco on the west elevation addition, and roof repair along roof-wall junction at the addition.

While the addition is not original, it is in character with the remainder of the house. Having been placed at the rear it does not detract from the character-defining features.

3.2 401 HAWTHORNE STREET

This single-family residence is located on the northwest corner of Hawthorne Street and S. Columbus Avenue and was constructed in 1921. It is situated on the south end of Assessor's Parcel Number (APN) 5695-007-039, comprising the front of Lot 36, Block J of the Glendale Valley View Tract. It shares the parcel with another residence of similar style and construction at 141 S. Columbus Avenue. The two residences and a shared garage were built at the same time and were likely intended as the home of the builder's son and a separate rental unit (Smallwood and Hamilton 2017). The residence at 401 Hawthorne Street is the larger of the two residences. It also retains greater integrity of design when compared to the neighboring structure.

3.2.1 Character-defining Features

This wood-frame single-family residence rests on a brick perimeter footing and is designed in the Clipped-Gable Colonial Craftsman style of architecture popular during the early twentieth century. As with most Craftsman styles, Clipped-Gable Colonial Craftsman gave way to revival styles after the 1920s. The residence at 401 Hawthorne is surmounted by a cross-hip-on-gable roof and boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white which appears to be a lead-based paint. The symmetrical primary façade, facing south, features an accentuated front door with a decorative arched pediment supported by slender columns (Figure 7). To each side of the door are tall, wood-frame tripartite windows with dog-ear sashes and wide trim. A short concrete stoop leads up to a full-length concrete porch the surface of which is molded into large concrete squares. The east-facing elevation features a recessed side entryway and raised concrete porch nestled between two gable projections (Figure 8). The side entry exhibits glazed double-doors flanked by wood-frame double-hung windows with dog-ear sashes. The veranda is sheltered beneath a shed roof overhang supported by wood posts. The concrete porch is painted burgundy to match the front entry.

To the north of the residence is a detached garage of similar construction and appearance as the houses. Concrete sidewalks run along the edge of the front lawn, while concrete walkways and driveways lead up to the house. The house is set back from Hawthorne Street while the garage opens facing Columbus Avenue.

Character-defining features of 401 Hawthorne Street include its:

1. Rectangular plan
2. Clapboard siding
3. Arched pediment
4. Columns
5. Wood-frame tripartite windows
6. Wood-frame double-hung windows
7. Concrete stoop
8. Concrete porches
9. Glazed double-doors
10. Screen doors
11. Boxed eaves

See Appendix A, Figure A-2 for location of these features.

Figure 7 South elevation of 401 Hawthorne Street (view to the north; photograph taken April 21, 2016).

Figure 8 East elevation of 401 Hawthorne Street (view to the north; photograph taken April 21, 2016).

The character-defining features of 401 Hawthorn Street generally are in need of repair and maintenance; however, some elements, such as portions of the siding, may need to be replaced. Areas of particular concern include casing and trim on the façade entrance, repair of the arched pediment, roof-wall junctions, vents on the roof, boxed eaves, rafter sand beams on porch, and southeast corner of the north elevation where side porch appears to be separating from the house. For the exact location of deteriorated features see Appendix A, Figure A-2.

3.3 SHARED GARAGE

The shared garage is located between the residences at 141 S. Columbus Avenue and 401 Hawthorne Street. It is situated on Assessor's Parcel Number (APN) 5695-007-039, comprising the center of Lot 36, Block J of the Glendale Valley View Tract.

3.3.1 Character-defining Features

This is a wood-frame structure that is designed in the Clipped-Gable Colonial Craftsman-style of architecture (Figure 9). It is surmounted by a cross-hip-on-gable roof with boxed eave returns. The roof is covered with gray composition shingles. The exterior walls are clad with narrow clapboard siding painted white (likely lead based paint). The primary entrance is on the east elevation fronting S. Columbus Avenue. A wood-frame garage door with a fixed wood-frame window is centered on the upper third of the garage door. The window is a later-period addition and should be removed and replaced. This door accesses the southern portion of the garage. The east elevation access to the northern portion of the garage has been filled with plywood. The west elevation features a double-hung window frame with a missing window and portions of the siding have been removed (Figure 10).

Character-defining features of the shared garage include its:

1. Rectangular plan
2. Clapboard siding
3. Wood-frame windows
4. Wood garage door

For location of these features see Appendix A, Figure A-3.

The character-defining features of the shared garage generally are in need of repair and maintenance; however, some elements, such as portions of the wood siding, may need to be replaced. Areas of particular concern include west elevation where significant portions of the siding have been removed, replacement of the missing garage door, replacement and/or repair of the windows, repair or replacement as needed to the boxed eaves on the east and west elevations.

Northern Garage consists of the north potion of the shared structure constructed in 1921. The northern garage features a dividing wall that comprises the south elevation with exposed rafters. A double-hung wood-frame window and an entrance door are located on the north elevation. The west elevation features a double-hung wood-frame window. The primary garage door is located on the east elevation fronting S Columbus Avenue and is filled with plywood.

Character-defining features of garage 1include its:

1. Exposed rafters
2. Wood-frame window

See Appendix A, Figure A-3 which details these features.

The character-defining features of garage 1 generally are in need of repair and maintenance; however, some elements, such as hardware, may also need to be replaced.

Southern Garage consists of the south potion of the shared garage constructed in 1921. The southern garage features a shared dividing wall that comprises the north elevation with exposed rafters. A double-hung wood-frame window and an entrance door are located on the south elevation. The west elevation features a double-hung wood-frame window beneath which an opening has been added and closed in with plywood. The primary garage door is located on the east elevation fronting S. Columbus Avenue.

Figure 9 Exterior shared garage (view to the west; photograph taken November 11, 2016).

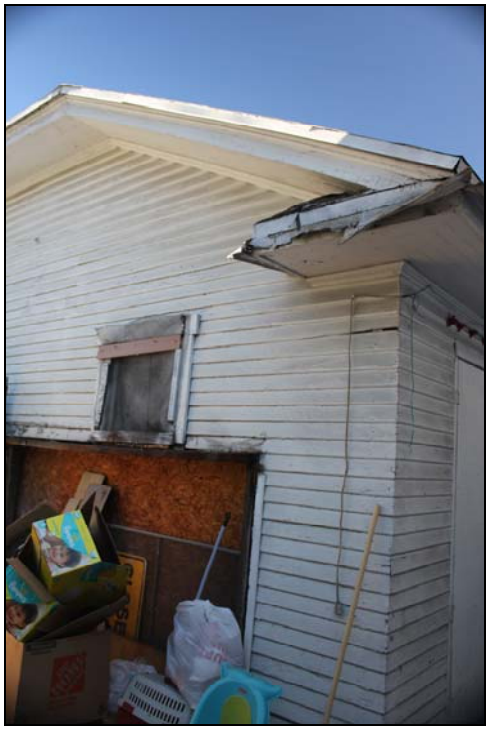


Figure 10 Exterior shared garage, west elevation (view to the east; photograph taken November 11, 2016).

Character-defining features of garage 2 include its:

3. Exposed rafters
4. Wood-frame window

See Appendix A, Figure A-3 for the location of these features.

The character-defining features of garage 2 generally are in need of repair and maintenance; however, some elements, such as hardware, may need to be replaced.

4
TREATMENT PLAN

4.1 INTRODUCTION

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Grimmer 2017; Weeks and Grimmer 1975) defines four methods of improving a historic structure: preservation, restoration, rehabilitation, and reconstruction. Because the residential buildings and associated garage at 141 S. Columbus Avenue and 401 Hawthorne Street retain the majority of their historic fabric, preservation is the proper treatment option for any improvement made to these structures. Preservation is defined as:

> The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project [Weeks and Grimmer 1995:17].

The Secretary of the Interior's Standards for Preservation are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

While certain elements require preservation, others will require restoration. The principals of restoration are as follows:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The historic character-defining features of the exterior and interior of 141 S. Columbus Avenue, 401 Hawthorne Street, and their shared garage convey the historic integrity of these buildings and these are the features of the property that shall be preserved. While great effort should be taken to retain as much of the historic fabric as possible, replacement may be the proper treatment for some specific character-defining features.

The Developer shall hire a preservation professional to guide the renovation of the three structures. An Architectural Historian who meets the Secretary of the Interior’s Professional Qualifications Standards will work with the Project Architect to implement the conditions of this plan and to avoid damage to character-defining features, while stabilizing and/or restoring them. The Architectural Historian will ensure that the Contractor, and any subcontractor and/or craftsman who works on the project, adhere to the proper methods outlined below and in the

Secretary of the Interior's Standards for the Treatment of Historic Properties. Table 1 summarizes the Secretary's standards and summarizes how they will be applied.

Table 1
Application of the Secretary of the Interior's Preservation and Restoration Standards

Preserv Standard 1	Property shall be used as it was historically	The structure will continue to be occupied as a rental property
Preserv Standard 2	Historic character defining features will be retained and preserved	Original windows, doors, eaves, sashes, clapboarding will be repaired and retained
Preserv Standard 3	Each property is a physical record of its time, place, use	All character defining features will be retained, the structure will remain at its current location and continued to be use
Preserv Standard 4	Changes that have attained significance will be retained	The rear addition to 121 Columbus has not attained significance but will be retained and made compatible with the original fabric of the building
Preserv Standard 5	Distinctive material, features, finishes will be retained	Original materials / features will be retained (e.g., windows, doors, floor plan, porch details, sash, glazing, etc. mailbox)
Preserv Standard 6	Existing conditions of historic features will be evaluated to determine level of replacement	The foundation, concrete porch, and wood clapboard will be evaluated for stability before being considered for replacement.
Preserv Standard 7	Chemical and physical treatments will use the gentles means possible	Lead paint removal may require chemical treatments and will follow guidance provided in NPS PB #10
Restor Standard 1	Property will be used as it was historically	The structure will continue to be occupied as a rental property
Restor Standard 2	Materials and features will be retained and preserved	Original windows, doors, eaves, sashes, clapboarding will be repaired and retained
Restor Standard 3	Each property is a physical record of its time , place, and use	All character defining features will be retained, the structure will remain at its current location and continued to be use
Restor Standard 4	Materials, features, spaces, and finishes of other historic period will be documented	All features/materials representing later period additions will be documented before removal (e.g. fixtures, added siding, windows, etc.)
Restor Standard 5	Distinctive materials, features, finishes will be preserved	Original materials / features will be retained (e.g., windows, doors, floor plan, porch details, sash, glazing, etc. mailbox)
Restor Standard 6	Deteriorated features will be repaired rather than replaced	Deteriorated features such as the porches will be repaired as long as they are structurally stable and do not present a hazard.
Restor Standard 7	Replacement of missing features will be substantiated by documentary and physical evidence	Few features are missing from either of the residential structures. Comparisons will be made with other contemporary Craftsman house before replacing features such as light, down and window fixtures, etc.
Restor Standard 8	Chemical and physical treatments will use the gentles means possible	Lead paint removal may require chemical treatments and will follow guidance provided in NPS PB #10

4.2 141 S. COLUMBUS AVENUE TREATMENT PLAN

1. General guidelines:
   - Any work needed to update to code requirements shall be done without damaging the historic fabric of the building.
   - Historic materials shall not be replaced if at all possible. Where replacement is necessary, it will be in-kind with similar material, scale, massing, style, appearance, and design.
   - Lead paint layers have been identified on the exterior of the building. Project specifications shall ensure that during paint removal, residual paint shall be contained by the appropriate method as described in *Preservation Brief #37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing* (Park and Hicks 2006).
   - If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the limited replacement in-kind of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, concrete walkways, steps or landings, exterior siding, or portions of slate or tile roofing). The replacement material shall match the old both physically and visually, i.e., wood with wood, etc. Hence, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate.

2. Preservation/Restoration of character-defining features:
   - Crazed paint shall be removed before repainting occurs. The exterior color shall be similar to the current color. Work should adhere to the appropriate methods as described in *Preservation Brief #10 Exterior Paint Problems on Historic Woodwork* (Weeks and Look 1982).
   - Damage and deterioration occurring on wood siding will be repaired with like materials whenever possible; however, should portions of the wood siding be beyond repair or have extensive dry rot making it structurally unsound, replacement is permissible provided the materials and design including dimensions of replacement boards are consistent with the existing clapboard siding on the building.
   - Replace the two sets of aluminum-frame windows and window trim on the south elevation with wood-frame double-hung windows consistent with materials and style of existing historic windows on the building.
     - Window replacements, when necessary should be double-hung sash and should match the profile of the original window as closely as possible.
     - Additional care should be given to the retention and preservation of stylized sash and doors that characterize the style
   - Repair two double-hung wood-frame windows on the south elevation using in-kind materials.
   - Replace vinyl windows on the west elevation with wood-frame double-hung or solid-pane window consistent with materials and style of existing historic windows on the building.
   - Replace vinyl window on the north elevation with wood-frame double hung window consistent with materials and style of existing historic windows on the building.
   - Repair wood-frame tripartite windows on the east elevation by using in-kind materials. Original glazing shall be protected from breakage and replaced following repairs.

- Repair, in as far as possible the deteriorating concrete porch. Where replacement is necessary the original design should be replicated as described in *Preservation Brief #15 Preservation of Historic Concrete* (Gaudette and Slaton 2007).
- Repair façade columns using in-kind materials.
- Repair areas of deterioration along roof junctions, including to fascia, soffit, entablature, and boxed eaves. In instances where the existing historic material cannot be restored, replace with in-kind materials matching the historic design.
- Replace trim around doors with in-kind materials that match the historic design.
- Repair mailbox and, if removed in order to facility other repairs, it must be returned to its original location.
- Repair flashing and pain along dormer on south elevation.
- Cover existing stucco siding on the west elevation addition with clapboard siding consistent with the materials and design of existing clapboard siding on the building.
- Evaluate foundations for needed repairs. Repairs will be made using in-kind materials consistent with the historic design. In instances where the existing historic material cannot be repaired, replace with in-kind materials matching the historic design.
- Evaluate eaves and roof for needed repairs. Repair using in-kind materials consistent with the historic design. In instances where the existing historic material cannot be repaired, replace with in-kind materials matching the historic design.

Figure 11 illustrates existing condition of 141 S. Columbus Avenue and proposed restoration.

4.3 401 HAWTHORNE STREET TREATMENT PLAN

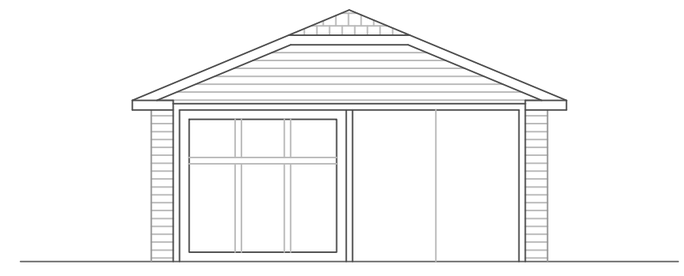
1. General guidelines:
    - Any work needed to update code shall be done without damaging the historic fabric of the building.
    - Historic materials shall not be replaced if at all possible. Where replacement is necessary, it will be in-kind with similar material, scale, massing, style, appearance, and design.
    - Lead paint layers have been identified on the exterior of the building. Project specifications shall ensure that during paint removal, residual paint shall be contained by the appropriate method as described in *Preservation Brief #37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing* (Park and Hicks 2006).
    - If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the limited replacement in-kind of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, concrete walkways, steps or landings, exterior siding, or portions of slate or tile roofing). The replacement material shall match the old both physically and visually, i.e., wood with wood, etc. Hence, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate.

2. Preservation/Restoration of character-defining features:
    - Crazed paint shall be removed before repainting occurs. The exterior color shall be similar to the current color. Work should adhere to the appropriate methods as described in *Preservation Brief #10 Exterior Paint Problems on Historic Woodwork* (Weeks and Look 1995).

HOUSE 141 EAST ELEVATION—EXISTING

HOUSE 141 EAST ELEVATION—NEW

GARAGE 141 EAST ELEVATION—EXISTING



GARAGE 141 EAST ELEVATION—EXISTING

Figure 11. Existing condition of 141 S. Columbia Avenue and shared garage and proposed restoration of each structure.

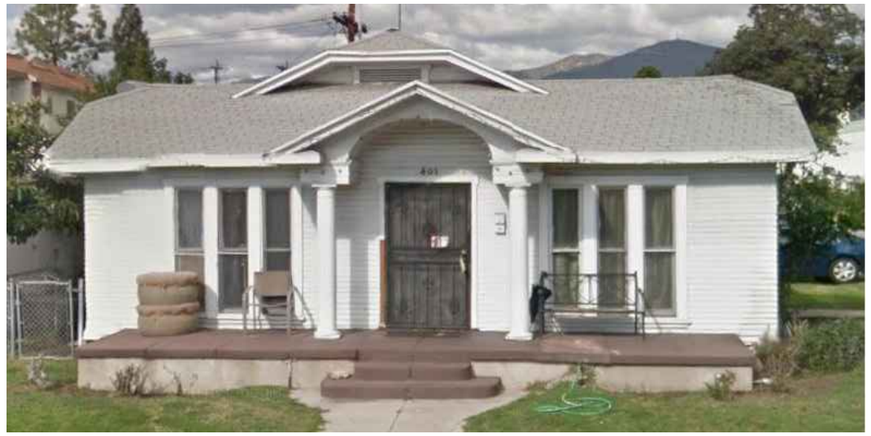
- Damage and deterioration occurring on wood siding will be repaired with like materials whenever possible; however, should portions of the wood siding be beyond repair or have extensive dry rot making it structurally unsound, replacement is permissible provided the materials and design including dimensions of replacement boards are consistent with the existing clapboard siding on the building.
- Repair the deteriorating porch; where necessary replace with in-kind materials, and replicate the current design as described in *Preservation Brief #15 Preservation of Historic Concrete* (Gaudette and Slaton 2007).
- Evaluate foundations for needed repairs. If repairs are necessary, repairs will be made using in-kind materials consistent with the historic design. In instances where the existing historic material cannot be repaired, replace with in-kind materials matching the historic design.
- Repair façade columns using in-kind materials.
- Repair wood-frame windows on all elevations by using in-kind materials.
    - Window replacements, when necessary should be double-hung sash and should match the profile of the original window as closely as possible.
    - Additional care should be given to the retention and preservation of stylized sash and doors that characterize the style.
- Remove pipe hand rail from side porch; if replacement is required by code, new railing should be compatible with the historic appearance of the structure.
- Repair areas of deterioration along roof junctions, including to fascia, soffit, entablature, and boxed eaves using in-kind materials. In instances where the existing historic material cannot be restored, in-kind materials will be used to match the historic design.
- Repair mailbox and, if removed in order to facility other repairs, return to original location.
- Repair eyelet dormers elevation by using in-kind materials.
- Repair rafters, beams, and supports on east elevation.
- Remove pipe handrail on east elevation; if replacement is required by code, new railing should be compatible with the historic appearance of the structure.
- Inspect vents on roof and repair as necessary.
- Repair and re-attach porch connection to main building on southwest corner.
-

Figure 12 illustrates existing condition of 401 Hawthorne and proposed restoration.

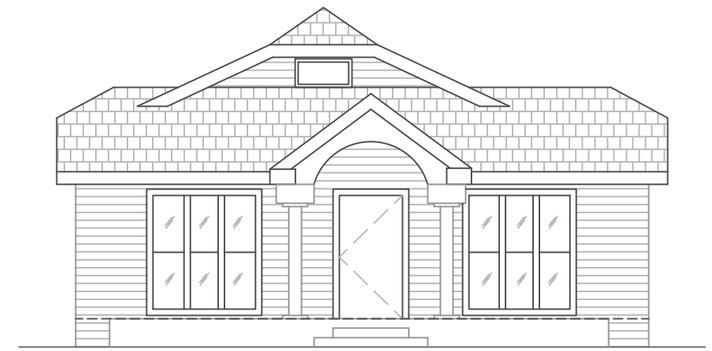
4.4 SHARED GARAGE TREATMENT PLAN

1. General guidelines:

- Any work needed to update code shall be done without damaging the historic fabric of the building.
- Historic materials shall not be replaced if at all possible. Where replacement is necessary, it will be in-kind with similar material, scale, massing, style, appearance, and design.
- Lead paint layers have been identified on the exterior of the building. Project specifications shall ensure that during paint removal, residual paint shall be contained by the appropriate method as described in *Preservation Brief #37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing* (Park and Hicks 2006).
- If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the limited replacement in-kind of extensively deteriorated



HOUSE 401 SOUTH ELEVATION—EXISTING



HOUSE 401 SOUTH ELEVATION—NEW

HOUSE 401 EAST ELEVATION—EXISTING

HOUSE 401 EAST ELEVATION—NEW

Figure 12. Existing condition of 401 Hawthorne Street and proposed renovation.

- or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, concrete walkways, steps or landings, exterior siding, or portions of slate or tile roofing). The replacement material shall match the old both physically and visually, (i.e., wood with wood, etc). Hence, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate.

2. Preservation/Restoration of character-defining features:

- Crazed paint shall be removed before repainting occurs. The exterior color shall be similar to the current color. Work shall adhere to the appropriate methods as described in *Preservation Brief #10 Exterior Paint Problems on Historic Woodwork* (Weeks and Look 1995).
- Damage and deterioration occurring on wood siding will be repaired whenever possible; however, should portions of the wood siding be beyond repair, replacement is permissible provided the materials and design are consistent with the existing clapboard siding originally used on the building.
- Foundations will be evaluated prior to repairs. Repair will be completed using in-kind materials consistent with the historic design of the foundation. If the existing historic material cannot be repaired, replacement will be completed using in-kind materials matching the historic design.
- Repair areas of deterioration along roof junctions, including to fascia, soffit, entablature, and boxed eaves using in-kind materials. In instances where the existing historic material cannot be restored, replacement will be with in-kind materials matching the historic design.
- Repair extant garage door with in-kind materials.
- Replace plywood on east elevation with garage door of in-kind material and design matching extant historic garage door. The added window will be removed from the original door.
- Repair wood-frame windows on all elevations by using in-kind materials.
- Replace missing hardware on entrance door with materials and design consistent with the historic period of restoration.

Figure 11 (see above) illustrates the existing condition of the shared garage fronting Columbus Avenue and proposed restoration.

4.5 CONCLUSION

The buildings at 141 S. Columbus Avenue, 401 Hawthorne Street, and their shared garage are locally significant properties eligible for the City of Glendale Register of Historic Resources. Although surrounded and isolated by new construction, they are representative of the period of proliferation of the Craftsman style of architecture during the height of that style's popularity. Due to the proximity of the prominent architects, Greene and Greene who established the Craftsman style in Pasadena, this style played a significant role in the built-environment history of Glendale. These particular examples date to the 1920s, when Glendale was connected to Los Angeles by the streetcar and became a bedroom community to that city. They are also representative of the transition period of shifting from street cars as the principal mode of transportation to the rise in popularity of the automobile. They represent a shift away from Victorian-era architecture towards the simpler Craftsman style cottages with an emphasis on

craftsman design and detailing. This plan was developed to ensure the preservation of the character-defining features of these three buildings. These buildings as a group express the rising trend of shared multi-family housing and rental units in the Glendale area. The buildings shall be preserved as historic properties, but shall also continue to be used as the original builder's intended—as single family residences.

5
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APPENDIX A

FLOOR PLANS

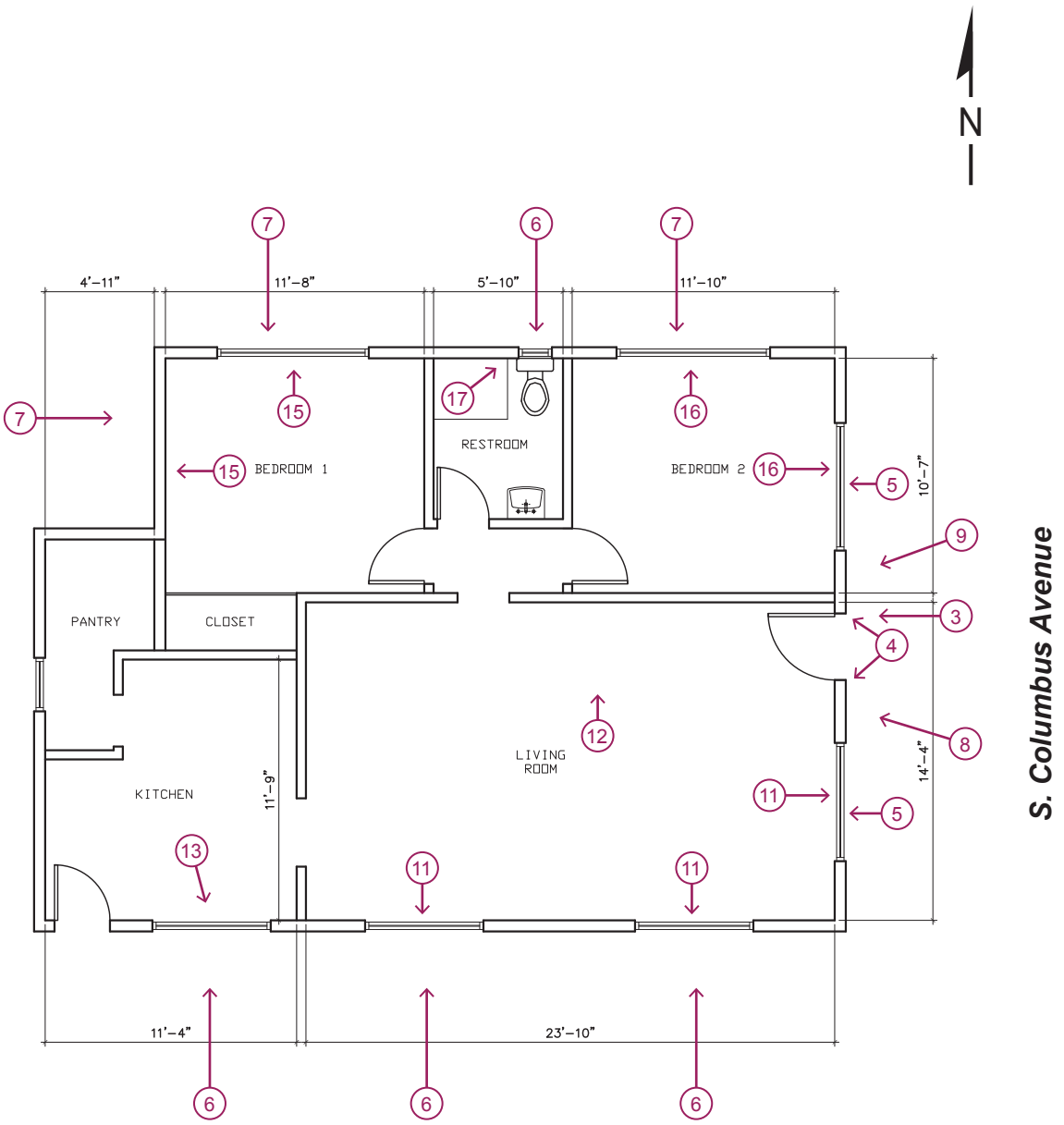

Figure A-1 141 S. Columbus.

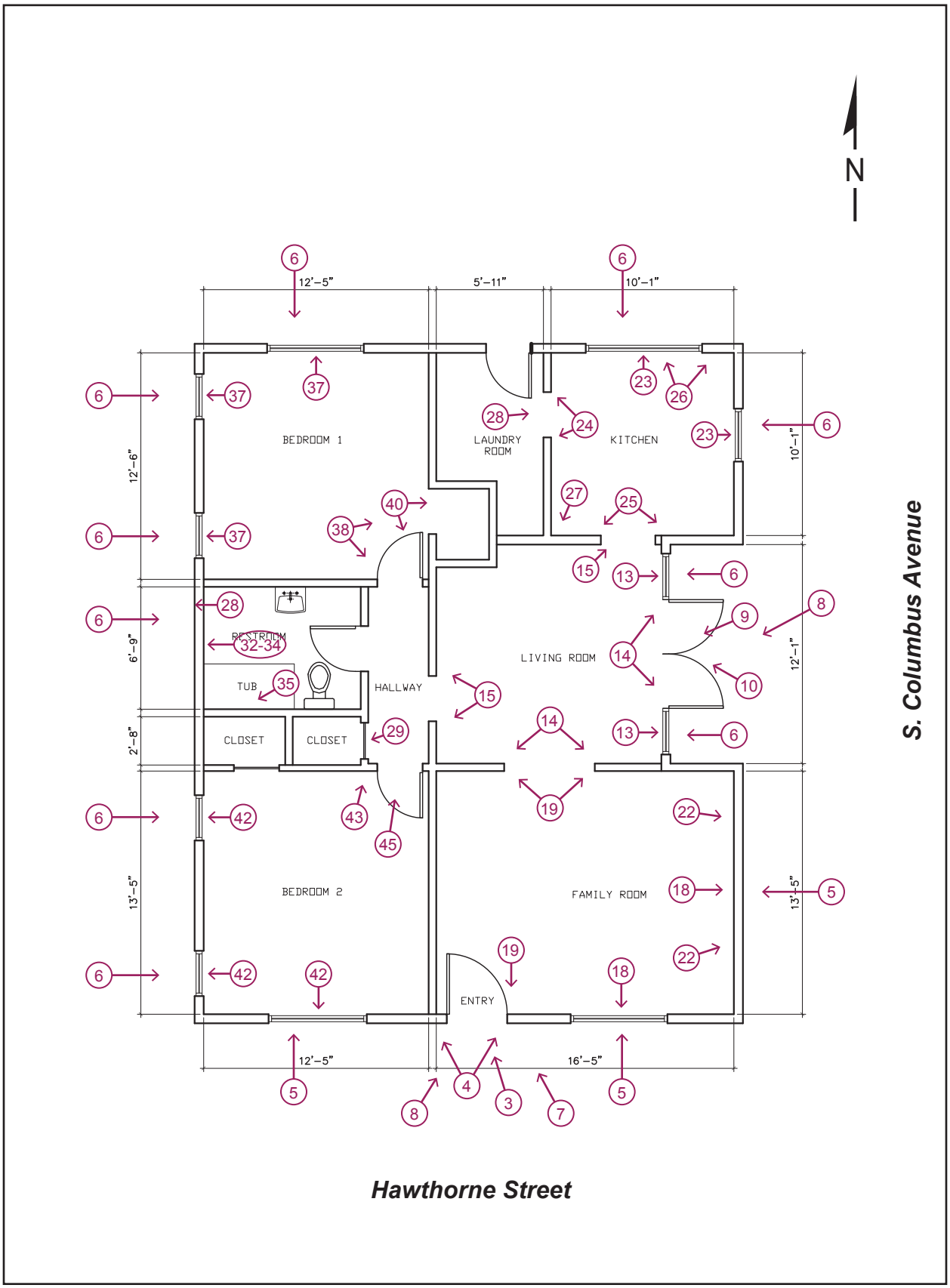

Figure A-2 401 Hawthorne Street.

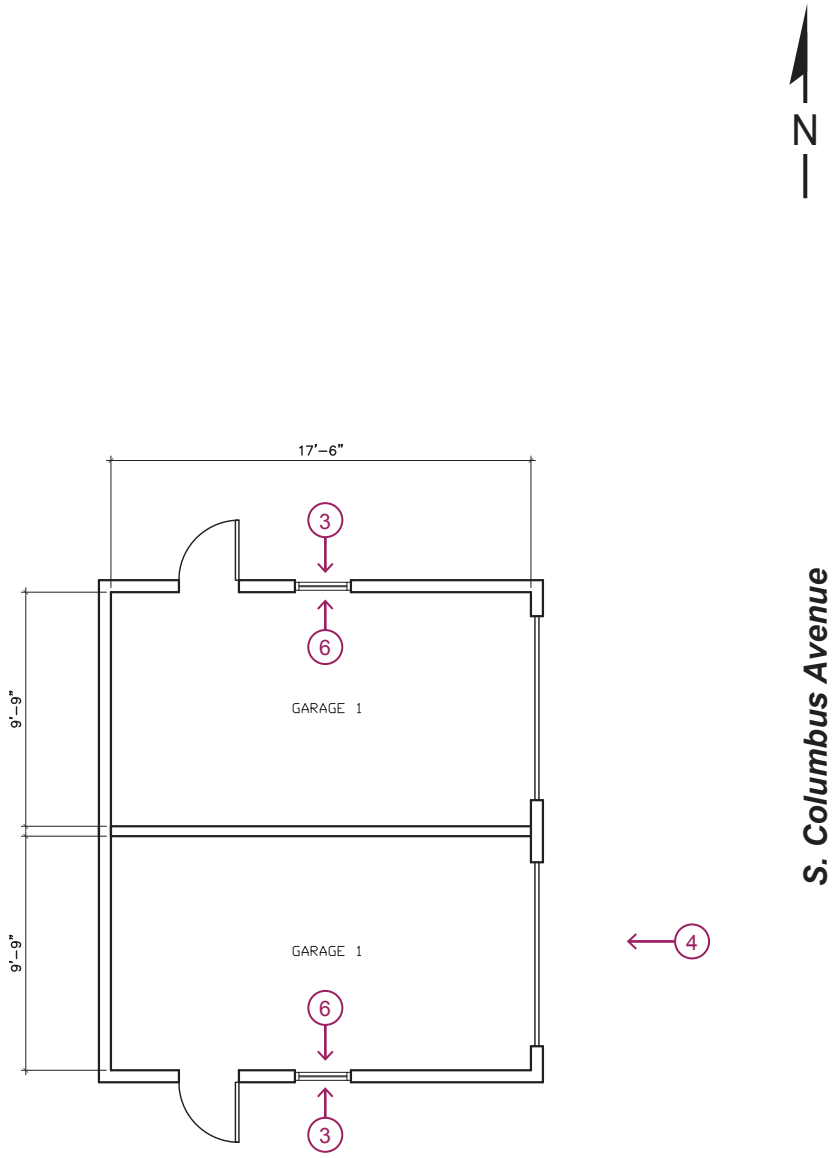

Figure A-3 Shared garage.

APPENDIX B

LIST OF PRESERVATION BRIEFS PERTAINING TO TREATMENT PLAN

ADDITIONAL TECHNICAL SOURCES

Preservation Briefs and the Technical Note series were created by the National Park Service to guide preservation, rehabilitation, and restoration projects. The Briefs address specific aspects of historic buildings renovation and restoration such as repairing and replacing historical windows, stabilizing and repairing concrete, lead paint abatement, and among many other relevant topics. Preservation Briefs potentially applicable to this project are listed below. The preservation briefs can be found at https://www.nps.gov/tps/how-to-preserve/briefs.htm.

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