Brockmont Park
Historic Resources Survey

City of Glendale, California

Prepared for:

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Proposed Brockmont Park Historic District

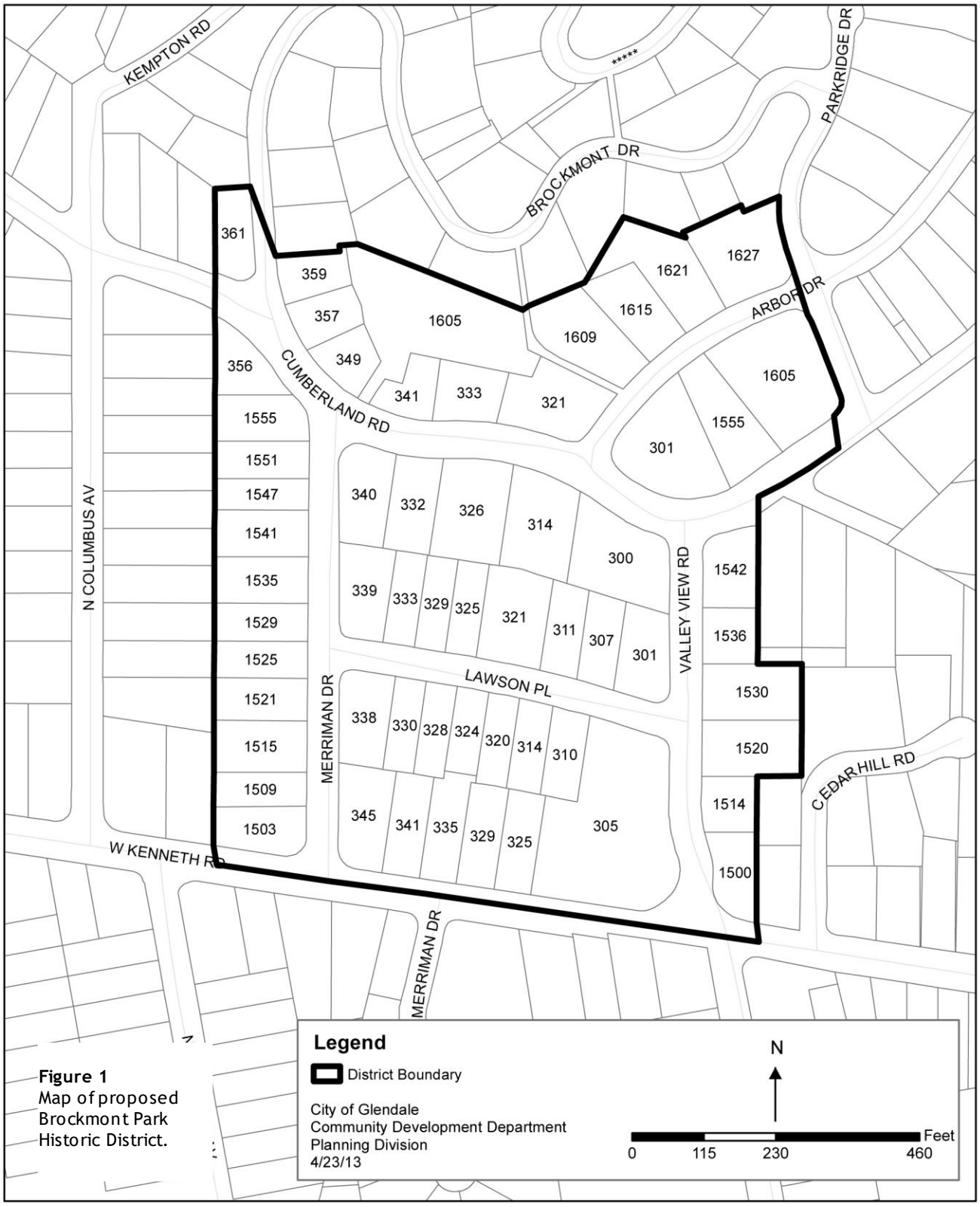

Figure 1
Map of proposed Brockmont Park Historic District.

EXECUTIVE SUMMARY

The purpose of this historic resource survey is to identify, document, and evaluate the proposed Brockmont Park Historic District for eligibility for listing in the Glendale Register of Historic Resources. Its potential eligibility for listing in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) is also assessed.

The proposed district consists of 59 single-family homes in northwest Glendale at the base of the Verdugo Mountains (see Figure 1, previous page). The area is part of the 1926 "Brockmont Park" subdivision of the former estate of John Brockman, whose 1910 home is within the proposed district boundary. The area consists of the more level portion of the subdivision, which has a different character than the area on the steeper hillside to the north.

The project team involved in the preparation of this survey includes an architectural historian and staff members of the Planning Division of the Glendale Community Development Department. Background and archival research was conducted into the history and development of the Brockmont Park subdivision in order to develop a Historic Context Statement that is specific to the area (see Chapter 2).

A reconnaissance-level survey was then undertaken that included documentation and description of all 59 properties within the proposed district boundaries. The survey information for each property was recorded on California Department of Parks and Recreation forms (DPR 523), which are included as Appendix B.

The survey finds that the proposed district is qualified for designation as a City of Glendale historic district. It meets or exceeds all requirements established by the 2007 Glendale Historic District Overlay Zone Ordinance. Its period of significance begins in 1910, when the Brockman House was built, and ends in 1955, when the area was almost completely built out.

Houses built within the period of significance and that retain architectural and historic integrity are considered to be "contributors" to the district. The survey determined that 88% of the area's homes are contributors, exceeding the ordinance requirement that over 60% of the properties have this status (see Figure 2, page 2).

The area also meets four of the nine designation criteria established by the ordinance, which requires that at least one criterion be met. The survey found that the proposed district meets Criteria A, C, G, and H, which focus on aspects of Glendale's historic development patterns and the quality of its architecture. The survey also finds the area appears to be eligible for listing in the California Register of Historic Resources at the local level.

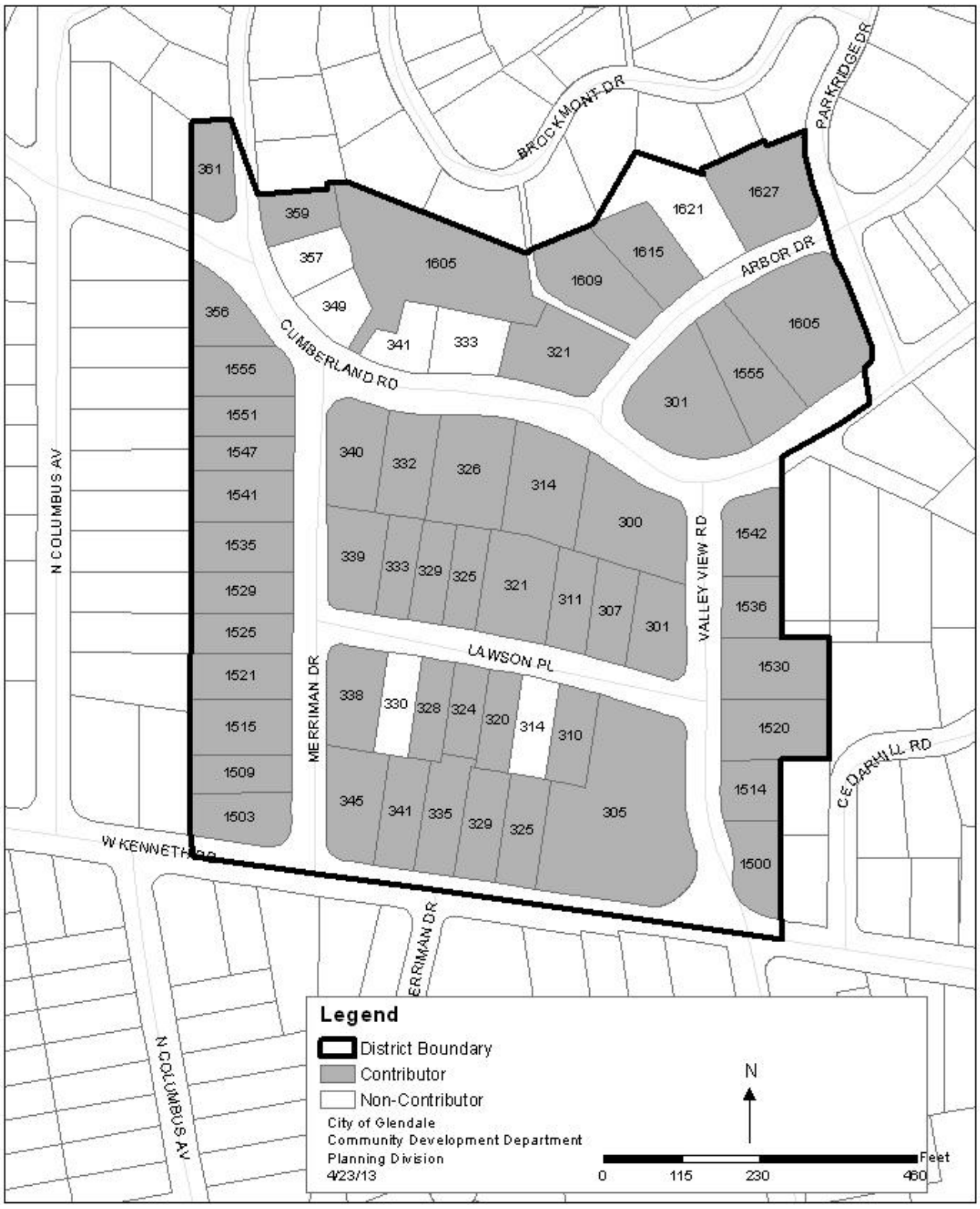

Figure 2
Map of proposed Brockmont Park Historic District, showing contributing and non-contributing properties.

1. PROJECT DESCRIPTION AND METHODOLOGY

In April 2011, the Glendale Historic Preservation Commission authorized a historic resource survey update for the proposed Brockmont Park Historic District. This decision was based on the Commission's determination that information in the nomination suggested that the district proposed by area residents appeared to meet one or more of the designation criteria established by the Historic District Overlay Zone Ordinance. In addition, the owners of 40% of the properties within the proposed boundary signed a petition requesting that the City conduct the survey, exceeding the 25% required by ordinance.

The proposed historic district consists of 59 single-family homes located in northwest Glendale. The area is bordered by Merriman Drive to the west, Cumberland Road to the north, Valley View Road to the east, and Kenneth Road to the south. The following address ranges contain all of the properties proposed for inclusion in the district:

- 1503-1555 Merriman Road
- 300-356 Cumberland Road
- 301-339 Lawson Place
- 305-345 Kenneth Road (odd numbers only, north side of street)
- 1500-1605 Valley View Road
- 1609-1627 Arbor Drive

This document was primarily researched and written by architectural historian Francesca Smith. Jay Platt, the City's historic preservation planner, augmented her work with additional research and text, field survey work, and survey form preparation, prepared and conducted with the assistance of preservation interns Christina Park and Aileen Babakhani. This historic resource survey makes use of, and supplements, past efforts by the City and its project consultants to develop an increasingly comprehensive historic context statement for Glendale. The most relevant of these past efforts is the Citywide Historic Context Statement developed by Teresa Grimes and Leslie Heuman & Associates in 1993 for the Historic Preservation Element of the City's General Plan. This context also benefits from the Residential Development Context, Suburbanization Theme developed by Becky Nicolaides, Jenna Kachour, Holly Kane, and Tanya Sorrell for SurveyLA, the City of Los Angeles comprehensive citywide survey. Relevant portions of the context narrative developed for streetcar and early automotive suburbs are included in Brockmont Park's historical context. Lastly, the National Register Bulletin Historic Residential *Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* by David Ames and Linda Flint McClelland provided the necessary evaluative framework for the National Register.

Analysis and evaluation of the proposed district is based upon current professional methodology standards and procedures developed by the National Park Service, the California Office of Historic Preservation, and the City of Glendale's historic preservation program.

The project team performed the following tasks as part of the survey methodology:

- Reviewed previously developed historic context statements and historic resources surveys for background information and relevant context narrative.
- Developed a historic context statement for the proposed district through building upon previously prepared context statements.
- Reviewed additional archival information and applicable contexts related to the area.
- Conducted a windshield survey of the proposed district and surrounding area to understand its immediate setting, layout, streetscape, architectural styles, and general integrity relative to adjacent neighborhoods.
- Surveyed every residence within the proposed boundary, preparing architectural descriptions, noting and researching alterations, and documenting the properties with digital photographs.
- Preparation of DPR-523a survey forms for each property
- Evaluation of the Study Area for eligibility as a historic district under federal, state, and local criteria.

The team's analysis and findings are detailed in the following pages of this report.

MAPS

The maps of the Study Area contained in this report are based on information provided by the City of Glendale Community Development Department.

CRITERIA FOR EVALUATION

The main objective of this survey is to determine whether the proposed Brockmont Park Historic District appeared eligible as a historic district at the federal, state, and/or local levels.

The National Park Service defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."[1]

[1] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, U. S. Department of the Interior, 1997.

Resources that have been found to contribute to the historic identity of a district are referred to as *district contributors*. Properties located within the district boundaries that do not contribute to its significance are identified as *non-contributors*.

A district may be designated as historic by federal, state, and/or local authorities. In order for a district to be considered historic, it must meet one or more identified criteria for an evaluation of significance. An argument for historic significance must be based upon legally established criteria such as those required for listing in the National Register, the California Register, or for local designation. Furthermore, the district must retain integrity, which is generally defined as the ability to convey its historic appearance and/or the character-defining elements that illustrate its historical significance.

Evaluation of the Study Area as a historic district is based upon eligibility criteria for the National Register, the California Register, and the Glendale Municipal Code. Please see Chapter 4 for a complete discussion.

PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

As of the time of this survey, two sites in the proposed district are listed on the Glendale Register of Historic Resources.

The Brockman Clock Tower at 1605 Arbor Drive was identified as a significant structure in the City's Historic Preservation Element in 1977. It received landmark designation upon creation of the Glendale Register in 1997. As of now, no other portion of the Brockman House or grounds is included in the listing, though the entire property appears to be eligible for designation. The Brockman House was built in 1910 and the clock tower was added to the property four years later. (see page 12 for more information)

The Brougher House at 321 Lawson Place was listed on the Glendale Register in 2007. It is a Spanish Colonial Revival house built in 1928. The property was tied to an adjacent vacant lot in 1932. The house is significant for its architectural quality and also for its association with the Reverend James Brougher, Jr. (see page 25 for more information)

Figure 3
Brockman Clock Tower 1914 (foreground) The undesignated Brockman House is in the background.

Figure 4
Brougher House 1928

2. HISTORIC CONTEXT

INTRODUCTION

Purpose

In order to understand the significance of historic resources, it is necessary to examine them within one or more historic contexts. By placing built resources in the appropriate historic, social, and architectural context, the relationship between an area's physical environment and its broader history can be established.

A historic context statement is not a comprehensive history of an area; rather, it is intended to highlight trends and patterns critical to the understanding of the built environment. It provides a framework for the continuing process of identifying historic, architectural, and cultural resources. It may also serve as a guide to enable citizens, planners, and decision-makers to evaluate the relative significance and integrity of individual properties.

DEVELOPMENT HISTORY

Rancho San Rafael (1784-1850)

Spanish occupation of present-day California began in 1769, when explorer Gaspar de Portola set out on an overland expedition from San Diego to establish permanent settlements throughout Alta (upper) California. The Spanish system of colonial development established military installations (presidios), religious institutions (missions), and townships (pueblos). The first of the missions was founded in San Diego in 1769. Two missions were developed in Los Angeles County: Mission San Gabriel Archangel in 1771 and San Fernando Mission in 1797. The pueblo in Los Angeles was established in 1781.

The area that eventually became Brockmont Park was part of the 36,403-acre Rancho San Rafael, which was awarded to Jose Maria Verdugo by the Spanish Crown in 1784. Verdugo had been one of the many soldiers to accompany Portola on the 1769 overland expedition of Alta California. The Rancho spanned a large part of the western San Gabriel Valley, from the confluence of the Los Angeles and Arroyo Seco rivers to the San Gabriel Mountains. Stipulations of the San Rafael grant required that Verdugo raise 2,000 head of livestock, build a permanent dwelling, and provide grain for the community. Verdugo sent his brother to tend to the rancho and meet these obligations while he remained with the Spanish Army. In 1794, Verdugo retired from military life and commenced his new role as a rancher. By 1817, he possessed 1,900 head of cattle, 670 horses, 70 mules, and cultivated a variety of crops including grain, vegetables, and fruit. After a long illness, Jose Maria Verdugo died in 1831, leaving Rancho San Rafael to his son Julio and daughter Catalina.

Anglo-American Settlement (1851-1875)

In 1851, following California's admittance into the Union as the 31st state, Julio and Catalina filed a petition to confirm their ownership of the Rancho San Rafael with the Board of Land Commissioners, which had been created to legitimize ownership of the Spanish and Mexican land grants and delineate boundaries. Confirmation was finally received in 1855. In 1861, Rancho San Rafael, which to that point had been owned jointly by the brother and sister, was divided with Julio receiving the southern portion and Catalina receiving the northern portion. It is the brother's portion that contains today's Brockmont Park.

In 1861, Julio Verdugo mortgaged a substantial portion of the Rancho to Jacob Elias under terms that he could not afford. Foreclosure on the land soon followed. However, due to the often informal nature of the Verdugos' many real estate transactions through the 1850s and 1860s using land as currency, many of their creditors were unable to determine clear title to the property involved, and filed a lawsuit against the Verdugos and other claimants to clarify the issue. The result of this was a landmark court ruling known as the "Great Partition of 1871." In the end, the court determined the legal ownership of both Rancho San Rafael and Rancho La Cañada to the northeast, partitioning the Ranchos into 31 parts and conferring title to 28 persons.

City of Glendale Founding (1876-1905)

The completion of the transcontinental railroad, its connection to Los Angeles by the Southern Pacific in 1876, and the subsequent link to the Santa Fe system in 1881 opened up large areas of previously inaccessible land in Southern California and stimulated a real estate boom that lasted throughout the 1880s. Subdivision activity gained momentum in the Glendale area, as was true elsewhere in Southern California. In 1883, Glendale City fathers E.T. Byram, B.F. Patterson, and C.E. Thom purchased 126 acres of the Childs tract, on the east side of Glendale Avenue between First (Lexington) and Ninth (Windsor) Streets. This tract eventually formed the nucleus of the present-day City of Glendale.

Glendale was one of hundreds of new towns founded in Southern California during the 1880s real estate boom. It was at this time that Thom, Byram, Patterson, Harry J. Crow, and Erskine Mayo Ross together commissioned the survey of a new township, which they decided to call "Glendale," a name already in use on the former rancho. The township was recorded at the County Recorder on March 11, 1887, with the boundaries established at First Street (now Lexington) on the north, Fifth (now Harvard) and south of Sixth (now Colorado) Streets on the south, Central Avenue on the west, and the Childs Tract (part of which is now Chevy Chase Drive) on the east. These boundaries consisted of six blocks north to south and seventeen blocks east to west (with consecutive letters of the alphabet assigned to the streets bounded by Chevy Chase Drive on the east and Central Avenue on the west). This neatly executed street grid set the stage for Glendale's subsequent

growth and development, though the grid pattern grew haphazard through various annexations to the original township. Brockmont Park lies to the northwest of the townsite.

1887 also saw the Southern Pacific Railroad come to Glendale. A depot was built to the west of the new town, on the site of the 1923 train depot that continues to serve the city today. The 1880s boom was short lived, but trainloads of tourists and new residents did come to the Los Angeles area from the eastern and mid-western states. A newspaper — the *Glendale Encinal* — was established to serve the area's new arrivals and some farms were subdivided into residential sized lots to accommodate them. The limited subdivision activity during the nineteenth century occurred to the east and south of the Brockmont Park area.

Migration to Southern California picked up around the turn of the twentieth century. In 1902, the Glendale Improvement Association launched a publicity campaign to raise Glendale's profile and attract new residents and investment. As the population grew in the early years of the new century, residents of Glendale became frustrated with the inability of the County of Los Angeles to provide the necessary services for the continued development of the area. An effort to incorporate as a city began in 1904, led by the Glendale Improvement Association. Local control became official when the township of Glendale was incorporated as a city in 1906.

The primary catalyst for the growth of the city in the early 20th century was the establishment of an interurban railroad line connecting Glendale to Los Angeles in 1904. Leslie Brand, Glendale's main proponent of the railway, brought the streetcar lines to Glendale using land he owned to the west of Glendale Avenue, which was then the community's main street. Originating in Los Angeles, the tracks ran up the center of Brand Boulevard and then turned west continuing to the business center of the City of San Fernando. This led to the westward shift of the city's business center from Glendale Avenue to Brand Boulevard, and engendered tremendous population growth and significant commercial and residential development in areas adjacent to the streetcar line. By 1910, the city's population had risen to 2,700 and "The Fastest Growing City in America" became Glendale's official slogan.

Between 1920 and 1930, almost one and a half million people relocated to the greater Los Angeles area to take part in several burgeoning industries, including petroleum, manufacturing, aviation, garments and textiles, construction, entertainment, and tourism. This huge influx of people and capital resulted in an unparalleled building boom. The prosperity of the era combined with investment in good roads also led to exceptional levels of automobile ownership, a force that came to dictate the location and form of suburban growth for the remainder of the 20th century. Vast land areas were subdivided for residential

development in the 1920s, often in hillside areas accessible chiefly by automobile. Brockmont Park is an example of this kind of car-based subdivision.

The city took full advantage of the regional boom, promoting Glendale's proximity to Los Angeles while boasting a sense of peace and natural beauty that no longer existed in the urban core. Glendale's population more than quadrupled from 13,756 in 1920 to 62,736 in 1930. This dramatic population increase and rapid growth spurred the development of many new residential neighborhoods on the outskirts of town. The citrus orchards, vineyards, and country estates that had once characterized the foothill and valley lands of northwest Glendale gave way to planned residential suburbs.

"Brockmont": the John C. Brockman Estate

The proposed historic district consists of the southern section of the former 140-acre estate of philanthropist and businessman John C. Brockman. Brockman purchased the sprawling property, "40 orchard acres and 100 acres of mountain land"[2] in 1909 and built his house, "Brockmont," in 1910. A brief notice in the *Los Angeles Times* indicates that the property was formerly the McCann and Kennedy ranches.

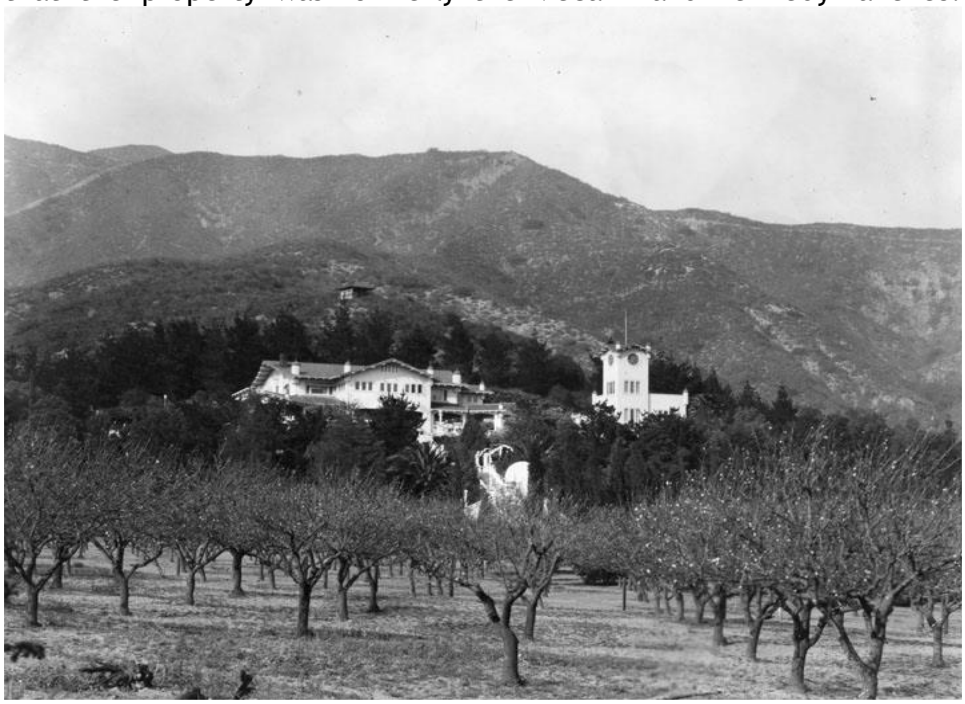

Figure 5
View northeast toward Brockmont, circa 1914. Note citrus grove in foreground and clock tower.
Source: Los Angeles Central Library Photo Collection.

The house, with an original address of 301 Kenneth Road, is one of Glendale's striking group of grand homes that stretch along the south-facing foothills of the Verdugo Mountains. Other properties include Leslie Brand's "El Miradero" (1904); "Ard Eevin" (1903), the home of Brand's associate Dan Campbell; "Homeland" (1926), the estate of the

[2] *Los Angeles Times* "Glendale," 5/19/1909: II-10.

inventor of the air rifle, W.F. Markham; and "Lorelei" (1929), home of Peter Damm, inventor of the armored car.

Like El Miradero and Ard Eevin, Brockmont is designed in an eclectic style. In this case, elements of the Craftsman and Mission Revival are blended and made more exotic by the inclusion of domed piers that project above the roof at many corners, recalling Moorish or Saracenic architectural details. The final product results in one of Glendale's most unique homes. City documents often suggest Brockmont's design was modeled after Bwick Riem, a castle in the German state of Hesse. Unfortunately, no corroborative documentation for this reference has been discovered to date. The distinctive clock tower, which resembles German defensive towers called *bergfriede*, may factor into this reference.

Brockman's construction of a four-story clock tower in 1914 added to the property's unusual character. The tower, which is individually listed on the Glendale Register, included a three-car garage, billiards room, and chauffeur's quarters. A *Times* article of that year called it "one of the unique garages of the world," and stated that its hourly toll could be heard for miles.[3] Mention is also made of the property's ornamental lake, extensive electric lighting (including in the trees), and sixty-head herd of deer, which lived in a park in the hilly northern portion of the property.

Odd Sights at a Local Country Home.

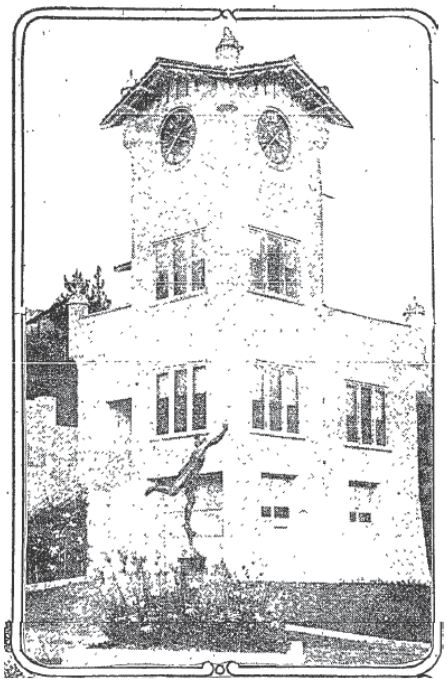

Figure 6
Brockman Clock Tower

Figure 7
John Brockman with his deer

Source:
Los Angeles Times, 12/13/1914

[3] *Los Angeles Times* "Clock Tower Upon Garage" 12/13/1914.

John C. Brockman was born in Hannover, Germany on November 15, 1841 (Fig. 8). He immigrated to the United States as a youth following his mother's death. Heralded in a *Los Angeles Times* obituary as one of the most "picturesque figures of the Southwest" and as a "soldier, miner, pioneer, and capitalist," Brockman was a frontiersman whose life story read like a Western novel. He was a Civil War veteran who fought under Generals William T. Sherman and Ulysses S. Grant, and also counted Abraham Lincoln among his friends.[4]

He became rich through mining interests he developed in Silver City, New Mexico and Pearce, Arizona. When he arrived in Los Angeles in 1896, he was already a wealthy man. He and his wife Sarah Jurado Brockman bought a large house at 814 W. 28th Street, in the fashionable West Adams neighborhood. The house now belongs to the Alpha Delta Pi sorority at the University of Southern California.

Figure 8
John Brockman
no date
Source:
www.findagrave.com;
accessed April 27, 2013

Brockman also acquired a grand West Adams property called Singleton Court after a major fire destroyed the main house, built of wood, in 1906. Its stable and adjoining clock tower survived (Fig. 9). It is said that Brockman removed the clock mechanism for installation in his Glendale tower. Subsequently, he donated the site to the Los Angeles Orthopædic Hospital. The striking allée of *Washingtonia robusta* palms dating back to Singleton Court's construction in 1899 remains at the hospital today and was found eligible for listing in the California Register of Historical Resources in 2003.

Figure 9
Singleton Court stables and clock tower (c. 1910). Note palms at right, which remain at the site today.

Source:
Los Angeles Public Library

[4] *Los Angeles Times*, "Prominent" 4/4/1925.

Figure 10
The Brockman Building, 1912
Barnett Haynes Barnett, architects
530 W. 7th Street, Los Angeles

Source: Gary Leonard, *www.ladowntownnews.com*

Brockman invested considerably in real estate in downtown Los Angeles. He built the Brockman Building in 1912 at the southeast corner of 7th and Grand Streets. The building, which is on the National Register, was the first large commercial structure built outside the city's downtown core along Broadway, initiating the westward expansion that would forever change the city. Brockman also owned several other large buildings, solidifying his role as the key player in shifting downtown's retail center.

In addition to his support of the Orthopaedic Hospital, Brockman also donated generously to various Catholic charities after the death of his wife in 1913. It appears that Brockman made "Brockmont" his full-time residence only after 1914. [5] He died of pneumonia on March 29, 1925.

Brockmont Park: Subdivision

At the time of his death, Brockman's assets were valued at more than $3.5 million. Once the lavish furnishings and art that belonged to Mr. and Mrs. Brockman were auctioned, no time was wasted in marketing, platting, and building the exclusive new neighborhood.


Estate of the Late John Brockman
Well Known Pioneer of Los Angeles
Fine Hill Top Residence, Furnishings
AND ADDITIONS

Figure 11
Excerpt of advertisement for posthumous auction at Brockmont.

Source:
Los Angeles Times, June 13, 1926: 10.

In March 1926, Tract No. 9152, which would become the Brockmont Park subdivision, was recorded with the County of Los Angeles. Soon after, on April 17, most of the tract was annexed to the City of Glendale as part of the Casa Verdugo District. A small portion of the tract, at the northwest corner of Kenneth Road and Merriman Drive, was previously annexed to the city as part of the Pacific Avenue District on July 22, 1921, but remained undeveloped.

[3] *Los Angeles Times* "Clock Tower Upon Garage" 12/13/1914.

The estate's large acreage was subdivided by the Home Realty Company into a tract called Brockmont Park. Little is known about the company. Royall W. Wheeler, dubbed in later years as the "Mayor of Vermont Avenue" for his business activities in Los Angeles, apparently founded the company. A 1956 obituary, however, cites Robert Wylie as the area's "subdivider and developer," suggesting that further research into the company's history may be useful. Compared to other Glendale subdivisions, few advertisements for Brockmont Park can be found in the *Times*, though its mention in numerous classified ads suggests the Home Realty Company had a modest promotional budget for the project.

The proposed historic district consists of the southern portion of the original subdivision, primarily below Cumberland Road, which marks the base of the mountain. The character of this part of the tract is considerably different than the hillside lots developed to the north. Because its slope tends to be gradual, most of the homes in the southern section have more in common with flatland development, such as consistent street setbacks and front yards that visually interconnect with adjacent properties, than with the houses in the hills. In addition, the proposed district is unified by its thoughtfully placed street trees, which also distinguish it from the hillside areas. A composite tract map depicting the entire Brockmont Park subdivision with the proposed historic district highlighted can be found in Appendix A.

At the time of the subdivision, the Brockman residence retained 2.2 acres, facing Cumberland Road with more than 700 feet of frontage until 1946, when the frontage was reduced to about 250 feet. When the lots were subdivided again in the 1950s, the property's once-broad frontage on Cumberland was diminished to about 20 feet.

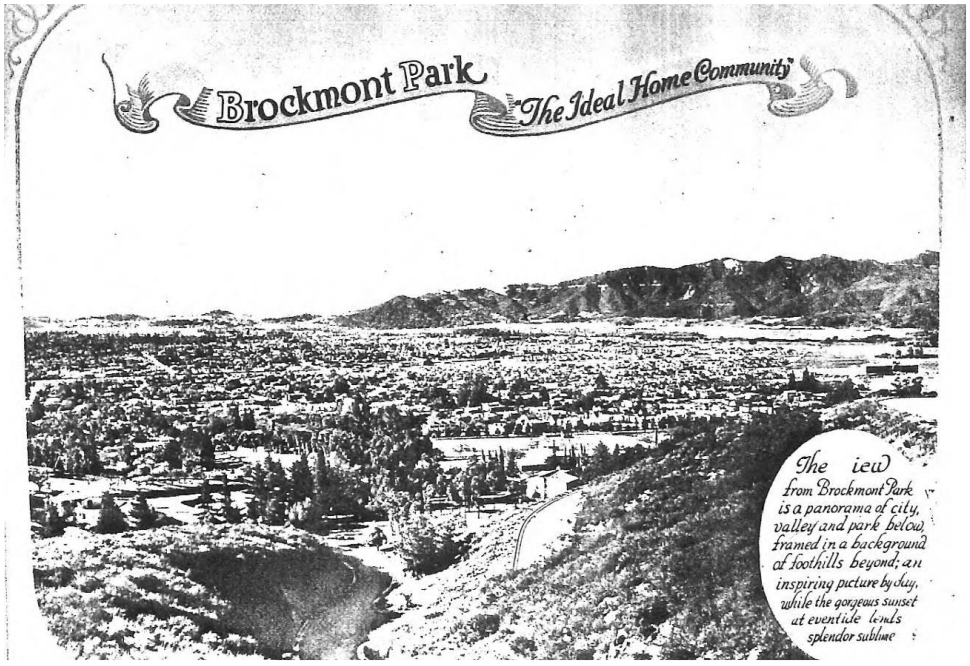

Figure 12
Excerpted panel from undated Brockmont Park promotional material (c. 1927). View to southwest.

Source:
Glendale Public Library

The new tract was hailed as "the ideal home community" in the developer's promotional material. The planned community was described as preserving "natural beauties in [its] development plan" and featuring "rare shrubs and beautiful trees."[6] The planned tract was portrayed as occupying "the beautiful spacious grounds of the Brockman Estate."[7] A contemporary advertisement, making use of the real estate advertising hyperbole of the day, boldly asserted that "the plan of development, natural and created beauty, improvements, restrictions, environment, view, size and price of the homesites — stamp Brockmont Park as the most unique and noteworthy subdivision yet offered in the west."[8]

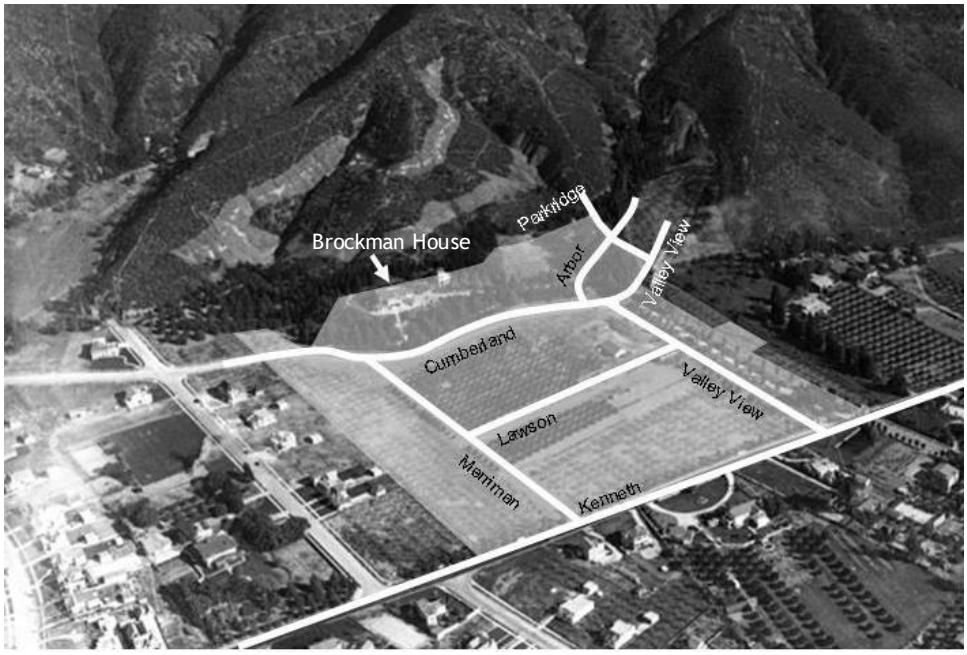

Figure 13
Historic aerial photograph of John C. Brockman Estate, circa 1925.

Source: Los Angeles Central Library Photograph Collection.

Approximate area of proposed district is shaded and streets are superimposed.

One of the most intriguing features of the Brockmont Park subdivision was the inclusion of an eponymous park for the sole use of residents. Private parks in urban areas are extremely rare in the United States. The most notable example is Gramercy Park in New York City, which is fenced and gated and accessible only to its immediately-adjacent neighbors. Very little is known about Brockmont Park's 1.5 acre park. It is possible that Nibley Park, a key amenity of the Rossmoyne subdivision, served as a model. That park, however, was donated to the city in 1925 as a public park by the area's developer, Alex Nibley.

[6] *Glendale News-Press* "Historic Tract is Open for Homes" 6/9/1928: n.p.

[7]

[8] *LAT*, 1926

A 1927 advertisement for Brockmont Park touts a "$150,000 park for your exclusive use!" It was located on the oval-shaped parcel bounded by Cumberland Road, Arbor Drive, Parkridge Drive, and Valley View

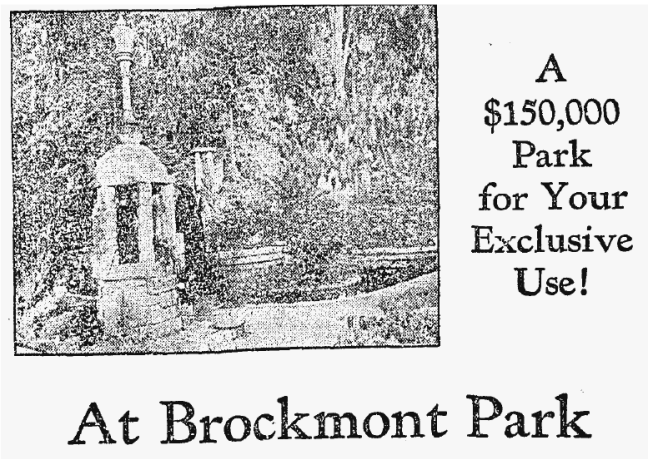

Figure 14:
Excerpt from Brockmont Park display advertisement touting private park. Source: *Los Angeles Times*, 2 January, 1927: E4.

Road. It was included in a survey of the city's existing parks conducted for the 1928 "Proposed City Plan for Glendale" prepared by noted planning consultants Harland Bartholomew & Associates.[9] Even at this early date in the city's history, the report criticizes the city for its lack of parks and makes recommendations for specific areas that should be considered for additional parkland. One of these locations includes 7.6 acres proposed as an extension of Brockmont Park, and area containing the entirety of the proposed historic district south of Cumberland Road! Obviously this recommendation, along with many others, went unheeded by the city.

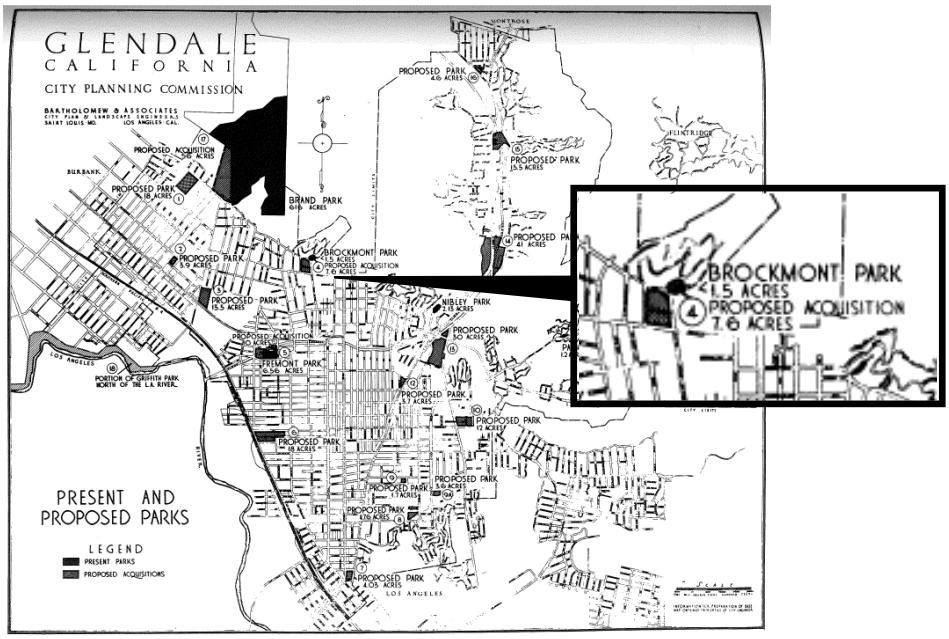

Figure 15:
1928 map depicting existing and proposed parks in Glendale, with Brockmont Park called out.

Source: Proposed Comprehensive City Plan of Glendale, Bartholomew & Associates, p. 121

[9] Bartholomew & Associates. Proposed Comprehensive City Plan for Glendale, 1928.

The report includes the Brockmont Park's park among other public parks, raising a question about its true "exclusivity." The park may also have been relatively short lived. By 1940, it was subdivided and a house was built on a large parcel occupying almost its entire northern half. It is not known whether the other half remained as a park, private or not. Two houses were built on this lower portion in 1953-54.

Brockmont Park: Construction History

The proposed district's construction history is strikingly similar to those of several of Glendale's designated historic districts and other neighborhoods located at the base of the Verdugo Mountains. During the 1920s, many developers saw the potential for building homes at the gently sloping base of the mountain. After these areas proved popular with homebuyers, development began to creep up the hillsides and canyons. The Royal Boulevard, Ard Eevin Highlands, Rossmoyne, and North Cumberland Heights Historic Districts share many aspects of Brockmont Park's development. All were subdivided in the 1920s, with homes slowly being built on vacant parcels over several decades until, by sometime in the 1950s, they were largely built out. As a result, each district more or less shares Brockmont Park's range of architectural styles, reflecting the popular taste of their time of construction (see Chapter 3 for a discussion of the styles associated with the proposed historic district).

As in other parts of Glendale, construction in Brockmont Park waxed and waned in accord with world events, with a brief slowdown during the Depression and a complete stop during World War II. The following chart indicates the number of houses built in the proposed district during each date range (construction dates are based on the records of the Los Angeles County Assessor).

Date Range	Number of Homes Built
1910-20	1
1921-25	0
1926-30	13
1931-35	14
1936-40	8
1941-45	0
1946-50	4
1951-55	18
1956-60	1

The map on the following page depicts the construction date for each property in the proposed district. The different periods of construction are discussed in greater detail in the following sections. See also the tables containing the construction date and architectural style of each property in Chapter 5.

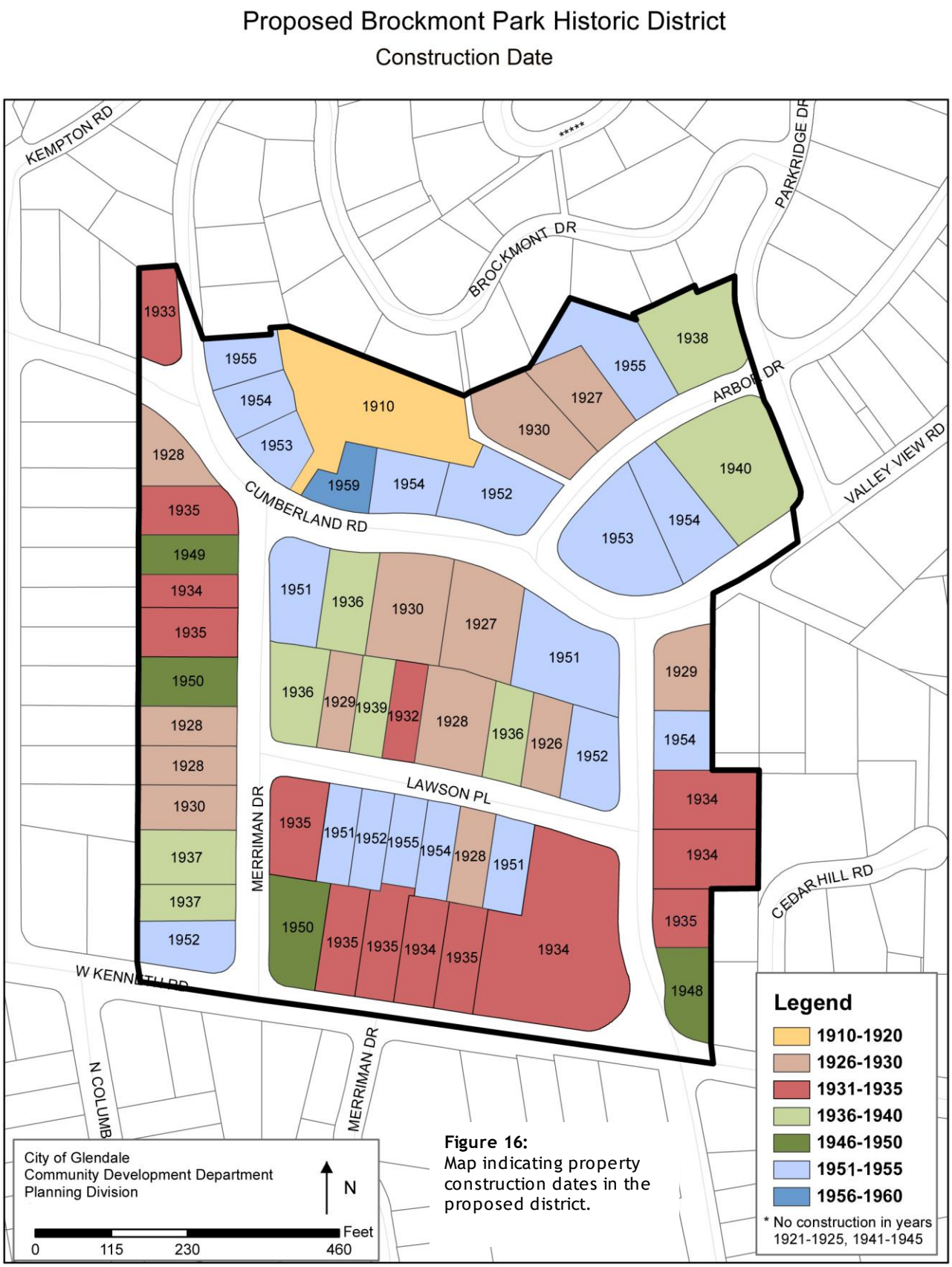

Figure 16:
Map indicating property construction dates in the proposed district.

Early Development (1926 to 1930)
By the end of 1926, contractor Littlejohn Co. had poured concrete curbs and gutters within the boundaries of the proposed district. No sidewalks were built on any streets, except Kenneth Road, and the new asphalt-paved streets were completed by this time. The Home Realty Company established the non-profit Brockmont Park Association to enforce the strict conditions and restrictions established for the area. These mandated design review of all building plans, uniform street front setbacks, and minimum building costs to ensure a high quality of design and construction (see page 23 for further discussion of this topic).

Residential construction within the proposed district's boundary began in 1927, when the first two houses were completed. The pace of building was relatively slow, with five houses completed in 1928, three in 1929, and three in 1930. One of these was designed in the Tudor Revival style, another in the Monterey Revival, and eleven the Spanish Colonial Revival style, following a typical pattern found throughout Glendale in this period. "Brockmont" continued to stand watch over the new development as it does today, but its lake and deer park and, ultimately, large parts of its gardens gave way to the new development.

The rate of construction during this time seems to be a bit slower than in comparable neighborhoods in the foothills. Many of these were developed and/or sold by local businesspeople and were heavily marketed. This does not appear to be the case for Brockmont Park, which may account for this disparity. When the stock market crashed in December 1929, a slow pace of development continued for a year or so, as was the case in many of Glendale's foothill neighborhoods.

Depression through World War II (1931 to 1945)
Construction during the period between 1931 and 1945 provides a microcosmic view of how world events affect cities at the scales of the neighborhood and the real estate parcel. With the onset of the Great Depression in the early 1930s, housing construction in Brockmont Park came to a near-standstill. Between 1931 and 1933, only one house was completed. Construction in some neighborhoods, including Rossmoyne and Cumberland Heights, did not stall as dramatically during these years, but construction in general was seriously curtailed.

During 1934 and 1935, construction picked up and twelve homes were completed, sending a signal that the worst was over. A 1935 real estate item in the *Los Angeles Times* reported that Royall Wheeler of the Home Realty Company "disclosed that the Brockmont Park subdivision has progressed satisfactorily since the beautifully landscaped property was reopened and placed on the market a year ago."[10] This suggests the company removed its development from the market during the

[10] *Los Angeles Times,* April 11, 1935, A8.

worst years of the Depression, possibly in anticipation of a recovery. Despite the upturn, only eight houses were built between 1936 and 1940, an average of only four per year. Five Colonial Revival homes entered the area's stylistic mix for the first time during this period, along with one example of the comparatively rare French Revival. Interestingly, only one house was designed in the Spanish Colonial Revival, indicating the once-dominant style's waning star.

Construction slowed dramatically throughout Glendale during the American involvement in World War II (1942-1945). Enlistments and material shortages brought a halt to the entire industry. Something else, though, seemed to happen in Brockmont Park. During the entire decade of the 1940s, only three houses were built – in 1940, 1948, and 1949. For some reason, the postwar boom came a bit late to the area.

Another of the area's developmental quirks comes with the realization that no Minimal Traditional-style homes were built during the decade. The style became the go-to choice for many homebuyers, dominating 1940s construction and going back even to the late 1930s. It is possible that Brockmont Park's strict covenants and conditions, which required design review of proposed houses, discouraged the use of the style. Only two examples, both from the early 1950s, were built in the proposed district.

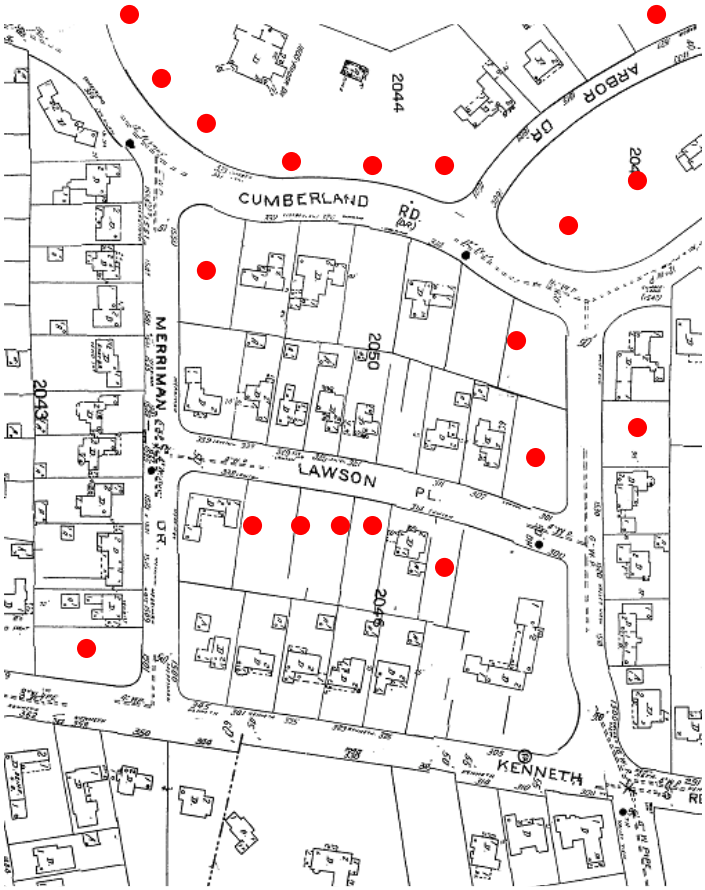

Figure 17:
Excerpted and annotated Sanborn Fire Insurance Company Map, c. 1951.

Existing and future parcels are highlighted to show vacant lots, some not yet displayed as subdivided, awaiting development in the 1950s.

Source: Sanborn Fire Insurance Company Map Company *Map of Glendale, CA* Volume 2, sheet 299-A, July 1949.

In 1946, six new building lots were opened up when the south gardens of "Brockmont" were subdivided by then-owner Joseph Ford.[11] Though no construction would occur for several years, these lots provided a venue for final burst of development in the proposed district.

Post-War Development (1945 – 1959)

After World War II, Southern California experienced the century's second population boom as former military men chose to settle in the area, often finding jobs in the burgeoning aerospace and entertainment industries. As families relocated and new ones were started, the housing industry rushed to meet the new demand, creating new subdivisions in less developed areas around Glendale like the Crescenta Valley and filling-in unbuilt parcels in older neighborhoods like Brockmont Park. By the beginning of the 1950s, many lots in area remained empty (see Figure 17 above). Twenty homes were built between 1950 and 1955, occupying all but the last lot in the proposed district. After a four year lull, the final house was built in 1959.

The Ranch style homes that dominated this period tell an important story about the history of Brockmont Park. During the area's construction lull of the 1940s, American's architectural tastes changed dramatically. Starting with the Minimal Traditional style that never caught on in Brockmont Park, the high level of ornamentation associated with the earlier Period Revival styles was gradually stripped away and a simpler aesthetic prevailed. The subsequent popularity of the Ranch style reflects a desire to bring a level of decorative detail back to home design while also accommodating the more casual lifestyles and mass-produced industrial materials of the postwar era. Over thirty percent of the proposed district's homes, the majority in the Ranch style, date from this period. The prevalence of Ranch style houses on the lots developed from the gardens of "Brockmont," the former private park, and several other infill lots, especially on the south side of Lawson Place, link the final build out of the 1950s to the neighborhood's earlier heritage in a very tangible way, helping round out the Brockmont Park story.

There are also several Modern style residences in the area. For the most part these are modest examples that do not reflect the European-influence high-style designs found in other parts of the region. They are, however, distinct from the other styles found in the district and worthy of note. A hybrid influence of the Ranch style can be seen in several examples. Two examples of the Minimal Traditional style are also found in the proposed district.

[11] Record of Survey in the City of Glendale, Lot 67 of Tract No 9152

ADDITIONAL INFORMATION OF INTEREST

*The Role of Transportation**

As in all cities, Glendale's suburban expansion was driven by available means of transportation. Electric streetcars connecting the city with downtown Los Angeles arrived in 1904, two years before incorporation, and spurred a tremendous amount of Glendale's early residential development around its historic center. The Burbank-Glendale line of the Pacific Electric Railway (PE) opened in 1911 and ran along Glenoaks Boulevard about one mile to the south of John Brockman's estate. Brockman was an early automobile adopter. A 1909 *Los Angeles Times* article cites his purchase of a Thomas-Flyer "Little Six,"[12] suggesting a level of interest in cars that makes it seem unlikely that Brockman would have been a straphanger commuting between Glendale and Los Angeles by streetcar.

Despite the relative proximity of the streetcar line to northwest Glendale, widespread residential development did not take off until the 1920s. There is no data about PE usage in the area during this period, but it can be assumed that while some undoubtedly used the trains, they were probably not the primary choice for the residents of Brockmont Park and other foothill neighborhoods. By then the automobile's ascendance as the region's primary means of transport was clear. The PE line did serve the area through the end of Brockmont Park's period of significance, making it final run on Sunday, June 19, 1955.

The automobile played a larger role in Brockmont Park's development, as made clear by the original two-car garages found at most of its properties. The automobile was adopted in Southern California earlier and with greater enthusiasm than anywhere in the world. In 1908, Henry Ford began to manufacture the Model T and, by 1910, there were 20,000 cars registered in Los Angeles County. This increased to 141,000 in 1919 and to 777,000 in 1929.

In 1915, Los Angeles had one car for every eight residents, while nationally, it was one car per 43; by 1925, Los Angeles had one car per 1.8 residents, while nationally, it was only one car per 6.6. By 1924, Los Angeles had the highest percentage of automobile ownership in the world.

The 1920s is considered the "watershed decade for Los Angeles adoption of the automobile," as the rate of car ownership held relatively steady into subsequent decades. Even so, Los Angeles continued to outpace the national average in later years; by 1940, L.A. had one car per 1.4 residents, compared to one car per 4.8, nationally.

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* This section is derived from the North Cumberland Heights Historic Resources Survey Update and edited to reflect its applicability to the proposed Brockmont Park historic district.

12 *Los Angeles Times*, "At Auto Show, Attendance Breaks Records," January 27, 1909, 16.

Multiple factors unique to Los Angeles led to this early and sustained dominance. The dry climate kept unpaved roads in operation most of the year, while making driving in open cars relatively comfortable. The street grid was flat and straight in the heavily populated Los Angeles basin. Tar to make asphalt paving was locally abundant. Lower-density, single-family neighborhoods provided ample space to store and maintain cars, in contrast to denser eastern cities.

The region's abundant natural recreational spots encouraged pleasure driving. The Automobile Club of Southern California was founded in 1900 (predating the formation of AAA by two years), promoting automobile ownership, hosting events, and encouraging road improvements and safety measures. Local newspapers devoted a Sunday section focused on new cars. Major local oil discoveries kept the fuel supply high and costs low. Jitneys (early taxis) were popular and offered an alternative to streetcars. The success of Ford's Model T, 1909–1927, made automobiles affordable to the masses, although L.A.'s characteristic middle-class resident was more likely to be able to afford a car.

The decentralization after World War I of Midwest automobile and rubber companies, resulted in a Ford Motor Assembly Plant in nearby Long Beach (1930) and General Motors plant in South Gate (1936), and Samson, Goodyear, Goodrich, and Firestone tire factories in metropolitan Los Angeles, provided not only cars but related services and products.

In the 1920s, developers and community builders picked up on the trend toward commuting by automobile and began subdividing areas that had previously been difficult to access. The space in between streetcar lines began to be filled in as roads improved, and by the mid-20th century much of the Los Angeles basin had become built-out with single-family suburbs and decentralized commercial corridors. The proposed Brockmont Park historic district shares its sloping topography with Glendale's other foothill communities, most of which also appeared to favor automobile use over streetcars, particularly in the steeper hillside areas.

Covenants and Restrictions

As a planned community, the foothills of Brockmont Park were carefully laid out according to the latest concepts for suburban development. In its incorporation papers, the nonprofit Brockmont Park Association was made responsible for enforcement of stringent restrictions and covenants. The Association's rules asserted:

- no businesses of any type (including "undertaking establishment," "slaughter-house, hog-pen," or "carpet beating plant") would be allowed
- all properties would be single-family residences

- building plans "showing the nature, kind, shape, height, material and color scheme" and "written approval" were required in order to change exterior paint colors
- no less than 30-foot building setbacks from streets
- no less than $7,500 complete construction costs (including architect's fees) for each residence, as well as $10,000 minimum for key locations
- it would "maintain… gateways [roughly at north corners of Kenneth and Valley View], fountains [in private park] and other ornamental features now existing…"(Security Trust & Savings 1928)

The Declaration that set forth each described requirement, with strict enforcement clauses and penalties, was to "run with the land… until April 1st, 1966…." It is not known when the ambitious plan was abandoned, but the rules were at the very least relaxed after 1940, when the private park was first subdivided. The Association was active until at least 1956, when it supported a zone change from R1 (single-family residential) to R-1R (R1-restricted; used for hillside neighborhoods).[13]

Although Brockmont Park was always described in glowing terms, there was a less flattering side to the planned neighborhood in Glendale. Until the late 1940s, Glendale vociferously and notoriously excluded non-white property owners by enforcing racial covenants. In *Bound for Freedom: Black Los Angeles in Jim Crow America*, the author described how local real estate professionals in the 1920s "shared their race prejudice and methods for restriction" in Glendale as eagerly as boosters might push for business. The president of the Glendale Realty Board proudly asserted that his organization "as a whole, cooperate[s] in every way to keep Glendale an 'All American City'… by enforcing the race restrictions, we have been able to keep our standard well up in the front ranks of 'All American' " (Flammang 2006).

Like so many other upper-middle class neighborhoods at the time, the "Covenants, Conditions, Charges and Restrictions" for Brockmont Park (March 24, 1928) clearly restricted ownership to Caucasians. It was brusquely stated in Clause 14. Limitation of Ownership that: "No person of African, Japanese, Chinese, or any Mongolian descent shall be allowed to purchase, own, occupy or lease…" property in Brockmont Park. An early advertisement in the Los Angles Times assured potential buyers that the planned residential community had "carefully devised restrictions."[14] Until 1948, racial discrimination in the form of deed restrictions was considered legal based on the premise that enforcement of those limitations did not require state involvement. In ruling on Shelley v. Kraemer (1948), the United States Supreme Court made such covenants unenforceable in state courts. Part of Chief

[13] *LAT, 9/2/1956, F6.*

[14] *LAT, 1927.*

Justice Frederick M. Vinson's decision hinged on the concept that state action to enforce such restrictions would contravene the Fourteenth Amendment, which guaranteed rights "privileges and Immunities of Citizenship, Due Process and Equal Protection." Although deed restrictions were no longer judicially enforceable after the decision, Glendale retained its inhospitable climate toward non-whites until at least the late 1960s.

Notable Residents of Brockmont Park

In addition to John Brockman, whose life has already been discussed, a few notable Glendalians have lived in the area now proposed as a historic district. It is quite possible that other people of historical interest and/or significance to the history of the city resided in the area, but deeper research about individual properties would be required to obtain this kind of information.

James Brougher Jr.

321 Lawson Place was built in 1928 for James Ellsworth Goodhue, who lived there with his two sisters and a brother-in-law. In 1935, the Reverend James Brougher, Jr. and his wife Helen bought the house and adjacent lot for their family. Brougher was one of the most significant religious figures in Glendale history and a leading Baptist figure nationwide. He served as pastor of Glendale First Baptist Church for seventy-six years, the longest tenure in the denomination's history. 321 Lawson is, in fact, associated with something of a religious dynasty. Rev. Brougher's father, Reverend James Brougher, Sr., lived in the house with the family until about 1945, serving under his son as Associate Pastor at Glendale First Baptist between 1935 and 1945. Reverend Frank Brougher, son of James Brougher, Jr., grew up in the house and succeeded his father as pastor at First Baptist until retiring in 2008.

Brougher family members relate that the house was used extensively over the years for church-related functions and youth group meetings. A devoted arborist, Rev. Brougher, Jr. was responsible for the extensive orchard that occupies the unbuilt lot. Filled with a wide variety of often exotic fruit trees, the orchard's bounty was routinely distributed among parishioners, an act of particular value during the Depression. Reverend Brougher Jr. resided in the house from 1935 until his death in 2003 at the age of 101.

Allan F. Daily Sr. and Allan F. Daily Jr.

Allan F. Daily, Sr. built 329 W. Kenneth Road for his wife Melba Nelson Daily, a commercial artist, and children Allan Jr., Patricia, and Marion. He was a co-founder, along with Norm Hayhurst, of Glendale Federal Bank, one of the city's most important local institutions. In addition he was a prominent Glendale lawyer and founder of the law firm Daily and Gallaudet. He served on the Glendale Parks and Recreation Commission, and was Commander of the local American Legion Post #127. He also founded a local school for disabled students, now named the Allan F.

Daily High School. Allan F. Daily Jr. also became an attorney and became active in politics, including Richard M. Nixon's 1962 campaign for the governorship of California. He was also active in local politics, serving on the Glendale City Council and on the board of the Southern California Rapid Transit District.

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3. PHYSICAL CHARACTER

The proposed boundaries of Brockmont Park Historic District are the parcels associated with the following addresses:

- 1503-1555 Merriman Road
- 300-356 Cumberland Road
- 301-339 Lawson Place
- 305-345 Kenneth Road (odd numbers only, north side of street)
- 1500-1605 Valley View Road
- 1609-1627 Arbor Drive

The district includes the above-listed properties, including the street trees. It includes two blocks each of lushly planted Merriman Drive and meandering; palm-lined Valley View Road (Kenneth Road to Parkridge Drive); a city block plus one parcel on either side of West Kenneth Road; and the entirety of Lawson Place and Cumberland Road (roughly Brockmont Drive to Valley View Road).

The streets are varying widths, and are paved in asphalt. Of the streets in the historic district, only Kenneth Road has a sidewalk. The other streets (Merriman and Cumberland Roads, Lawson Place, Arbor Drive and Valley View Road), in part because of the conspicuous lack of paved sidewalks, have more suburban, nearly rural character.

NEIGHBORHOOD CHARACTER

Street Trees

As expressed in National Register guidance on historic residential suburbs, Brockmont Park, with its own small, private park was a prime example of an early twentieth century planning trend. Guidance describes the importance of landscaping to the identity of a planned residential community:

> Trees, shrubs, and other plantings in the form of lawns, shade trees, hedges, foundation plantings, and gardens often contribute to the historic setting and significance of historic neighborhoods. Plantings were often the result of conscious efforts to create an attractive neighborhood as well as a cohesive, semi-rural setting. Preexisting trees - often native to the area - may have been retained. Street trees planted for shade or ornamental purposes may reflect a conscious program of civic improvements by the subdivider, a municipal or local government, village improvement society, or community association. Parks, playgrounds, and public buildings such as schools and community buildings may have specially designed plantings (Sherfy and Luce 1998).

Trees and other ornamental horticulture features planted by John Brockman are noted in nearly every advertisement and newspaper article on Brockmont Park. One article made the point that developers preserved natural beauty in the unique development plan, and asserted that "homesites…[were] available to all those who love old trees, rare shrubs, and beautiful flowers ("Historic Tract is Open for Homes" *GN-P* 1928). In "Beauty Dominates Brockmont Park," a description with large photos read: "Rare shrubs which cover this beautiful homesite tract will be preserved for the benefit of future dwellers in this hillside area" (*GN-P* n.d.). The article effusively described "many tree-lined paths," "scenic drives" and "the artistic entrance gate to the subdivision" (no longer extant, believed to have been located on either side of the north corner of Kenneth Boulevard and Valley View Road). Another article described the park as "beautifully improved with a large variety of ornamental shrubs and trees" ("Many Praise Brockmont Project" *GN-P* 1929).

Early city planner John Nolen illustrated basic principles for using trees to animate neighborhoods and soften the appearance of city streets:

> In planning for street trees… the designer has a peculiar problem. He must aim to dress the street and relieve its barrenness, but avoid shading the houses. Even the sidewalk should not be densely shaded unless there remains a choice between a sunny and a shaded one. …there are few days in the year and few hours in the day, the resident soon learns, when the sun is not more welcome than shade. In the plans submitted, the attempt is made to meet this condition, and at the same time to give the streets, boulevards, and thoroughfares a characteristic and pleasant appearance (Nolen 1908).

As described above, a significant number of the trees and other plantings that made Brockmont Park especially appealing in the 1920s through 1950s remain. Noteworthy street trees include: Mexican fan palms *(Washingtonia robusta)* along Valley View Road, white pine (*Pinus monticola)* and other mature trees on Merriman Drive, large Canary Island pines (*Pinus canariensis*), avocado and a macadamia nut tree on Lawson Place, pine, red flowering gum *(Eucalyptus ficifolia)* and palm trees on Cumberland Road. The trees define each street, creating canopies, shading and adding visual interest and collectively make Brockmont Park as memorable and distinct as was intended by its developers.

Figure 18 (left): Mexican fan palms line Valley View Road

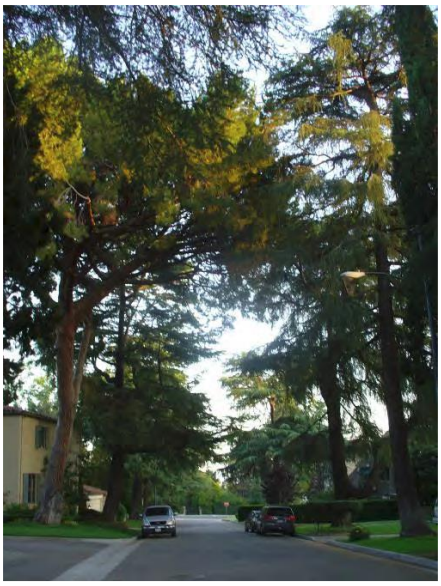

Figure 19 (right): Western white pine and other trees on Merriman Drive

Figure 20 (left): Tall Canary Island pines along Lawson Place

Figure 21 (right): Pine and red flowering gum trees on Cumberland Road

Streetlight Standards

Thought in the design of Brockmont Park was not limited to the buildings, street plans, and trees. The decorative streetlight standards, the upright posts used to support streetlights chosen for the new community were based on an updated classical design. The unique eight-sided, painted metal decorative streetlight standards, were made by Pacific Union Metal Company. The model was known as the "Octoflute." The gracefully tapered, fluted shape employed the language of the Ionic Order, one of the three Classical Orders of Architecture. There are at least eight such remaining streetlight standards in Brockmont Park; each was modified to include cobra head-type lamps (circa 1962). Although the streetlight standards are distinctive, similar models were installed in Alameda, South Pasadena, San Jose, Santa Rosa and other cities. While the Brockmont Park streetlight standards are not separately significant, the "the ornamental articulations" are different from adjacent neighborhoods and "add richness to the pedestrian [experience]" and "provide a memorable silhouette" (Tung 1992). Such special streetlight standards in Brockmont Park "affect the character of the public realm" and "represent and connote civic purpose" (Tung 1992). Ornamental street lighting in the Los Angeles area has been an important civic improvement since 1882. Brockmont's Octoflute streetlight design is one of the many special touches that sets the neighborhood apart from other areas.

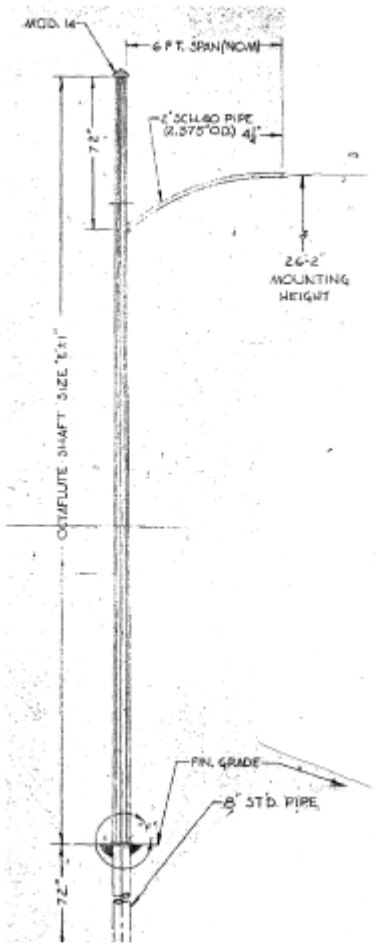

Figure 22
Excerpt from Pacific Union Metal Company line drawing elevation of the Octoflute model streetlight standard, including arm and cobra head lamp modification. Courtesy of the City of Glendale, Public Works Department, elevation circa 1962.

ARCHITECTURAL STYLES

The proposed Brockmont Park historic district is richly diverse in its architectural variety, but nonetheless maintains a cohesive visual character. Displaying almost all of the architectural styles favored between the 1920s and 1950s, the areas speaks to changing popular tastes over those decades and maintains a picturesque quality that continues to find favor today. Unified by street front setbacks, mature street trees, abundant landscaping, and its predominant lack of sidewalks, the diverse range of styles in the neighborhood become extremely compatible.

See Chapter 5 for a series of tables that identify each property by its architectural style. The following styles are found in the proposed district:

Monterey Revival

The Monterey Revival style was one of the consequences of early nineteenth century European influence on Spanish Colonial houses that began in a busy California port town before California became a state. The Thomas O. Larkin House (1853) in Monterey, California, is considered the prototype of the style and is a designated National Historic Landmark.

The style was widely popular between 1925 and 1940. It was the coalescence of designs from two regions: the massed plan, pitched roof, New England home with adobe construction and Spanish Eclectic design elements. This results in examples with either a predominant Colonial or Spanish feel, though the two variants share many traits.

Character-defining Features:

- Two-story configuration
- Blocky, rectangular massing
- Cantilevered second-story balcony with simple wood roof supports that spans all or part of the front facade
- Low-pitched gabled roof with wood shingles or clay tiles
- Smooth stucco, brick, and/or wood wall cladding
- Wood divided-light casement or double-hung sash windows

Spanish Colonial Revival

Spanish Colonial Revival, an architectural style that dominated California's architecture for several decades was the concept of master architect Bertram Grosvenor Goodhue. Goodhue (1869-1924) was a nationally-prominent New York-based architect who was responsible for the designs of Saint Bartholomew's Church (New York, 1915), Nebraska State Capitol (Lincoln, 1924) and Los Angeles Central Library (posthumously completed in 1924). Goodhue was notably the lead designer for the 1915 Panama-California Exposition, which resulted in

an enormous influence on regional architecture. The matchless resulting architectural expression of buildings with interconnected site plans (El Prado Quadrangle, Fine Arts, and California buildings, all 1915) were clever permutations of modern architecture combined with American and Spanish historical styles. As described by Lynne E. Christenson, Alexander D. Bevil, and Sue Wade, Californians "sought to establish a uniquely Californian architectural identity during the early part of the twentieth century…" (Christenson, Bevil and Wade 2005). While immensely popular for many years, by the end of the Second World War the style was no longer fashionable.

Character-defining Features:

- Two-story configuration is common
- Asymmetrical massing includes features such square and round towers, projecting planes defined by corbelling, and multiple rooflines
- Red clay tile medium or low-pitched hip or side-gable roof
- Smooth stucco wall cladding
- Wood casement, wood double-hung, or steel casement windows, typically with divided lights.
- Arched colonnades
- Arched and parabolic openings and windows
- Grilles of wood, wrought iron, or plaster
- Balconies and patios
- Decorative terra cotta and tile work

Mediterranean Revival

Mediterranean Revival was a closely related architectural style to Spanish Colonial Revival and in recent years the terms are too often used interchangeably. Mediterranean Revival shares the stucco walls, terra cotta roofs and historical basis, but was generally more simple and block-like in volume, relying on simplicity with restrained animation of surfaces and ornamentation.

This style became popular in Glendale in the nineteen-teens, but had been used throughout the United States since the turn of the twentieth century. The Mediterranean Revival style, like the contemporaneous Italian Renaissance Revival style, is loosely based on Italian residential architecture of the sixteenth century. These styles were seen as particularly appropriate for the Southern California climate and were used for grand homes with imposing facades. The popularity of these styles grew out of the vogue at the turn-of-the-twentieth century for the distinction and formality of European architectural styles.

Character-defining Features:

- Two-story configuration
- Blocky, rectangular massing
- Façade is often symmetrical
- Red clay tile low-pitched hip roof, sometimes flat roofs
- Smooth stucco wall cladding
- Wood divided-light casement or double-hung sash windows
- Fixed wood shutters
- Classical or Beaux Arts details

Colonial Revival

The classically-influenced Colonial Revival style was most popular in the United States from about 1880-1955. The prim, formal style was based on past Dutch and English styles, which were derived from the Georgian and Federal styles of early America. As described in *Glendale Historic District Design Guideliness*:

> Colonial Revival is a wide-ranging term used to describe house styles in America. This style drew its beginnings from an interest in the houses of early European settlers on the east coast. The style sought to copy those forms developed in Virginia, Pennsylvania, New York, South Carolina and other areas of early settlement. Particular interest was placed on the houses of Colonial Williamsburg in Virginia. An overall emphasis was placed on the use of classical elements.

Character-defining Features:

- One or two-story configuration
- Side gable or hipped roofs (gambrel roof for Dutch variant)
- Roof dormers
- Accentuated entry porch or front door with decorative pediment supported by pilasters or slender columns
- Doors with overhead fanlights and/or sidelights
- Wood double-hung sash windows with multi-pane glazing
- Fixed wooden shutters
- Entry porticos with wood paneling, sometimes with carved mouldings and details

Tudor Revival

The Tudor Revival style is based in part on English designer William Morris's anti-Industrial Age aesthetic, with an increased attention to craftsmanship that sometimes overlaps perceptibly with the Craftsman or Arts & Crafts styles that predominated from roughly 1908 to 1925. Beginning just after Morris's death in the 1890s, the American interpretation of English style reached its zenith in the 1920s.

Earlier examples based on Tudor and Jacobean prototypes were generally more modest than later, more elaborate models that were larger and made use of wider varieties of materials. By the 1940s, the architectural style fell out of favor: it was considered too "dark" and formal, much like the Arts & Crafts style. In the 1940s and for the following three decades, new styles came to dominate popular architectural tastes.

Character-defining Features:

- One- or two-story configuration
- Steeply pitched roof with front and side gables
- Brick or stone veneer, often in combination with smooth stucco cladding
- False half-timbering
- Tall, narrow windows, grouped in multiples with multi-paned glazing
- Leaded glass windows
- Exaggerated, elaborate chimneys
- Arched front door surrounds with Renaissance detailing

French-Inspired

French-inspired styles incorporate a great variety of forms and detailing based in many centuries of French domestic architecture. The defining feature is a tall, steeply pitched hipped roof, often with dormers. The style became popular during the 1920s and 1930s, a period when many Americans who had served in France during World War I began purchasing homes.

Character-defining Features:

- Two-story, configuration
- Steeply pitched, hipped roof, sometimes slate or shingle clad
- Brick or stone accents, in combination with smooth stucco cladding
- Arched doors, windows, or dormers
- Tall, narrow windows, grouped in multiples with multi-paned glazing
- Double-hung or casement sash windows, often with leaded panes
- Elaborate chimneys, often with multiple chimney pots

Minimal Traditional

The building style known as Minimal Traditional emerged in the 1930s and was popular until roughly the mid-1950s. The style often incorporates elements of the various Period Revival styles applied in a rather spare fashion. The houses also tend to be relatively small and rarely exceed one story. Although private residential development came to a halt during World War II, it was the dominant residential style in the years after the war. The G.I. Bill (Servicemen's Readjustment

Act of 1944) spurred building, along with enormous demand caused by the fact that homes were not built during the war.

Character-defining Features:

- One-story configuration
- Rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wooden shutters
- Minimal decorative exterior detailing, often with Period Revival features

Ranch

The last dominant architectural trend in Brockmont Park during its period of significance was the Ranch style. Designer Cliff May, who spent his formative years in some of the region's significant adobes, is credited with its invention. May asserted that the style, which can be traced back to the rancho hacienda form, "was everything a California house should be -- it had cross-ventilation, the floor was level with the ground, and with its courtyard and the exterior corridor, it was about sunshine and informal outdoor living" (*New York Times* 1988).

According to historian Alan Hess, "[b]eginning in the 1950s, the Ranch House became one of the most widespread, successful, and purposeful of American housing types -- a shelter of choice for both movie stars in the San Fernando Valley and aerospace factory workers in Lakewood" (Hess 2004). The Ranch style was characterized by a horizontal emphasis, with low-pitched, gabled, or hipped roof and wide overhanging eaves. It aspired toward integration of indoor and outdoor spaces through patios and porches that included large expanses of windows, and had a single-story, sprawling floor plan.

Several factors contributed to the popularity of the Ranch style; it appealed to popular American tastes and became a favored style of architects and developers for the large tract developments constructed following the war. Other factors such as government-sponsored home buying programs geared toward veterans, new innovations in building techniques, and more casual postwar lifestyles were each factors influencing the Ranch trend among architects, builders and developers and home owners. The trend took root as early as the 1930s and 1940s, when popular culture began propitiating the glorified myth of the Old West. Songs with romantic images of cowboy culture gained popularity as Hollywood glamorized the era through television shows and movies starring actors Gene Autry and Roy Rogers. Ranch style houses may exhibit features of Tudor Revival style cottages, with recessed entrances, cat-slide rooflines and diamond-pane windows (commonly

wood sash but some examples are leaded glass), while others are more modern.

Character-defining Features:

- One-story configuration
- Asymmetrical, rectangular massing
- Low-pitched gable or hipped roof with wide eaves; wood shakes; exposed rafter tails; sometimes with decorative fascia boards
- Horizontal, rambling layout
- Wood multi-pane sash or casement windows, aluminum sliding windows, and large picture windows
- Attached garage
- Wood board-and-batten, wood lap, and shingle cladding, stucco cladding, decorative brick cladding
- Fixed wooden shutters
- Recessed entry porch with roof supports

Modern

The Modern styles encompass a broad range of twentieth-century architectural design that was influenced by the tenets of Modernism. Initiated by European architects who sought to break with the past by developing an unornamented style that reflected the machine age without reference to previous "historic" architectural styles. Modernist styles were inspired by modern materials including concrete, glass, and steel, though more traditional wood framing is common. In the years following World War II, post-and-beam construction became a common feature of Modern-style homes, with an emphasis on geometric forms, strong linear qualities, spare ornamentation, and an easy flow between indoor and outdoor spaces.

Character-defining Features:

- Rectangular massing
- Flat roofs with continuous fascias; gable roofs, sometimes with glass infill at the gable
- Open-plan layout layout
- Ribbon windows, often with steel sash, but also of wood construction
- Attached garage
- Stucco or wood siding, often in combination

4. EVALUATION AS A POTENTIAL HISTORIC DISTRICT

LOCAL EVALUATION

The Glendale Historic District Overlay Zone Ordinance defines a historic district as,

> "a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically related grouping of properties."

Those properties must "contribute to each other and be unified aesthetically by plan or historical physical development." One of the main purposes of this historic resource survey is to determine which properties "contribute" to the district and which do not.

The ordinance also identifies nine criteria that may qualify an area as a district, stipulating that a proposed district meet at least one criterion.

The proposed Brockmont Park historic district meets both of these requirements:

- 88% of its properties are contributors, exceeding the 60% requirement.
- Four out of the nine designation criteria are met, exceeding the requirement that at least one be met

Based on the analysis below, this historic resource survey finds that the proposed Brockmont Park historic district is eligible for designation in the City of Glendale. This assessment is discussed in detail in the sections below.

Contributor and Non-Contributors

The proposed district consists of 59 single-family homes. This survey identifies 52 of these "contributors," representing 88% of the properties. This exceeds the City's requirement that at least 60% of properties be contributors for a historic district application to continue through the designation process.

Contributing status is determined by two factors:

> 1) the property was built within the Period of Significance
>
> and
>
> 2) it maintains enough physical integrity to allow it to continue to convey its historic meaning.

The National Park Service defines the period of significance as "the length of time when a [district] was associated with important events,

activities or persons, or attained the characteristics which qualify it for listing" in National, State or Local registers.

The Period of Significance for the proposed Brockmont Park historic district encompasses its principal period of development. It begins in 1910, when the Brockman House was built, extends through the estate's subdivision in 1926 and subsequent development, and closes in 1955 when the last significant construction was completed, resulting in a built-out neighborhood. Therefore, the Period of Significance ranges between 1910 and 1955. All contributors were built between these years.

Non-Contributing properties were either built outside the period of significance or, if built during that time, have been altered in a manner that significantly reduces their architectural and historic character, resulting in the loss of its ability to visually tell us about their past.

The field survey for this report analyzed each property to determine the level of change over the years, if any. Glendale's Historic District Design Guidelines only apply to the portions of a property visible from the street, so the field assessment is based only those areas. Integrity is assessed at three levels:

High
Property has few, if any, alterations and retains all or nearly all character-defining features. Sporadic alterations, such as a non-conspicuous replacement window while all other originals remain may still have high integrity. On larger-scale change – the replacement of wood shake roofs – is now mandated by building code and the installation of appropriate new roofing will not affect the integrity determination.

Moderate
Property is somewhat altered but retains most character-defining features. One or two character-defining features may be altered or lost, but the overall historic form and character of the property remain. Examples would include replacement windows in existing openings that do not match the originals or the application of new stucco cladding with a different texture.

Low
Property is dramatically altered from its original condition by changes to massing or scale, or through alteration or loss of multiple character-defining features.

If a property was built within the Period of Significance and has high or moderate integrity, it is a contributor. If it has low integrity and/or was built outside the Period of Significance, it is a non-contributor.

California Historic Resource Status Codes

The California Office of Historic Preservation (SHPO) has created a list of "status codes" that are used to categorize properties identified in historic resource surveys. The present survey assigns each property one of three codes. The first two are standard California Historic Resource Status Codes and the third was developed by the City of Glendale, in consultation with SHPO, to better reflect the City's review process:

> **5B**: Contributor to a local historic district and listed on the Glendale Register of Historic Resources; subject to design review per Glendale Historic Preservation Ordinance. Two properties received this code (1605 Arbor, because of the presence of the Brockman Clock Tower on the larger undesignated parcel, and the Brougher House at 321 Lawson Place).
>
> **5D1:** Contributor to a local historic district; subject to design review per Glendale Historic District Ordinance; not evaluated for Glendale, California, or National Registers. The other forty-nine contributing properties received this code.
>
> **7DNC:** Non-contributor to a local historic district; subject to design review per Glendale Historic District Ordinance; not evaluated for Glendale, California, or National Registers. The eight non-contributing properties received this code.

The City of Glendale developed the 7DNC code to identify non-contributing structures in a way that best reflects their treatment under the Historic District Design Guidelines. It reflects the properties are still subject to design review, though at a reduced level of scrutiny with regard to historic features. It also acknowledges that future, property-specific research may determine that a non-contributing structure has historic or architectural significance and is possibly individually eligible for the Glendale Register of Historic Resources.

The California Department of Parks and Recreation survey forms (DPR forms) prepared for each property as part of this survey utilize these codes, which can be found near the top right corner of the first page of each form (see Appendix B). The codes are also included in the master address table included in Chapter 5. Figure 2 on page two feature a map depicting all contributors and non-contributors.

Glendale Designation Criteria

To be eligible as a historic district, an area must meet at least one of the criteria established by the Glendale Historic District Overlay Ordinance. The Study Area appears to meet four of the nine criteria:

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

The Study Area contains excellent examples of homes built between the 1910s and the mid 1950s. This includes a strong representation of properties developed during the 1920s and early 1930s when the city's growth was skyrocketing, as well as numerous1950s Ranch-style homes that reflect the change in architectural taste that accompanied the period during which many of Glendale's foothill neighborhoods were ultimately built out. The character and quality of the area's homes reflect the taste and cultural aspirations of both middle-class and wealthy citizens over the course of several decades, district reflecting special elements of the city's social, aesthetic, and architectural history. The area is also of interest as an intact representative of Glendale's early automobile suburbs and the role car ownership played in the city's development.

B. *Is identified with persons or events significant in local, state, or national history.* ***District Does Not Meet this Criterion.***

The Brockmont Park subdivision is directly tied to the estate of John Brockman and takes its name from his home. There are no known connections, however, between the man himself and the subdivision of his estate, which occurred after his death. Since it appears that he did not implement the area's subdivision, and certainly did not live to see the neighborhood that grew there, the proposed district cannot be directly linked with Brockman and therefore does not meet this criterion. Reverend James Brougher Jr., who lived at 321 Lawson Place, is a significant figure in the city's history and the house is listed on the Glendale Register in part because of his residence there. His family's choice to live in Brockmont Park does not, however, lead to any broader significance for the neighborhood under this criterion.

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

Brockmont Park showcases the variety of Period Revival architectural styles from the height of their popularity in the 1920s and 1930s. Both high-style and more modest examples of the Spanish Colonial Revival, Mission Revival, Tudor Revival, French-Inspired Revival, Mediterranean Revival, Colonial Revival, Minimal Traditional, Ranch, and Modern styles are found in the area. Most homes in the area are very intact and retain many elements typical of their styles and speak to the popular taste and aesthetics of their period.

D. *Represents the work of notable builders, designers, or architects.* ***District Does Not Meet this Criterion.***

No builder, designer, or architect is known to have made a significant contribution to the development or overall appearance of

Brockmont Park. Little information has been found about the Home Realty Company, which subdivided the area and sold off its lots in the early years. Research for the present report, and similar reconnaissance surveys, does not include individual property histories and therefore little is known about the architects and builders who designed and built the area's homes. Future research may uncover information that could inform the assessment of the area under this criterion.

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. ***District Does Not Meet this Criterion****.*

Brockmont Park is located at the base of the Verdugo Mountain foothills along with thousands of other residences in the northern section of Glendale. It does not represent an established and familiar visual feature to any greater degree than neighboring developments.

F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation. ***District Does Not Meet this Criterion****.*

While the quality of the architectural design, materials, detailing, and craftsmanship is high in Brockmont Park, it cannot be said that, as a group, its houses represent a significant achievement or innovation.

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

The proposed district is a fine example of an early automobile suburb, which emerged in the mid-20th century as the dominant pattern of residential growth throughout Southern California. Brockmont Park represents a distinctive example of community planning from the 1920s, bearing several amenities from that time, including a community park and a lack of sidewalks that gives the suburban development a "rural" feel. Though little is known about the "private park" that was part of the original development, its presence displays the developers' wish to create a sense of exclusivity while also providing welcome open space to the immediate community.

H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association. ***District Meets this Criterion****.*

Through its inherent quality of design, setting, materials, workmanship, Brockmont Park conveys a distinctive sense of historic and architectural cohesiveness. The mature palms, pines, and other trees lining the area's streets indicate careful planning on the part of the developers. With different species predominating on each street, The Street trees! With the exception of the properties fronting onto Kenneth Road, there are no sidewalks in the proposed district, a characteristic that enhances its "semi-rural" setting.

I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources. ***District Does Not Meet this Criterion****.*

The Brockmont Park Historic District has not been designated a historic district in the National or California Registers, though it appears eligible for state listing as discussed below.

CALIFORNIA REGISTER EVALUATION

The California Office of Historic Preservation The proposed Brockmont Park historic district appears to be eligible for listing on the California Register of Historic Resources for its significance at the local level under two of the four designation criteria. :

1. *[The district 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.*
   District Meets this Criterion*.*

   The single family residences in the proposed district are associated with a significant period in the development of Glendale. Events include residential subdivision patterns in relationship to foothill geography, the role of streetcars and automobiles as they affected middle-class suburban settlement, and the growth and expansion of the city.

2. *[The district is] associated with the lives of persons important to local, California or national history.*
   District Does Not Meet this Criterion*.*

   As noted above, no persons known to be significant in the history of the city, state, or nation are associated with the development of the Brockmont Park tract.

3. *[The district is] eEmbodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*
   District Meets this Criterion.

   The proposed district contains a significant concentration of excellent examples of multiple architectural styles and, as a whole, the neighborhood possesses high artistic values. It is also a fine example of a post-World War I suburban development, particularly as it reflect the importance of the automobile in the development planning of its period.

4. *[The district] has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation*
   District Does Not Meet this Criterion

   The proposed district lies on soil disturbed by construction and previous agricultural use. It is not known to possess any paleontological or archaeological resources.

The proposed Brockmont Park historic district retains a very high degree of integrity and retains sufficient character-defining features to convey its historical significance.

NATIONAL REGISTER EVALUATION

The bar for a district to be listed on the National Register is considerably higher than that for California Register listing, even if the area is judged only at level of its local significance. In Glendale, only the Rossmoyne Historic District has thus far been found to be of potential National Register significance. Rossmoyne features a similar representation of architectural styles as Brockmont Park, but displays a broader range of their application on properties ranging from grand mansions to more modest homes. In addition, the history of its careful planning is well documented and many of its original features, such as the public park, remain. It was also found important as an example of the incorporation of Garden City design principles in a suburban tract development.

Though the National Register criteria are similar to those for the California Register, not enough is known about Brockmont Park's developers and their goals to find its development history significantly different than other local examples. One quality that once may have set it apart – the private park – is now lost. For these reasons, the proposed historic district does not appear eligible for listing on the National Register of Historic Places.

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APPENDIX A: HISTORIC BROCKMONT PARK TRACT MAP

Proposed Brockmont Park historic district is outlined.

APPENDIX B: SURVEY FORMS (DPR 523)