



APPENDIX I

2017-18 South Glendale Historic Resource Survey Consultant Letter

HISTORIC RESOURCES GROUP

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June 2, 2022

Jay Platt
Senior Urban Designer
Glendale Community Development Department
633 E. Broadway, Rm. 103
Glendale, CA 91206

RE: Home Savings and Loan, 620 N. Brand Blvd.

Dear Mr. Platt:

This letter provides clarification of the methodology applied by HRG in our 2017 South Glendale Historic Resources Survey finding for the former Home Savings and Loan building located at 620 N. Brand Boulevard. We found the building eligible for listing in the Glendale Register under local Criterion 1 as an example of commercial development associated with the post-World War II growth of Glendale, and under local Criterion 3 as a good example of Corporate Modern commercial architecture.

Our finding applies only to the six-story office building constructed in 1969 and does not include the adjacent surface parking lot and parking structure. Although designed and constructed almost concurrently with the tower, the parking lot and parking structure are standard features of late-20th century commercial development, virtually identical to similar features on any number of contemporary properties. They are not essential elements of a distinctive site composition and do not have a formal relationship to the office building or to each other; they are simply ancillary, utilitarian features located as needed on the property.

The parking structure's exterior has a pattern of vertical fins that were added to mimic the mullions of the bank building but is otherwise a standard, utilitarian parking structure. National Park Service guidance states that a building is not representative of a particular style, and therefore is not eligible for historic designation, if it has some detailing of the style only as a surface application, rather than fully integrated with the overall design. The parking structure's minimal exterior detailing was clearly applied to resemble

the design of the adjacent Corporate Modern office building, but it is otherwise a typical parking structure; the essential features of Corporate Modern architecture are not fully integrated into its overall design.

The parking structure therefore does not possess high artistic value, does not embody the distinctive characteristics of Late Modern architecture, and does not express Home Savings and Loan's unique use of architecture to identify and build their brand in communities across Southern California in the 1960s. For these reasons we determined that the parking structure and surface parking lot do not contribute to the historic character and significance of the property, and that only the six-story bank building is eligible for designation. If the parking structure were to be demolished, the historic integrity and significance of the bank building would be unimpaired and the property would remain eligible for designation.

Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Christine Lazzaretto".

Christine Lazzaretto
Managing Partner