

**512 West Doran Street
Glendale, California
Historic Structure Evaluation**

September 15, 2014

Submitted to:

Mr. Rodney Kahn

Submitted by:

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Executive Summary

Kaplan Chen Kaplan conducted an historic resource assessment of a residential building located at 512 West Doran Street in Glendale, California. The house was built in an unincorporated section of Los Angeles County c1910 in the American Foursquare style, a style that had been popular for at least a decade before. The house became part of the Glendale historic stock in 1918 when the Kenilworth area was annexed into the City. It was this annexation that spurred development of the block and neighborhood. The house was built outside of Glendale in the middle of the style's period of popularity. The building is not the work of a notable architect or master builder. There are no historic persons or events associated with the house. Thus, the building does not meet the criteria to be eligible for the National Register of Historic Places or the California Register of Historical Resources or the Glendale Register of Historic Resources as an individual landmark. The 500 block of West Doran Street has undergone significant redevelopment in the area around the subject property and there is no potential for an historic district.

Neighborhood and Building History

The house at 512 West Doran Street is located about two blocks west of the northern section of Glendale's downtown and about two blocks south of State High 134. The City of Glendale was incorporated in 1906 with Central Avenue as its western border. In 1911 the West Glendale District was annexed to the City and it moved the City border to Pacific Avenue. In 1918 the Kenilworth District was annexed to the City of Glendale, moving the western border to San Fernando Road. The annexations from 1911 through 1919 supported the growth of Glendale and the population grew from 1,486 in 1906 to 13,576 in 1920. The house at 512 West Doran Street was in the Kenilworth District Annexation area and became part of the City of Glendale in 1918.

Sanborn and aerial maps show how the 500 West Doran Street block was subdivided for residential development. The 1919 Sanborn Map shows the subdivisions and that the lot the subject property was on had not yet been subdivided. This Sanborn Map shows the house with a rectangular footprint. The front façade is shown as articulated with the central area recessed. A porch extended the width of the front elevation and wrapped around on the west side for a short distance. The Los Angeles County Assessor records give the house an initial construction date of 1910, nine years before it was part of the City of Glendale. Assessor records reflect improvements were made to the property around 1919-1920 that included addition of a garage. In later years the footprint of the house showed the porch configuration but the front façade was not shown as articulated.

By 1925 the lot that contained 512 West Doran Street had been subdivided with the house at 512 West Doran sitting on the equivalent of two lots and the land to the south, facing Alexander Street being subdivided into two lots. These two lots were not quite as deep as the other lots on the block as the 512 West Doran Street house was set back farther on its lot. With the annexation to Glendale in late 1918 came a standard front yard setback and by 1925 the whole block had been developed with one-story, single-family houses, except for four lots, one at the east end and three lots at the west end of the block.

In fact, by 1925 most of the 500 West Doran blocks (west of Pacific Avenue) to Kenilworth Avenue between Fairmont Avenue on the north and Milford Avenue on the south have been almost completely built out with single-family houses. In 1950 this area looked substantially as it had in 1925 and all lots had been developed.

Major changes to the neighborhood took place between 1950 and 1970. Downtown Glendale had begun to move westward and single-family houses on the east side of Pacific Avenue had been replaced by larger structures. Major changes were beginning to take place on the 500 block of West Doran Street. By 1970, the corner houses on both sides of the street had been redeveloped with larger two-story multi-family buildings and as had two lots mid-block on the north side of the street. In the 1970s and 1980s further redevelopment took place on the two lots directly across Doran Street from the subject property being redeveloped as large two-story multi-family buildings in the late 1980s. The house to the east of the subject property was significantly enlarged in the late 1980s and on the lot at 520 West Doran Street had also been redeveloped with a large two-story multi-family building. In the early 1980s a seven-story building was constructed on the northeast corner of West Doran Street and Pacific Avenue.

Building Description and History

The house at 512 West Doran Street was built around 1910 in an unincorporated area of Los Angeles County. No original building permits could be located for the building. The house is of the American Foursquare style that was prevalent in the period 1900 to 1920s. The *Glendale Design Guidelines for Residential Buildings in Adopted Historic Districts* describes the style as “simple and pragmatic, the classic Foursquare home is found in nearly every part of the United States. Popularized by pattern books and Sears Roebuck & Company mail order kits, the American Foursquare spread to residential neighborhoods throughout California. This style features a simple box shape, usually two-and-a-half stories in height, generally a four-room plan. The roof is low and hipped with deep overhang, often with large central dormer. A full-width porch with wide stairs generally dominates the front elevation, and in California these are almost always wood-frame structures with wood siding.”

The house at 512 West Doran Street is a one-story, massed plan building with hipped roof that appears pyramidal with an asymmetrical extension. The house is clad in horizontal wood siding. The steeply pitched roof (reroofed in 2001) with its deep overhang, dominates the underlying wall. A front-gable dormer is centered along this elevation. Fenestration along the principal front façade is symmetrically placed under the predominant roof. Classical Revival features are the six columns with decorative capitals (Corinthian) are placed at regular intervals along the front façade. At the west end the building steps back and a corner column and another at the end of the short wrap around of the porch support the overhang of the west roof extension. The principal front elevation contains a central single door with small sidelights that are half the height of the door. Several steps lead up to the porch and entry door. There are multi-paned windows to each side of the door.

While the front of the building is painted in bright colors, the sides of the building are painted grey. On the east side, there is a bay window and a chimney that was replaced in 1971. On the west side, the porch wraps around for about 15 feet until it meets the building. Another bay window is located along this elevation. The earliest building permit for the house dates

from 1922 when owner S. Cline made unspecified alterations to the house. The house was converted into a multi-family dwelling in the 1993.

The house is sited on the double lot, set back deeper from the street than its neighbors. There is very little landscaping on the site. There is a tree at the northwest corner of the house and a bush at the northeast corner of the house and only a few other trees and bushes along the side lot line. There is a planting area in front of the porch. The side to the west is edged with brick. The steps leading up to the porch are brick. The large semi-circular driveway that leads to a centered sidewalk that runs to the steps. This walkway and the driveway are cement with flat brick edges. The driveway was added in 2003. There are no mature trees or landscape materials on the lot.

There are no entries in early City Directories for 512 West Doran Street because it was not part of the City of Glendale until 1918. The house was owned by Lena Marsh in the 1930s, by Richard Shea in 1940 and from 1945 to 1992 was owned by William Branstater. Later owners included Henry and Esther Kim.

Resource Evaluation – Eligibility Criteria

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide “used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and indicate what properties should be afforded protection from destruction or impairment.” (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria (National Register Bulletin 16):

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or
- 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.

In addition, a resource must retain enough integrity to “convey its significance” (*National Register Bulletin 15*). An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource that no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the

National Register. However, a resource that meets National Register criteria but lacks owner consent may be given a formal “determination of eligibility.”

Listing in the National Register recognizes a historic resource’s significance to the nation, state, or community. Eligible resources are given consideration in the planning process for federal or federally-assisted projects and may apply for federal tax incentives. When discretionary federal funds are available (i.e., disaster response), National Register eligible resources qualify for federal assistance for repair. Section 106 of the NHPA requires that federal agencies must take into account the effects of their undertakings (including funding) on historic properties (36 CFR 800.1(a)).

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the “authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” (*Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others may be nominated through an application and public hearing process administered by the State Office of Historic Preservation (SOHP).

The California Register automatically includes the following: California properties listed on the National Register and those formally determined eligible for the National Register; California Registered Historical Landmarks from No. 0770 onward; and Points of Historical Interest that have been evaluated by SOHP and State Historic Resources Commission. Resources which may be nominated for listing in the California Register include: historical resources with a significance rating of category 3 through 5 in the State Inventory (Categories 3 and 4 refer to potential National Register eligibility; Category 5 refers to properties with local significance); individual historical resources; historical resources contributing to historic districts; and historical resources designated or listed under a municipal or county ordinance.

To be eligible for inclusion on the California Register, one of the following criteria must be met:

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

Additionally, a resource must retain historic architectural integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

The Glendale Register of Historic Resources

The City of Glendale's Register of Historic Resources was established in 1996 as the official list of designated historic resources in the City. A Historic Resource is defined as "any site, building, structure, area or place, man-made or natural, which is historically or archeologically significant in the cultural, architectural, archaeological, engineering, scientific, economic, agricultural, educational, social, political or military heritage of the city of Glendale, the state of California, or the United States."

According to Section 15.20.050 of the Glendale Municipal Code, "upon recommendation of the Historic Preservation Commission, City Council shall consider and make findings for additions to the Glendale Register of Historic Resources. The designation of any proposed resource in the city as a historic resource shall be granted only if City Council first finds that the proposed historic resource meets one (1) or more of the following criteria:

1. The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;
2. The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;
3. The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;
4. The proposed historic resource has yielded, or has the potential to yield, information important to archeological pre-history or history of the nation, state, region, or city;

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

The Glendale Register and Historic Preservation Ordinance do not have any additional eligibility requirements and are silent with respect to age and integrity of potential resources.

Chapter 30.25 of the Glendale Municipal Code allows for designation of historic district overlay zones which enables creation of historic districts that would be subject to special design review process in order to protect historic architecture and features.

A historic district is “a geographically definable area that possesses a concentration, linkage or continuity, constituting more than sixty percent of the total, of historic or scenic properties, or a thematically related grouping of properties. Resources must contribute to each other and be unified aesthetically by plan or historical physical development. A geographic area may be designed as a historic district if the district meets at least one of the following criteria:

- A. Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B. Is identified with persons or events significant in local, state, or national history;
- C. Embodies distinctive characteristics of style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Represents the work of notable builders, designers, or architects;
- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;
- F. Embodies a collection of elements of architectural design, details, materials or craftsmanship that represent a significant structural or architectural achievement of innovation;
- G. Reflects significant geographical patterns, including those associated with different eras of settlement and program, transportation modes, or distinctive examples of park or community planning;
- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
- I. Has been designed a historic district in the National Register of Historic Places or the California Register of Historical Resources.

Guidelines for Evaluating Properties for Associations with Significant Persons

The National Park Service provides technical guidance for evaluating historic properties on a number of dimensions. The most well-known are the Secretary of the Interior’s

Standards and Guidelines for Treatment of Properties, which are used to guide rehabilitation of historic properties. Promulgated for use by properties eligible for the National Register of Historic Places, these Standards and Guidelines are routinely used by state and local governments as applied to state and local historic resources.

The series of technical guidance documents produced by the National Register Bulletin series published by the National Park Service includes guidance on how to evaluate properties for their significance with persons or events. National Register Bulletin #32, *Guidelines for Evaluating and Nominating Properties Associated with Significant Persons*. These guidelines can be used to help determine significance for local historic resource designation, just as the Secretary of the Interior's Standards are applied to local historic resources.

Bulletin 32 states that specific individuals must have made contributions or played a role that can be justified within a defined area of history. It notes that "the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. The accomplishments of specific individuals whose significance is associated with the property must be demonstrated to justify the significance."

Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field. For example, *Bulletin 32* notes that many people have held important "positions of alderman, mayor, school trustee, bank president, union leader, hospital board member, business founder, and the like over the course of an average community's history. Some of them undoubtedly played important roles in the town's development, but it is unlikely that they all could be considered truly significant by having had a major individual impact or influence on the life of the community. Therefore, it is important to distinguish those whose activities, initiative, or conduct in elected offices or other prominent positions made a significant difference in an area's history." *The Bulletin* goes on to note that "nominations of properties for associations with leading local citizens must explain how selected individuals have been defined as leaders among their fellow citizens. It is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others...unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost."

Bulletin 32 states that significant individuals must be directly associated with the nominated property. In order to be considered an important historic resource that represents a person's significance in our history, a property must have some connection to the life of that individual. Types of resources that possess direct associations with an individual include that individual's homes, offices or workplaces; businesses (s)he ran; and the locations of important events in which the person played a key role. Associations that, by themselves, would generally not be sufficient to qualify a property as an important representation of a person's historic significance include ownership and ownership by a relative or associate.

In addition, documentation must explain how the nominated property represents an individual's significant contributions. Associations with an individual should have occurred during the period of time when the person was engaged in the activities for

which (s)he is considered significant. Some properties associated with a person's formative could meet the test of significance if it can be demonstrated that the individual's activities during this period had historical significance, or were important in understanding his or her later achievements. Retirement homes may qualify if the person continued significant activities in that home, or if it can be documented that the house is significant in representing the culmination of an important career.

Evaluation of 512 West Doran Street

The building at 512 West Doran Street does not meet criteria for designation to the National Register of Historic Places, the California Register of Historical Resources, to the City of Glendale Historic Register as an individual resource based on the findings below.

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.

No historic events occurred in this building. The house was built in c1910 in the unincorporated area of Los Angeles County and did not become part of the City of Glendale until 1918. The residential neighbor grew up around the house in the 1920s stimulated by the annexation to Glendale. The house did not stimulate the development of the block. There is no evidence that this building contributed to any significant events related to the early history of Glendale. Thus the house at 512 West Doran Street does not meet Criterion A of the National Register of Historic Places, or Criterion 1 of the California Register of Historical Resources, or Criterion 1 of the Glendale Register of Historical Resources criteria.

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.

The building is not associated with anyone who has significantly contributed to history. The original builder is not known but there is no evidence that the house at 512 West Doran Street was associated with any person who made a significant contribution to the history of the nation, state, region, or city. No biographical information was identified for any of the owners of this house. Thus the house at 512 West Doran Street does not meet Criterion B of the National Register of Historic Places, or Criterion 2 of the California Register of Historical Resources, or Criterion 2 of the Glendale Register of Historical Resources criteria.

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.

The house at 512 West Doran Street is of the American Foursquare style which was prevalent throughout the United States between 1900 and 1920. This house was built in

1910, in the middle of the style's popularity, in unincorporated Los Angeles County. The house was added to Glendale's building stock when the area was annexed to the City in 1918. The building does not represent the work of a master designer, builder or architect. The building does not possess high artistic values. Except for the decorative columns along the front elevation, the house is an unremarkable example of the Foursquare style; it did not influence the design of any other buildings. Thus the house at 512 West Doran Street does not meet Criterion C of the National Register of Historic Places, or Criterion 3 of the California Register of Historical Resources, or Criterion 3 of the Glendale Register of Historical Resources criteria.

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

The site does not appear to be a source of or a repository of archeological interest as it has contained the current building and a garage over the past century. The current building on the site was constructed c1910 and its construction techniques are well known and its building materials were commonly used. Thus the house at 512 West Doran Street does not meet Criterion D of the National Register of Historic Places, or Criterion 4 of the California Register of Historical Resources, or Criterion 4 of the Glendale Register of Historical Resources criteria.

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

The house at 512 West Doran Street does not exemplify the early heritage of the city of Glendale. It was built in unincorporated Los Angeles County and did not become part of Glendale until 1918, about eight years after it was constructed. By the time the building was added to Glendale's building stock, the period of popularity of the American Foursquare house had waned. The house at 512 West Doran Street does not meet the Glendale Register of Historical Resources Criterion 5.

The house at 512 West Doran Street does not contribute to any potential historic district. Numerous lots on the 500 block of West Doran Street have undergone redevelopment including buildings surrounding and across the street from the subject building. There is not a concentration of historic resources in the area to qualify as a historic district.

Conclusion

The house at 512 West Doran Street is not eligible for inclusion on the National Register of Historic Places, the California Register of Historical Resources or to the Glendale Historic Register either as an individual resource or as a contributor to an historic district.

Sources

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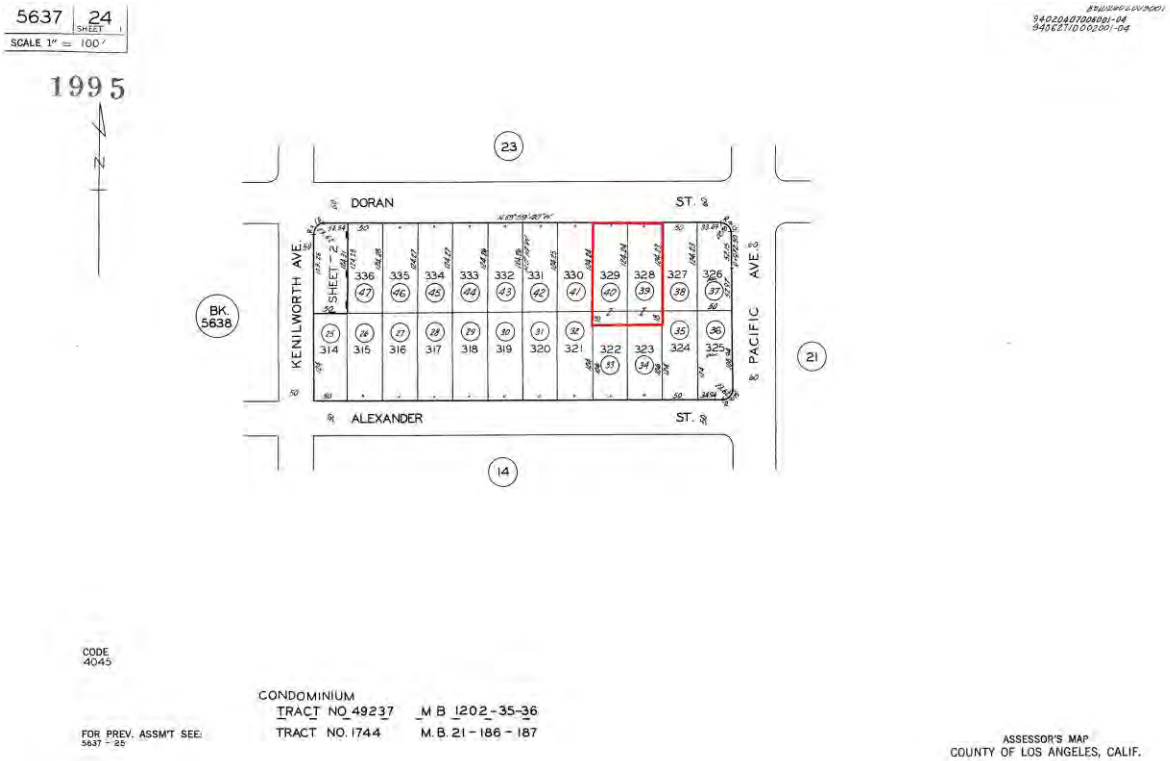
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Maps & Photographs



Aerial photograph (ca, 2012)



Los Angeles County Assessor's Map.



1. South side of 500 block of West Doran Street, looking east from 512 W. Doran Street



2. 512 West Doran Street and 504 West Doran Street



3. 512 West Doran Street, north elevation



4. 512 West Doran Street, north elevation



5. 512 West Doran Street, north elevation



6. 512 West Doran Street, entry door



7. 512 West Doran Street, north elevation from porch



8. 512 West Doran Street, west end of north elevation and west elevation



9. 512 West Doran Street, west elevation



10. 512 West Doran Street, porch detail (656)



11. 512 West Doran Street, west elevation



12. 512 West Doran Street, east elevation



13. 512 West Doran Street, east elevation



14. 512 West Doran Street, west elevation and undeveloped parcel to west of house



15. 512 West Doran Street, undeveloped parcel to west of house



16. 516 West Doran Street, rear house



17. Looking west at 516 and 520 West Doran Street



18. 516 West Doran Street, front house and 520 West Doran Street, east elevation



19. 520 West Doran Street, north elevation



20. South side of West Doran Street looking west from 516 West Doran Street



21. Looking east at intersection of West Doran Street and Pacific Avenue from 512 West Doran Street



22. 504 West Doran Street, north and west elevations



23. 504 West Doran Street, north and west elevations



24. South side of intersection of West Doran Street and Pacific Avenue



25. North side of intersection of West Doran Street and Pacific Avenue



26. 505 West Doran Street, across from 512 West Doran Street



27. 505 and 509 West Doran Street, across from 512 West Doran Street



28. 515 and 509 West Doran Street

Historic Aerial Photography



1928 aerial photo



1940 aerial photo



1989 aerial photo

Sanborn Insurance Maps

1919 Certified Sanborn Map



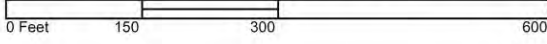
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 Order Date: 3/9/2014 9:44:04 AM
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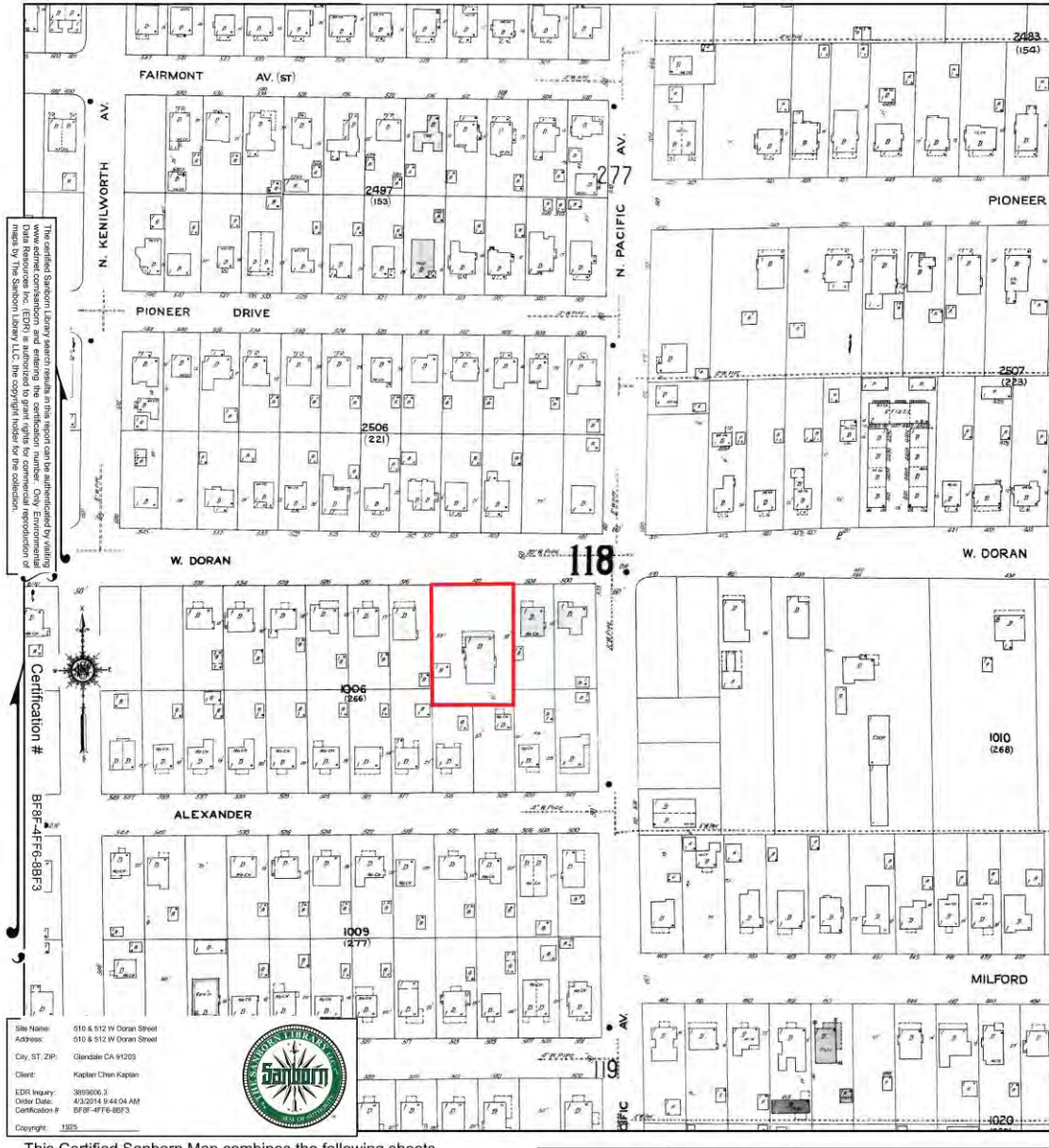


Volume 1, Sheet 42



1919 Sanborn Insurance Map

1925 Certified Sanborn Map

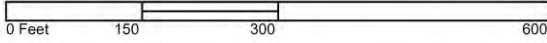


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1950 Certified Sanborn Map



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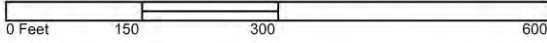


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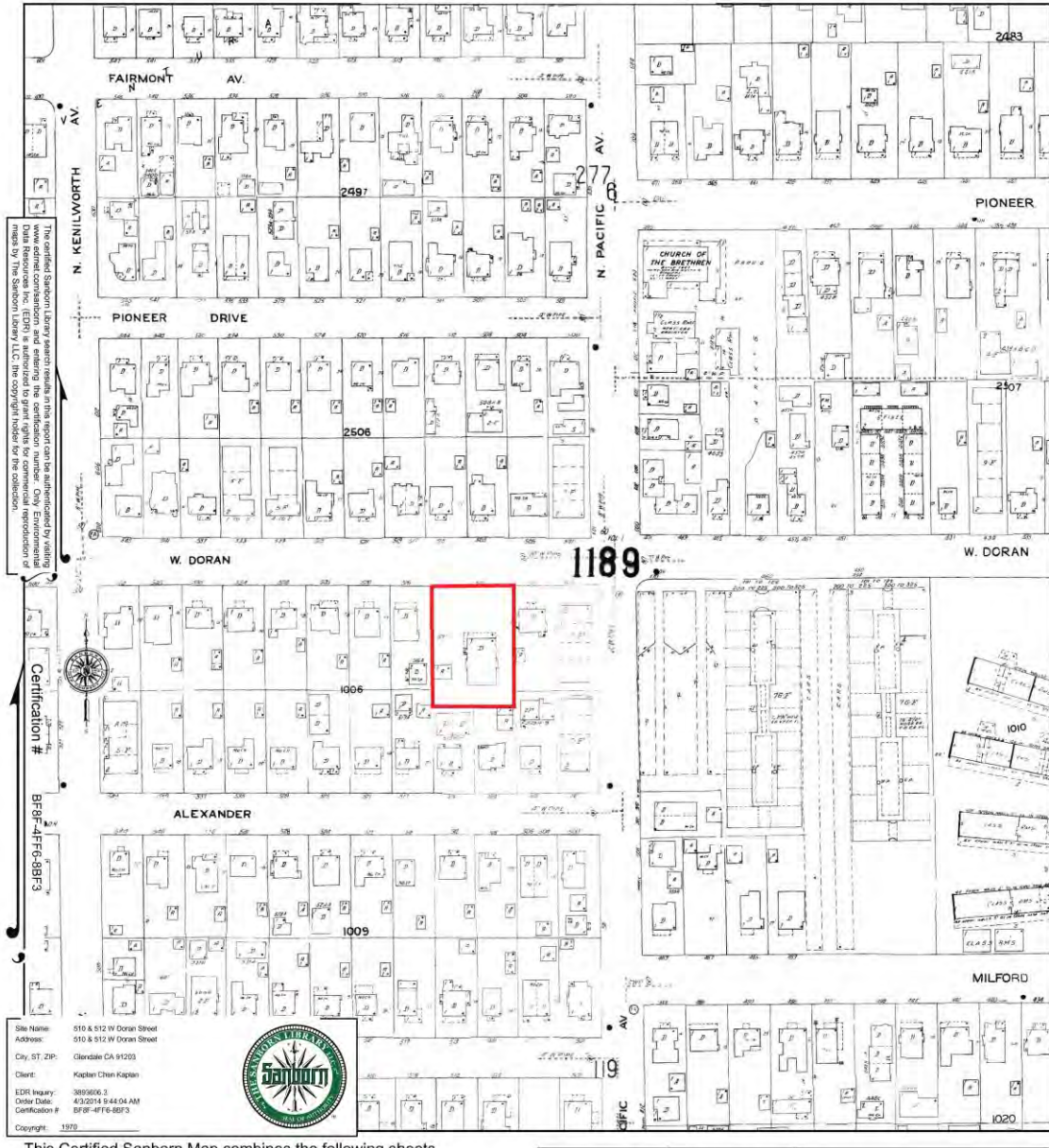


276	277
118	119

- Volume 1, Sheet 118
- Volume 1, Sheet 119
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1970 Certified Sanborn Map



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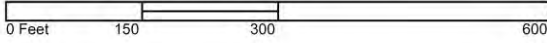
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1970 Sanborn Insurance Map