

**North Cumberland Heights
Historic District
Historic Resource Survey Update**

City of Glendale, California

Prepared by

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Table of Contents

| | |
|---|----|
| EXECUTIVE SUMMARY | 1 |
| I. PROJECT DESCRIPTION & METHODOLOGY | 3 |
| II. HISTORIC CONTEXT | 9 |
| III. PHYSICAL CHARACTER | 23 |
| IV. EVALUATION AS A POTENTIAL HISTORIC DISTRICT | 29 |
| V. TABLES | |
| TABLE 1: MASTER PROPERTY LIST | 35 |
| TABLE 2: PROPERTIES BY ARCHITECTURAL STYLE | 41 |
| TABLE 3: STATUS CODE COMPARISONS | 47 |
| GLOSSARY | 55 |
| BIBLIOGRAPHY | 56 |
| APPENDIX A: Criteria for the Evaluation of Historic Districts | |
| APPENDIX B: Tract Map Research | |
| APPENDIX C: Department of Parks and Recreation Forms | |



*Figure A:
Proposed North
Cumberland
Heights Historic
District
depicting
contributing
and non-
contributing
properties*

EXECUTIVE SUMMARY

This report presents the results of analysis and evaluation of several residential blocks located in northeast Glendale (the “Study Area”), referred to as the proposed “North Cumberland Heights Historic District” by the City of Glendale, in order to determine the area’s eligibility for designation as an historic district. The Study Area is a portion of the Cumberland Heights Survey Area, which was previously surveyed in 2004.

Because the earlier survey is over five years old and surveyed a larger area, an update is necessary to account for the new, smaller survey area and any changes made to properties within this area since the completion of the earlier survey in 2004.

The Survey Area appears to be eligible as a historic district under the Glendale Historic District Ordinance. It appears to meet Criteria A, C, G, and H as a collection of intact buildings associated with the growth and development of Glendale from the mid-1910s through the mid-1950s and reflective of the primary stylistic trends of that period. The Study Area also appears to be significant under Criterion B for its association with the development efforts of the Brand and Campbell families.

The period of significance for the Study Area extends from 1923, the construction date of the first homes built after the area’s initial subdivision, to 1953, when the principal period of development came to an end. One hundred and seventy-nine (179) properties are contained within the boundaries of the Study Area. Of these, one hundred forty-one (140) are considered contributors to a potential historic district, representing 78% of the area’s properties. A map of the potential historic district is shown in Figure A.

Because the Study Area is a portion of a larger area previously found eligible for local listing as an historic district, the proposed district boundaries do not represent the totality of extant associated resources, and justification of the current district boundary for the California Register of Historical Resources or the National Register of Historic Places would be difficult. For this reason, the Study Area does not qualify for listing on the California Register or National Register using the proposed boundaries.

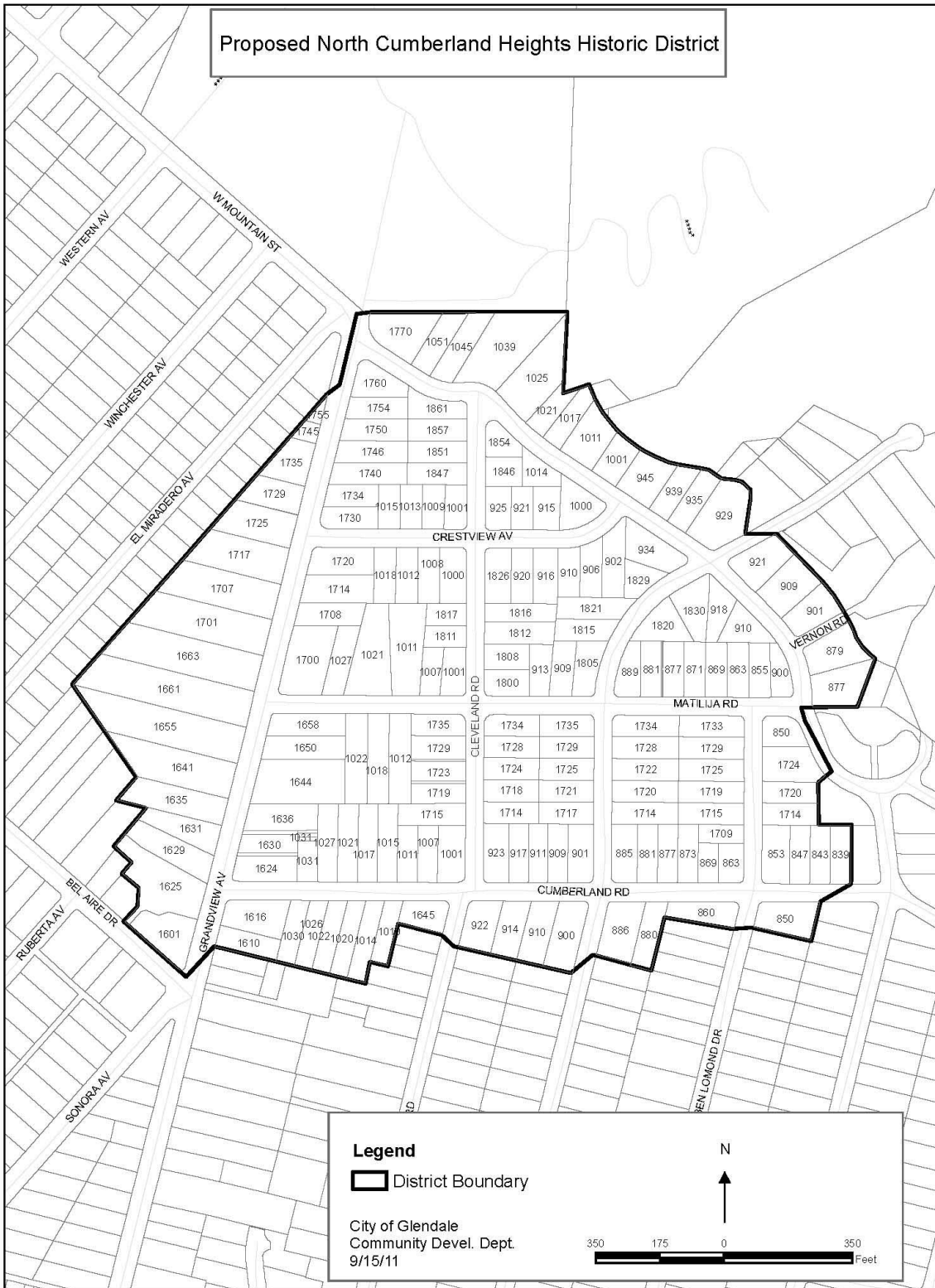


FIGURE B:
 Boundary of
 Proposed North
 Cumberland
 Heights Historic
 District

I. PROJECT DESCRIPTION AND METHODOLOGY

In January 2011, the Glendale Historic Preservation Commission authorized a historic resource survey update for the proposed North Cumberland Heights Historic District. This decision was based on the Commission's determination 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.

The proposed historic district consists of 179 single-family homes located in northeast Glendale (the "Study Area"). The area is wholly contained within the boundary of a larger area, known as Cumberland Heights, that was surveyed and found eligible as a historic district in 2004, though the district was never designated after district proponents withdrew their nomination pending changes to the City's historic district process that were completed in 2008.

Because the earlier survey conducted by Historic Resources Group (HRG) is over five years old, its assessment of individual properties within the current Study Area is no longer valid and requires updating through the present North Cumberland Heights Historic Resource Survey Update (see Table 3, page 47 for a comparison between the original survey and the update). The information in its sections detailing the larger area's historic context and physical character, however, is still accurate. This information is reused, often verbatim, in this update whenever appropriate, with edits being made to reflect the new, smaller boundary.

In 2008, the City retained HRG to update the 2004 survey for a different proposed district, which was also a subset of the larger Cumberland Heights area. The Ard Eevin Highlands Historic District was designated in March 2009. The HRG survey update for that district is also used as a basis for the present update, primarily in terms of its structure.

The North Cumberland Heights Historic Resource Survey Update was prepared by staff members of the Planning Division of the Glendale Community Development Department during the summer of 2011. The team was led by preservation planner Jay Platt, who meets the Secretary of the Interior's qualifications for professionals in architectural history,¹ and included Roger Kiesel, Rathar Duong, Dennis Joe, James Combs, and Christina Park.

Analysis and evaluation of the Study Area is based upon current professional methodology standards and procedures developed by the National Park Service, the California Office of Historic Preservation, and preservation professionals over the past three decades.²

¹ Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

² See, for example: *National Register Bulletin 24. Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1985.

The survey update team performed the following:

- Review of previous investigation of historic resources that are included Study Area properties, including the 2004 Cumberland Heights survey, the 2008 Ard Eevin Highlands Historic District survey, the City’s CHRID database, and the Glendale Register of Historic Resources
- Development of an historic context statement for the Study Area using previously prepared context statements mentioned above.
- Review of building permits issued since 2004 for individual properties located within the Study Area.
- Field reconnaissance of the Study Area to understand the local urban form and pattern, architectural styles, and determine levels of integrity for individual properties.
- Photo documentation of all 179 properties within the proposed district boundary.
- Preparation of new DPR-523a forms for each property, with adjusted status codes and updated information whenever research and/or field conditions indicated changes from the 2004 survey. In some cases, status codes were adjusted in cases where alterations made before the 2004 survey are viewed as either acceptable or unacceptable under the city’s current Design Guidelines for Historic Districts, which were approved in 2007.
- Evaluation of Study Area as an historic district using local, state, and national criteria.

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

STUDY AREA

As defined by the City of Glendale, the Study Area contains 179 properties within the following address ranges:

- 1709 - 1733 Ben Lomond Drive
- 1645 - 1861 Cleveland Road
- 902 - 1018 Crestview Avenue
- 839 - 1031 Cumberland Road
- 1601 Grandview Avenue
- 1610 - 1770 Grandview Avenue
- 1714 - 1830 Idlewood Road
- 850 - 1027 Matilija Road
- 877 - 1051 W. Mountain Road
-

A map of the Study Area is shown in Figure B on page 2.

MAPS

Unless otherwise noted, the maps of the Study Area contained in this report were prepared by the City of Glendale Planning Division.

CRITERIA FOR EVALUATION

The purpose of this evaluation effort is to determine if the Study Area qualifies as an *historic district* at the local, state and/or national levels. Standard preservation practice evaluates a collection of buildings associated by time period and historic context as an historic district. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³

An historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties.

*A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering or cultural values.*⁴

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 national, 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 of Historic Places, the California Register of Historical Resources, or for local designation. Evaluation of the Study Area as an historic district is based upon eligibility criteria for the National Register, the California Register, and the Glendale Municipal Code. A detailed review of these criteria is contained in Appendix A.

³ *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. (6)

⁴ *Ibid.*

FIELD WORK

For the purposes of this evaluation, a field reconnaissance was conducted by Planning Division staff to review the integrity of individual properties within the Study Area that were constructed during the potential North Cumberland Heights historic district's period of significance (1923-1953). Properties built subsequent to 1953 were also surveyed. Using the architectural descriptions, photographs, and assessments of integrity assembled for the 2004 Cumberland Heights Survey, properties were examined to determine if substantial changes had been made since the 2004 evaluations.

To assess the impact of alterations on the architectural integrity of the properties, field evaluators noted additions or alterations to architectural features and materials as seen from the public right-of-way. Building permits on file with the City of Glendale were also consulted to understand the officially recorded alterations to individual properties. In some cases building permits were not on file either because work was done without permits or permits were not available. In other cases building permits did not fully explain the scope or location of the alterations.

PREVIOUSLY IDENTIFIED HISTORIC RESOURCES WITHIN THE STUDY AREA

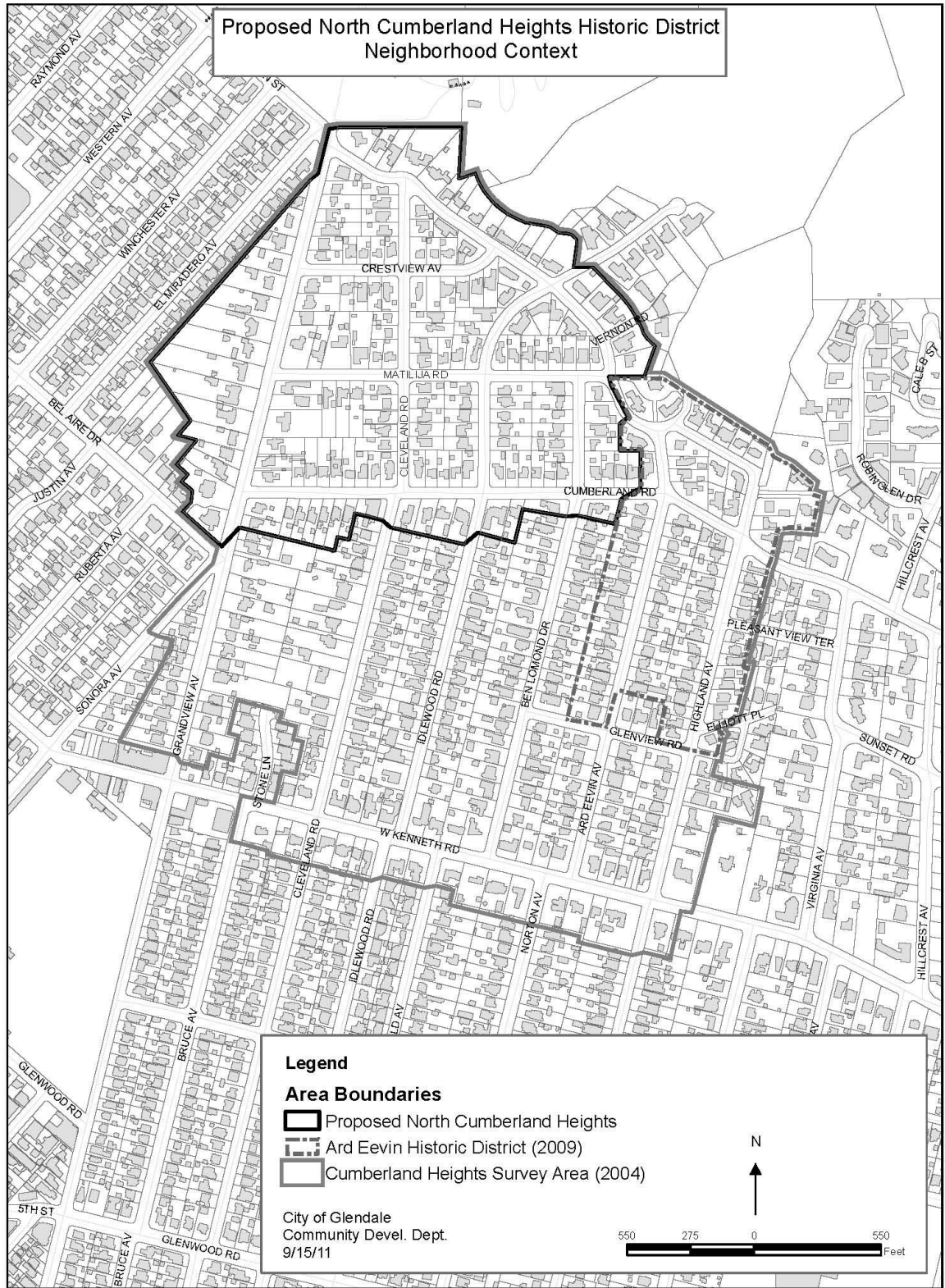
The Study Area is contained within the boundaries of the Cumberland Heights survey area, which was surveyed by HRG in conjunction with the City of Glendale in 2004. It is also adjacent to the Ard Eevin Highlands Historic District designated in 2009, which, like the Study Area, is also a subset of the larger Cumberland Heights area. A map of the Cumberland Heights survey area superimposed with the boundaries of the Study Area and the existing historic district is shown in Figure B on page 7.

The 2004 Cumberland Heights survey found that most of that area, including the present Study Area, met local criteria for listing as a district as stated in the Glendale Municipal Code Section 30.25.020. Cumberland Heights was evaluated as significant for its association with the development efforts of the Brand and Campbell families, the development of single-family residential subdivisions of the 1920s and 1930s, and the use of the automobile and interurban rail lines. These findings hold true for the proposed North Cumberland Heights historic district (as they did for the Ard Eevin Highlands Historic District).

The Cumberland Heights survey area's period of significance was determined to be the years from 1903 to 1955, beginning with the construction of the Ard Eevin estate and the area's first associations with the Campbell family, and extending through the area's principal period of development.

Figure B: Proposed North Cumberland Heights Survey Area (black outline) superimposed over 2004 Cumberland Heights study area.

Existing Ard Eevin Highlands Historic District (designated 2009) is show with dashed line



The 2004 Cumberland Heights report made the following boundary recommendation for a locally eligible historic district:

“The recommended Cumberland Heights Historic District boundaries encompass the westerly and easterly sides of Grandview Avenue at its western most boundary, the northerly and southerly side of West Mountain Street at its northern most boundary, the westerly and easterly sides of Highland Avenue at its eastern most boundary and the northerly and southerly sides of West Kenneth Road at its southern most boundary. The district also includes six properties on Pleasant View Terrace east of Highland Avenue and two properties fronting on El Miradero Avenue near the intersection of El Miradero and West Mountain Street.”

The survey results found a high degree of architectural integrity throughout the survey area, characterized by excellent examples of Period Revival styles as articulated in the early decades of the twentieth century. Three hundred and ninety-three (393) properties were identified as contributors to the potential historic district. A resource was considered to be “contributing” if it (1) was constructed during the area’s period of significance; (2) manifests a majority of character-defining features associated with its architectural style; (3) maintains “integrity” according to National Register criteria; and (4) maintains the setback and lot placement associated with its tract development.⁵

The 2004 Survey also noted that portions of the survey area may also be eligible for inclusion in the California Register and the National Register, but further research would be needed to determine the appropriate boundaries of a California Register or National Register district or districts within the survey area.

The results of the 2004 Survey effort were submitted to the California State Office of Historic Resources, which funded the survey, but no action was taken at the local level and no district was designated. The Ard Eevin Highlands Historic District, designated by the city in 2009, is immediately to the east of the Study Area.

Three properties in the Study Area, the houses at 850 Cumberland Road, 922 Cumberland Road, and 1770 Grandview Avenue, are listed on the Glendale Register of Historic Resources.

⁵ Historic Resources Group, *Cumberland Heights Historic Resources Survey Report*, 2004 (20).

II. HISTORIC CONTEXT

INTRODUCTION

In order to understand the significance of historic resources, it is necessary to examine those resources within a series of 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 as it exists today. 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.

The information in this context statement was excerpted from a previous context for the Cumberland Heights neighborhood developed by Historic Resources Group for the City of Glendale in 2004.⁶ Because the Study Area is contained within the Cumberland Heights survey area, its development history is analogous to that of Cumberland Heights and portions of that statement have been excerpted here. The emphasis of this statement is on development patterns which pertain to the Study Area and the larger Cumberland Heights neighborhood.

The Study Area is indicative of development patterns and property types associated with the development of single-family residential subdivisions of the 1920s and 1930s, made possible by the use of regional interurban rail lines and the automobile. The area continued to develop through the 1940s and into the 1950s, at which point it was completely built out.

DEVELOPMENT HISTORY AND ASSOCIATED PROPERTIES

Spanish occupation of present-day California began in 1769, when explorer Gaspar de Portolá 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. Closer to what is today the City of Glendale, Mission San Gabriel Archangel and San Fernando Mission were established in 1771 and 1797, respectively. The pueblo in Los Angeles was established in 1781.

⁶ Historic Resources Group, *Cumberland Heights Historic Resources Survey Report*. 2004.

Rancho San Rafael, the Verdugo Family and Early Anglo Settlement (1784-1850)

The site currently occupied by the Study Area was formerly part of the Rancho San Rafael. In 1784, Jose Maria Verdugo was granted the 36,403-acre Rancho San Rafael by the Spanish Crown in compensation for his service as an officer in the Spanish army. Bounded by the Arroyo Seco river in Pasadena and the Los Angeles River, and extending from the mountains to the confluence of the two rivers, the Rancho San Rafael was one of the largest land grants issued during Spanish occupation of Alto California. The Rancho included not only present day Glendale, but also Burbank, Eagle Rock, Highland Park, Garvanza, and part of Pasadena.

After a long illness, Jose Maria Verdugo died in 1831, leaving Rancho San Rafael to his son Julio and daughter Catalina. Julio Verdugo assumed the mantle of his father as patriarch of the Verdugo family, and set about building homes for his large family. Catalina, who was unmarried, lived with her various nephews.

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 was Catalina's portion that contained what would eventually become Cumberland Heights and the Study Area.

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. The result of this was a landmark court ruling known as the "Great Partition of 1871."⁷ The case consisted of a lawsuit brought by Andrew Glassell, Alfred B. Chapman, Prudent Beaudry, and O. W. Childs against thirty-six defendants, many of them members of the Verdugo family. In the end, the court determined the legal ownership of both Rancho San Rafael and Rancho La Canada to the northeast, partitioning the Ranchos into thirty-one parts and conferring title to twenty-eight persons.

Rafaela Verdugo de Sepulveda, daughter of Julio Verdugo, was one of these recipients. The area encompassed by her 909.4 acre allotment includes the entire Study Area. From 1871 through the 1890s, Rafaela subdivided the land. Among the first permanent American owners in this part of Glendale

⁷ Chapman et.al. v. Fernando Sepulveda.

were Jonathan R. Scott, Jesse D. Hunter, and Leslie C. Brand. The Hunter Subdivision of 1883 included the area that now contains the properties on the south side of Cumberland Avenue.

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 frenzy that would last 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 C.E. Thom, his nephew Judge Ross, Harry J. Crow, Patterson, and Byram 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 on the east and Central on the west). This neatly executed street grid set the stage for Glendale’s subsequent growth and development. The grid pattern was applied in a haphazard manner with various annexations to the original township. Cumberland Heights and the Study Area lie northwest of the 1887 townsite.

In the economic and immigrant boom of the 1880s, trainloads of tourists and new residents arrived from the eastern and mid-western states. A newspaper – *The Glendale Encinal* – was established⁸ and some farms were subdivided into residential sized lots. Subdivision activity during the nineteenth century remained to the west and south of the Study Area.

L. C. Brand and the Campbell Family

Two families, the Brands and the Campbells, are deeply associated with the Study Area. Leslie C. Brand and the Campbell brothers, Dan and Arthur, were responsible for the development of much of northwest Glendale, as well as being important figures in the business affairs of the city. The Campbells owned and subdivided, or were otherwise involved with, much of the land in the Study Area. The ultimate growth and development of

⁸ Sherer, John C. *History of Glendale and Vicinity*, The Glendale History Company, 1922. (184)

Glendale as a regional center is largely the result of Brand's efforts. All three families made their homes just outside the Study Area.

Leslie C. Brand was born in Missouri in 1859 and arrived in Southern California in 1886 at the height of a real estate boom. A co-founder of the Title Guarantee and Trust Company, he became involved with Henry Huntington and other investors who envisioned a network of suburban communities connected to Los Angeles by an interurban transportation system. Glendale's streetcar line began service to Los Angeles in 1904, running along Brand Boulevard. Brand also invested heavily in real estate in the Glendale, Burbank, and San Fernando areas. He worked with the city fathers to develop water, telephone, and transportation infrastructure. He also invested in banks, among them the First National Bank of Glendale. Brand worked tirelessly to promote his vision for Glendale until his death in 1925.

At the turn of the twentieth century, Brand built his estate, which he called El Miradero, on the large parcel of land he owned in the foothills northwest of Glendale. He had seen the exotic East Indian Pavilion on his visit to the 1893 World Columbian Exposition in Chicago and asked his brother-in-law, architect Nathaniel Dryden, to design the house in a similar style. The Saracenic-style house was completed in 1904. Prior to his death in 1925, he willed the house and the extensive grounds to the City of Glendale for use as a library and park, with the transfer being made after his wife Louise passed in 1945. The library, which focuses on the arts, opened in 1956; in 1969 a Modern-style addition was built to provide space for galleries, a recital hall, and art studios. Brand Park lies directly to the north of the Study Area.

Around 1890, nineteen-year-old Daniel Campbell Sr. emigrated from Ireland to Sacramento and quickly set off to seek his fortune in the goldfields of the Alaskan Klondike. In the Klondike, Campbell met Joe Brand, younger brother of Leslie Brand, and it was there that Joe inspired him with the idea that 'there was a land of golden opportunity' in Southern California. Leslie Brand had already been successful in transportation and real estate development, partnering with Henry Huntington in the establishment of interurban rail lines. After striking it rich in the Klondike, Dan Campbell eventually visited Los Angeles and stayed for a period with the Brand family. Brand liked the enterprising young man and persuaded Dan to purchase approximately fifty acres adjoining his property in the foothills of Glendale.

Campbell constructed an elaborate two-story residence, "Ard Eevin," on the property in 1903. The house, which predates El Miradero by one year, was also designed by architect Nathaniel Dryden. Campbell's brother Arthur arrived soon after, joining him in his business interests and land acquisition, and also building a home for his family not far from "Ard Eevin". Both of these houses, as well as a later home built by Arthur Campbell, are located in the Ard Eevin Highlands Historic District.

One house associated with the Brand family is located within the Study Area. In 1913, Leslie Brand built the Dutch Colonial Revival-style home at 1700 Grandview Avenue for his niece, Ada Dryden Thompson, and her family. It is not known if her father Nathaniel Dryden, architect of both El Miradero and Ard Eevin, was involved in its design. The house, which has been significantly altered, was identified in the 2004 Cumberland Heights survey as potentially eligible for the Glendale Register and the National Register of Historic Places. In 2012, the Historic Preservation Commission determined that the extent of alterations render the house a non-contributor to the proposed historic district, though no determination was made regarding its potential eligibility for either the Glendale or National Registers based on its association with persons significant in the history of the city.

Residences such as Ard Eevin and El Miradero were among several “country estates” constructed in the otherwise rural foothills of the Verdugo Mountains. These residences characterized housing development by wealthy landowners at the outskirts of Glendale around the turn of the twentieth century, when the city boundary was still at some distance and the land was cultivated with groves of citrus trees and for other agricultural uses. The country estate afforded owners with physical separation and escape from the rapid urbanization of nearby communities. This escape was short-lived as landowners were quick to recognize the area’s potential for residential subdivision, not to mention dramatically increasing their own wealth. Starting around 1920, Brand and the Campbells participated in the building boom that transformed not only Glendale, but also the entire region.

Incorporation and Early 20th Century Growth (1906-1920)

As the population grew in the early years of the 20th 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 was made official when the township of Glendale was incorporated as a City in 1906. The primary catalyst for the growth of the city 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 were built up the center of Brand Boulevard and then turned west continuing into the San Fernando Valley to the City of San Fernando. The streetcar line caused Glendale’s business center to shift from Glendale Avenue west to Brand Boulevard, and engendered tremendous population growth and significant commercial and residential development in the areas adjacent to it. By 1910, the City’s population had risen to 2,700, and “The Fastest Growing City in America” became Glendale’s official slogan.

Following the installation of the railway through the 1920s, Brand Boulevard grew into a lively, tree lined, modern commercial and entertainment corridor. Banks, department stores, movie theaters and automobile showrooms appeared. Grand Central Airport and the Southern Pacific train depot connected Glendale to other communities and to the region's growing film and aviation industries. Religious, civic, and fraternal organizations thrived. With the population increasing from 13,756 in 1920 to 62,736 in 1930, Glendale's growth and development soon earned it a reputation as a pleasant foothill community.

The Real Estate Boom (1920-1930)

Glendale's 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 the northwest were further subdivided.

Glendale was promoted as convenient to Los Angeles yet boasting its own commercial, civic and cultural institutions. Real estate entrepreneurs capitalized on the desire for home ownership and developed expansive residential subdivisions. The type, size, and style of these subdivisions varied greatly over time and from neighborhood to neighborhood. Several prominent real estate firms greatly contributed to these trends, including the Charles E. Stanley & Company, J. F. Simmons, and the firm of Homer & Campbell, among others. The latter, organized by Dan and Arthur Campbell, became one of the most successful firms of its kind, accumulating a record of over \$200,000 in sales in the Glendale area.

The North Cumberland Heights Study Area, as well as the larger Cumberland Heights neighborhood, developed in a manner typical for many of the city's residential neighborhoods during the building boom of the 1920s. Rather than emerge as the product of a single developer, as was the case for several contemporaneous neighborhoods such as Rossmoyne and Chevy Chase Estates, the Study Area was subdivided in a more patchwork fashion. Despite this, the neighborhood today has a coherent appearance due to its uniform setbacks, compatible massing, and complementary range of styles.

The Brand and Campbell estates were surrounded by open land. One of the first subdivisions of this land in the twentieth century occurred in May 1907 when the owners, Title Insurance Company (which itself was owned by Leslie Brand) and Mary Z. Valentine, re-subdivided a portion of the 1883 Hunter Subdivision, which included two 19 acre lots to the south of Cumberland Road. The survey maps for this tract record the naming of Kenneth and Grand View Roads at this time, both formerly referred to as "county roads."

In the 1960s, Dan Campbell, Jr. recounted some of his memories of the Ard Eevin Ranch, much of which is included in the Study Area, for the *Glendale News Press*:

“The ranch area was bounded by Cumberland Road, Matilija Road on the south and north, Highland and Grandview avenues on the east and west . . . The entire area in all directions from the ranch was either open space or other neighboring ranches. Houses were few and far apart . . .

The automobile was not yet the major mode of transportation. Paved roads were few and far between each other. . . a horse hitched to the single seated buckboard or to the more formal two seated surrey with fringe on top, served as transportation for our mother, or for the family or for guests, between ‘Ard Eevin,’ our home, and the end of the street car line on Brand Boulevard, or to downtown Glendale. . .

In 1924 the ranch was subdivided into streets and lots. Eventually these were sold and homes constructed which are very much a part of the residential area today.”⁹

Subdivision for residential construction in the Study Area began in 1921 when the first tract was laid out on the west side of Grandview Avenue. This was followed by five tracts that divided the land between Cumberland Road and Matilija Road that all date to 1923. The northern portion of the Study Area developed a bit later, with two large tracts dating to 1925 and two small ones subdivided in 1926 and 1928. Two other small areas containing five parcels each were developed more informally, without subdivision through tract maps. See Appendix B for a map and more detailed descriptions of the tracts.

The Campbell brothers were involved at various levels with much of this land, either through direct ownership or involvement in the real estate transactions of other owners and buyers. In one instance, one brother served as notary public for the others’ purchase. Tracts with known connection to the Campbells contain almost 70% of the Study Area’s parcels. Several tract maps have illegible signatures, so it is possible their direct involvement was even greater.

In September of 1923, the brothers announced the sale of Campbell Heights, a portion of their holdings primarily south and west of Dan’s home, Ard Eevin, and Arthur’s home at 1720 Mountain. Dan Campbell subdivided ten acres in April, possibly Tract 8381, calling his property “one of the most exclusive residential tracts in Glendale.”¹⁰

Campbell Heights was touted as the “ideal homesite;” ninety-two choice lots in what appears to be Tract 6663. Noting that E. C. Courtney, a capitalist from Chicago, Mr. and Mrs. A. J. Hayes, E. G. McCally, Mrs. Mary

⁹ *Glendale News Press*, circa 1963.

¹⁰ *Glendale News Press*, 26 April 1923.

Elizabeth Lilly of Hollywood, Mr. and Mrs. George Robinson of Long Beach, and Glendale resident H. Blumenthal were among the tracts first buyers, Arthur Campbell said, “In short, practically everyone who visits the tract buys, and the remarkable thing about it is they buy not to hold but to build . . . Campbell Heights will not last long. It is going too fast.” A reporter found the:

“development there to be exceedingly rapid, with street work practically all in and houses of the larger type going up on all hands. The view, particularly is fine. There is nothing to break the long, beautiful panorama that spreads from east to west, and that unfolds southward clear to the sea, a world of grandeur that it would be difficult to duplicate anywhere. Surely here one might build the house of his dreams.”¹¹

With 487 listed real estate brokers in the city, competition was fierce. The brokers held an annual “Own Your Own Home Week” to assist prospective buyers. “Some of the choicest foothill property, which was considered inaccessible twelve to fifteen years ago, has been brought into development by boulevards and motorcars.”¹² As his father and uncle were subdividing their holdings, Dan Campbell Jr. began his business career after graduation from Stanford by establishing a Ford automobile dealership with two partners. Daniel Sr. opened a new bank, and the Campbell’s continued to entertain, sit on civic boards, plant trees on Brand Boulevard, and serve as active dealers in real estate.

Construction began slowly, with eleven houses completed by the end of 1924. The second half of the 1920s, however, saw a burst of development that added forty-eight homes. Approximately one-third of the Study Area’s homes were built by the end of the decade. These homes were designed primarily in the Period Revival styles popular throughout the region at this time, with a particularly rich collection of Spanish Colonial Revival homes interspersed with a number of examples of the Tudor and Mediterranean Revivals. Three Craftsman-style homes, including a relatively late specimen from 1927, were also built during this time.

¹¹ *Glendale News Press*, 29 September 1923.

¹² *Los Angeles Times*, 21 March 1922.

| Date Range | Number of Homes Built |
|------------|-----------------------|
| 1910-14 | 1 |
| 1915-19 | 0 |
| 1920-24 | 11 |
| 1925-29 | 48 |
| 1930-34 | 19 |
| 1935-39 | 41 |
| 1940-44 | 19 |
| 1945-49 | 16 |
| 1950-54 | 14 |
| 1955-59 | 3 |
| 1960-64 | 2 |
| 1965-69 | 1 |
| 1970s | 0 |
| 1980s | 1 |
| 1990s | 2 |
| 2000s | 1 |

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. By the 1920s, the rail network extended to areas further out from the city center, but it cannot be said that it directly led to the development of nearby residential neighborhoods because by then the automobile’s ascendance as the region’s primary means of transport was clear.

The North Cumberland Heights study area’s subdivision for residential development began in 1921. The Burbank-Glendale line of the Pacific Electric Railway (PE), running along Glenoaks Boulevard about one mile to the south, opened in 1911. Clearly, there was no rush to develop the Study Area based solely on the proximity of the rail line. Once homes were being built and bought in the area, there is no data about PE usage, but it can be assumed that while some undoubtedly used the trains, they were probably not the primary choice for the residents of North Cumberland Heights. The line did serve the area throughout its period of significance, with the Glendale-Burbank Red Car making its final run on Sunday, June 19, 1955.

The automobile played a larger role in North Cumberland Height’s development, as made clear by the original two-car garages found at even the area’s earliest homes. 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 1929.¹³ In 1915, Los Angeles had one car

¹³ Robert M. Fogelson. *The Fragmented Metropolis: Los Angeles, 1850-1930*. 1967; rpt. Berkeley University of California Press, 1993) p. 92; and Richard Longstreth, “The Perils of a Parkless Town,” in

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 6.6.¹⁴ By 1924, Los Angeles had the highest percentage of automobile ownership in the world.¹⁵ 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.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.¹⁷ The region’s abundant natural recreational spots encouraged pleasure driving.¹⁸ 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.¹⁹ 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.²⁰

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 North Cumberland Heights Study Area 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.

Martin Wachs and Margaret Crawford, eds., *The Car and the City: The Automobile, the Building Environment, and Daily Urban Life*. (Ann Arbor: University of Michigan Press, 1992), p. 142.

¹⁴ Scott L. Bottles. *Los Angeles and the Automobile: The Making of the Modern City*. Berkeley University of California Press, 1987, p. 92-93.

¹⁵ Longstreth, 1992, “The Perils...”, op. cit., p. 142.

¹⁶ Wachs, “Autos, Transit,” 304.

¹⁷ Wachs, “Autos, Transit,” 301.

¹⁸ Brodsky, L.A. Freeway, 82.

¹⁹ Bottles, op. cit., p. 55; Brodsky, L.A. Freeway, 82.

²⁰ Fogelson, op. cit., p. 128-129.

Development Trends through World War II (1930 to 1945)

Construction in the Study Area during the period between 1930 and 1945 provides a microcosmic view of how world events affect cities at the scale of the neighborhood and the real estate parcel. With the onset of the Great Depression in the early 1930s, housing construction in the Study Area slowed, but did not stop. The immediate impact of the December 1929 stock market crash was not immediately apparent in the built environment of North Cumberland Heights. Sixteen houses were completed between 1930 and 1932, but construction volume dwindled dramatically from that point with only three houses being built during the following two years. By 1935, the recovery became apparent, with eleven homes completed that year and thirty more built by the end of the decade. This pace of growth continued until the United State's entry into World War II, with eighteen homes built in 1940 and 1941. Ultimately, over a third of the Study Area's homes were built between 1930 and the war. Construction during the war year came to a near-standstill, with only two houses being built between 1942 and 1945.

The Spanish Colonial Revival style dominated the early years of the 1930s, but by the end of the decade interest in Period Revival styles had waned and the Minimal Traditional style came to the forefront. The style's smaller house size and simplified detailing reflected the post-Depression shift toward more economical construction, which was also well suited to the rush to build new affordable housing for GIs returning from the war. During the years between 1930 and 1945, forty-one Minimal Traditional houses were built, outnumbering the thirty-eight Period Revival style homes (twenty-two of which were Spanish Colonial Revival). While the Minimal Traditional houses were considerably smaller than typical Period Revival homes in the area, they maintained the neighborhood's visual consistency through their incorporation of stylistic elements of several of the earlier styles as well as their maintenance of uniform setbacks, and similar landscaping with prominent front lawns, trees and planting beds.

Post-War Development

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 industry. 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 the Study Area. Many lots in North Cumberland Heights remained empty after the war, but the exact number is not known though it is likely to be over 25% based on the construction data. Between 1948 and 1953, twenty-seven new homes were built. It can be presumed that most of this postwar construction occurred on unbuilt, rather than improved, parcels. Most houses in the area were less than thirty years old and, in most cases, larger than the homes built during this period, suggesting that teardowns would not have been common. By 1953, the area was almost completely built out, with no construction during the

following two years. For this reason, 1953 is selected as the end of the proposed historic district's period of significance.

The Minimal Traditional style continued as the predominant style of the immediate postwar years, but began to fade away as the 1950s progressed; no homes in the style were built after 1953. The era's other popular mode, the Ranch style, made a few appearances between the late 1940s and 1953 and became the only style utilized for the limited number of homes built in the later 1950s and 1960s. A few late examples of the Period Revival styles are found from the 1940s and early 1950s and three houses were built in the Modern style during the same period. There was a complete lull in construction between 1965 and 1987. Four properties were either built or underwent extensive remodeling between 1987 and the present. Each of these reflects Neo Traditional stylistic trends that incorporate aspects of the Spanish Colonial and Mediterranean Revival styles.

Significant Residents of the Study Area

Information about a few significant residents of the Study Area has been discovered at the time of this writing. It is quite possible that other people of historical interest and/or significance to the history of the city resided in the area, but further research about individual properties would be required to obtain information.

Casey Stengel²¹

In 1924, baseball legend Casey Stengel married Glendale native Edna Lawson. The following year, her father, local builder John W. Lawson, built a Mediterranean Revival-style house for the couple at 1663 Grandview Avenue. The Stengels remained in the house for the rest of their lives (Casey died in 1975 and Edna in 1978), though Casey's career must have kept him away from Glendale for long stretches. During the time of his Glendale residence, Stengel played for the Boston Braves and managed the Toledo Mud Hens, Brooklyn Dodgers, New York Yankees, and New York Mets, among others. During a brief lull in his baseball career, Stengel returned full-time to Glendale around 1959 to serve as Vice President of Valley National Bank, which was



²¹ The Baseball Biography Project. Bill Bishop, "Casey Stengel." <http://bioproj.sabr.org/bioproj.cfm?a=v&v=l&bid=931&pid=13593>

owned by Edna's family. By 1961, he was back in the game, having been recruited to manage a new expansion team, the New York Mets. The Stengel House retains a high level of integrity and was identified as eligible for the Glendale Register in the 2004 Cumberland Heights survey and continues to retain that status today.

Robert Jensen²²

In 1925, Robert Jensen had 1770 Grandview built for his family and resided there until 1945. This unique Spanish Colonial Revival-style home, which features a minaret-like turret, was built on a lot immediately adjacent to the gateway leading to Leslie Brand's El Miradero estate. Jensen's father, Henry, was a real estate developer noted for building "entertainment centers" and movie theaters, including the Raymond Theater in Pasadena (1921), Jensen's Melrose Theater (now the Ukranian Cultural Center) in Hollywood (1923), and Jensen's Recreation Center in Echo Park (1924), which was recently restored and declared a Los Angeles Historical-Cultural Monument. In 1914, Henry Jensen built the Palace Grand Theater, an early vaudeville and movie house, in Glendale but was forced to close it in 1920 due to competition from the more modern Glendale Theater. He went on to build the Palace-Grand Shops, also known as Jensen's Arcade, on the same site in 1923. It featured a drugstore, jewelry shop, and post office, along with one of the city's best-remembered historic businesses, the Egyptian Village Café. The basement, called the Glendale Recreation Center, had a barber shop, billiards hall, and bowling alley. The Palace-Grand shops and recreation center were demolished in 1990.

Robert Jensen helped manage the Jensen company's projects in Glendale and elsewhere, becoming a significant figure in the city's business and real estate community. At the time of its designation, 1770 was noted by the Historic Preservation Commission for both the quality of its architecture and its association with Robert Jensen. In voting to designate the structure, the Glendale City Council changed the property's name to Casa de Carmen, in honor of Carmen Ovanesian, who is a local philanthropist and current resident of the house.

Several subsequent owners of 1770 Grandview are of some note, but the Historic Preservation Commission felt that not enough information was provided in the property's nomination to establish their overall importance to the history of the city. Terry Kath, singer, songwriter, and lead guitarist for the group Chicago, owned the property from about 1972 until his death in 1978; his widow Pamela sold the house in 1983 to designer Armand Arcq. Known for designing many of Elton John's hats, Arcq built an addition on the south side of the house and lived there until his death in 2001.

²² City of Glendale. Designation Staff Report: 1770 Grandview Avenue, October 25, 2010.

Charlotte Armstrong²³

Author Charlotte Armstrong and her husband Jack Lewi moved to Glendale from New York State just after the end of World War II. By 1953 they had bought 1700 Grandview, the former home of Leslie Brand’s niece Ada Dryden Thompson. Beginning in the late 1930s and through her death in 1969, Armstrong wrote plays, short stories, novels, and an opera. Working primarily in the mystery genre, she won the 1957 Edgar Award for Best Novel for *A Dram of Poison*. The Mystery Writers of America subsequently nominated her for five more Edgars for novels and short stories. She was hailed as “America’s Greatest Mystery Writer” by Boston University, which houses her papers in its Mugar Library. A number of her books and stories were adapted for film or television, including *The Case of the Three Weird Sisters*, which was the basis for a 1948 British film with a script written in part by Dylan Thomas, and *Don’t Bother to Knock*, which was released under the same title in 1952 with stars Richard Widmark and Marilyn Monroe. After Armstrong’s death, two novels were adapted by French director Claude Chabrol, with *The Balloon Man* becoming *La Rupture* (1970) and *The Chocolate Cobweb* made as *Merci pour le Chocolat* (2000). 1663 Grandview was identified as eligible for the Glendale and National Registers in 2004 as the “Thompson-Armstrong House.” It is a non-contributor to the proposed historic district due to the extensive alterations made over the years.



²³ Katherine Yamada. Glendale News Press, August 21, 2004.

III. PHYSICAL CHARACTER

ARCHITECTURE

The Study Area is characterized by single family residences, developed from the turn of the twentieth century through the postwar era, with the vast majority of its building stock constructed between 1921 and 1953. Because of this long history of development, the neighborhood has evolved a diverse architectural character.

The neighborhood's oldest home was built in 1913, predating the rush of development that began in the early 1920s. By 1953, the area was almost completely built out. The Study Area's homes reflect changes in popular taste over several decades. Period Revival styles – such as Spanish Colonial Revival, Colonial Revival, Tudor Revival, and French-inspired – reflect the tastes of home buyers of the 1920s and 1930s. The popularity of these styles waned by the end of the 30s, Period Revival styles were easily adaptable to a wide range of locations and income levels, ensuring their proliferation. Modern, Minimal Traditional, and Ranch styles reflect post-World War II design trends of the late 1940s through the 1950s.

The following styles were utilized for homes built within the 1914-1953 period of significance:

Craftsman

The Craftsman style dominated smaller single-family homes built during the period from about 1905 through the early 1920s. The style originated in southern California, primarily through the work of Pasadena-based architects Green and Green. Influenced by England's Arts and Crafts movement and the wood-constructed architecture of Asia, the Greens built intricately crafted residences that received a great deal of publicity. Subsequent pattern books and pre-cut packages of lumber and detailing made the style affordable and accessible throughout the United States.

Character-defining Features:

- One- and two-story configurations
- Low pitched roofs, often clad in wood shingles
- Open, overhanging eaves
- Exposed roof rafters
- Wood double-hung windows
- Porches with roofs supported by square columns that often continue to the ground level.
- Wood clad exteriors often punctuated by stone covered chimneys and porch footings.

Spanish Colonial Revival

An important architectural style within the Study Area is the Spanish Colonial Revival style, sometimes referred to as Spanish Eclectic. Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. The result was a pan-Mediterranean mélange of eclectic variations on Spanish Revival styles.

Character-defining Features:

- Two-story configuration
- 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

The Mediterranean Revival style borrows liberally from Italian Renaissance architecture of the sixteenth century. It first became popular in Southern California during the first decades of the twentieth century. The formal, symmetrical facades and Classical or Beaux Arts details of Mediterranean Revival were often used for imposing civic buildings, institutional buildings, and banks. The same formality of design was also seen as particularly appropriate for the homes of well-to-do Californians.

The Mediterranean Revival style is distinguished by its symmetrical massing and balanced arrangements of entrances, windows and architectural details. These characteristics, however, were often creatively incorporated with Spanish influences, resulting in eclectic combinations and variations.

Character-defining Features:

- Two-story configuration
- 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

Monterey Revival

The Monterey Revival style references the Anglo-influenced Spanish Colonial buildings of Northern California which combined Spanish construction and materials with New England forms. The style is characterized by a cantilevered, second-story balcony covered by the principal roof. Twentieth century versions were popular from the mid 1920s thru the 1950s and can vary in their emphasis of Spanish or New England traditions.

Character-defining Features:

- Two-story configuration
- Cantilevered second-story balcony with simple wood roof supports
- Low-pitched gabled roof with wood shingles or clay tiles
- Smooth stucco or wood wall cladding
- Wood divided-light casement or double-hung sash windows

English Tudor Revival

English Tudor Revival styles explored the medieval traditions of English architecture. These traditions were freely incorporated with an emphasis on steeply pitched, front-facing gables and ornamental, false half-timbering. The style became immensely popular during the 1920s and 1930s as veneering techniques advanced to allow for mimicry of brick and stone exteriors, although smooth stucco cladding was widely used in California.

Character-defining Features:

- 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

American Colonial Revival

Several of the residences within the Study Area were built in variations of the American Colonial Revival style, which proliferated throughout the country during the first half of the 20th century. This style incorporates traditions from the Georgian, Adam, and early Classical Revival styles that were prevalent during the English colonial period. The rebirth of interest in America's colonial architectural heritage is credited with the Philadelphia Centennial of 1876. Early examples were rarely historically accurate copies but were instead free interpretations with details inspired by colonial precedents. The 20th century saw a shift to more historically correct proportions and details when new methods of printing allowed for wider

distribution of illustrations and photographs in books and periodicals. The earliest property in the Study Area was designed in the Dutch Colonial variant of this style, characterized by its gambrel roof.

Character-defining Features:

- Single, or two-story configuration
- Side gable or hipped roofs (gambrel roof for Dutch variant)
- 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

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 Minimal Traditional style is defined by simple exterior forms and a restrained use of traditional architectural detailing. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other federal programs of the 1930s, which promoted the fundamental characteristics and benefits of the “minimum house.” Houses based upon these principles were particularly popular during the postwar housing boom and proliferated in large housing tracts of the 1940s through the 1960s. Most represent scaled-down or minimal characteristics that are otherwise consistent with more traditional Period Revival styles.

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

Ranch

The Ranch House enjoyed great popularity throughout the United States from the late 1950s thru 1960s. The style is most associated with post-World War II suburban tract housing, particularly in the western United States.

The Ranch style has its roots in 18th and 19th century Spanish colonial ranch architecture, and combines modernist ideas and construction methods with notions of the working ranches of the American West. The style is characterized by its one-story configuration, low horizontal massing, and sprawling plan. A garage is frequently integrated into the house, accentuating its wide primary façade. Stylistic sub-categories include the Western Ranch, California Ranch or California Rambler, and Modern Ranch architectural styles.

Character-defining Features:

- One-story configuration
- Asymmetrical, rectangular massing
- Low-pitched gable or hipped roof with wide eaves; wood shakes; exposed rafters
- 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
- No porch

STREETSCAPES

The streetscapes of the Study Area are characterized by their variety rather than their uniformity. This is most likely due to the piecemeal subdivision of the area by various developers who worked with the existing street layout, but chose different ways to subdivide their areas. This leads to homes having different street frontages on some blocks than on others, rather than the more uniform frontages associated with single-developer tracts.

Street trees play an important role in the area's character, with single species being associated with individual streets. For example, Matilija Road, Grandview Avenue, and West Mountain Street are dramatically lined with many palms, Crestview Avenue features jacarandas (the official tree of Glendale), and Idlewood Road has rows of rivershe oak (which are not oaks - officially they are *Causuarina* - and look more like pine trees). Some streets, such as Cleveland and Cumberland Roads, are not a consistent, with more diversity of species and larger gaps between trees. While this diversity may result from the presence of different developers, little is known about the city's early street tree planting practices and further research could add to our understanding of the existing pattern.

Concrete sidewalks are found throughout the neighborhood, many of which are original. Square scoring patterns and contractors stamps are generally the sign of early sidewalks, but recent replacements have sometimes disrupted that pattern, though the city is making an effort to maintain the historic scoring pattern. Different contractor stamps are found in different parts of the Study Area, another indication of the presence of a variety of subdividers. Street lights were not a feature of any of these subdivisions, unlike in neighborhoods like Rossmoyne, where street lighting was touted as an amenity for potential buyers. Modern "cobra head" fixtures are attached to utility poles at most intersections, but there is no mid-block lighting anywhere in the Study Area. Interestingly, a few "Octoflute" light standards, produced by the Pacific Union Metal Company, are found at a few corners. These slender, elegantly-designed poles are not commonly found in Glendale. They are original features of the Study Area and may have been modified in 1962 to include cobra head fixtures, as were the Octoflute standards found in the Brockmont Park neighborhood.

IV. EVALUATION AS A POTENTIAL HISTORIC DISTRICT

LOCAL EVALUATION

The North Cumberland Heights Study Area appears to meet the requirements for designation as a historic district as found in the Glendale Historic District Overlay Zone ordinance. It exceeds the ordinance's requirements for the percentage of contributing structures and also meets five of the nine criteria established for designation.

Contributor and Non-Contributors

The Study Area consists of 179 single-family homes. The survey update identifies 140 of these "contributors" to a potential historic district, representing 78% 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. This latter quality does not mean that the building is unchanged from its original construction, but that it can still tell us about the its period's aesthetics, craftsmanship, and taste.

The period of significance for the Study Area encompasses the area's principal period of development. It extends from 1923, when the first homes were built after the land was subdivided, to 1953, when the area's development was essentially complete. All contributors were built within this date range.

Non-Contributing properties were either built outside the period of significance or have been altered in a manner that significantly reduces its architectural and historic character. The Thompson-Armstrong House at 1700 Grandview was built in 1913, but alterations make it a non-contributing structure and the period of significance was therefore not expanded to include it.

The California Office of Historic Resources has created a list of "status codes" that are used to categorize properties identified in historic resource surveys. Three of these are widely used in the present survey update and are described as they are used in Glendale:

5B: Listed on the Glendale Register of Historic Resources and appears to be a contributor to a local historic district

5D3 (contributor): Appears to be a contributor to a local historic district

6L (non-contributor): Not eligible for local designation (unless future research suggests otherwise), but eligible for special consideration in planning (i.e. alterations to property reviewed under “non-contributor” section of Historic District Design Guidelines)

Three properties in the Study Area were assigned a code of 5B because they are listed on the Glendale Register (850 Cumberland Road, 922 Cumberland Road, and 1770 Grandview Avenue); 137 contributors received a 5D3 code; and 39 non-contributing properties are 6L.

A number of properties in the Study Area underwent significant changes (ranging from demolition to major alteration) since the 2004 survey, making them non-contributors to the proposed district. In addition, Planning staff has reconsidered several 2004 status code determinations and, for several properties, changes status codes accordingly. These latter changes were informed by the city’s Historic District Design Guidelines, which did not exist in 2004. Some additions and/or alterations found acceptable in 2004 would not meet our guidelines today, whereas others would.

Five properties changed from contributor (5D3) to non-contributor (6L) due to major alterations or demolition/new construction since 2004:

- 863 Cumberland
- 1644 Grandview
- 1746 Grandview
- 1717 Idlewood
- 929 W. Mountain

Five properties changed from contributor to non-contributor due to staff reassessment of alterations made prior to the 2004 survey but deemed inappropriate when considered in light of the Design Guidelines:

- 1720 Ben Lomond
- 1010 Cumberland
- 1631 Grandview
- 1700 Grandview
(code changed by Historic Preservation Commission on March 26, 2012 to reflect alterations)
- 1750 Grandview

One property deemed a non-contributor in 2004 was elevated to contributing status due to staff reassessment of alterations made prior to the 2004 survey but deemed in keeping with the Design Guidelines:

- 869 Matilija

Table 3 on page 45 compares the findings of the 2004 survey and 2011 survey update. Between those years there was a net loss of eight contributing properties due to alteration/new construction and staff reassessments.

Status Code Adjustments

In conducting the survey update, Glendale Planning staff made some global changes to the manner in which California Historic Resource Status Codes are assigned to individual properties. Therefore, the codes assigned to numerous properties during the initial survey in 2004 are different from those in the survey update. These changes are driven by policy rather than to substantive physical changes made to properties in the years since the initial survey. Table 3 on page 46 contains status codes and the contributing status for each property in both 2004 and 2011. The global changes can be summarized as follows:

5B changed to 5D3

The 2004 survey identified a number of properties as being both district contributors and individually eligible for listing on the Glendale Register (5B). In the years since, the Historic Preservation Commission and Planning staff has come to view many of these assessments of individual eligibility as too lenient and out of keeping with the City's application of designation criteria. In some cases, property owners have been frustrated by Commission denials when the 2004 survey suggested that the site was eligible. The reconnaissance nature of the 2004 did not provide the level of information the Commission requires for making designation determination. To remedy this situation, staff uses the 5B code only for properties that are listed on the Register at the time of the survey and will update the survey in the future if more designations are made. All 5B properties that are not listed are given the status code of 5D3 (district contributor) in the survey update.

6Z changed to 6L

The 2004 survey assigned code 6Z (ineligible for listing at national, state, or local level) to all non-contributors. Staff has changed all of these codes to 6L (eligible for special consideration in planning) to reflect that the Glendale Historic District Design Guidelines apply to non-contributors as well as contributors, therefore making them subject to departmental design review. The 6L classification remains problematic, however, because it also indicates the property is ineligible for listing at the national, state, or local level. Because many potentially significant sites - especially those associated with important individuals or cultural currents - cannot be identified through reconnaissance survey, the City uses this code only until a more appropriate one is developed in the future.

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 five of the nine criteria:

A. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

The Study Area contains excellent examples of homes built between the 1920s and the early 1950s, with a particularly strong representation of properties developed during the 1920s when the city’s growth was skyrocketing. The character and quality of its homes reflect the taste and cultural aspirations of both middle-class and wealthy citizens over the course of several decades. The area’s association with the Campbell family also enhances its connection to the social and economic development of Glendale during its boom years.

B. Is identified with persons or events significant in local, state, or national history.

Dan and Arthur Campbell owned and subdivided much of the land in the Study Area. Their role in the city’s physical development, as well as their involvement in transportation and banking, helped create the city we know today. Though they lived just outside the proposed boundary, their deep involvement in the development of the entire area spreads their significance beyond the confines of their residences. While other well-known people, such as Casey Stengel, Charlotte Armstrong, and Robert Jensen, made their home in the neighborhood, it appears their significant associations are primarily with their homes rather than the larger neighborhood.

C. Embodies distinctive characteristics of a style, type, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The Study Area contains homes reflecting the stylistic range typical of residences built between the 1920s and 1950s in Southern California. Many properties in the area embody the character-defining features associated with the major Period Revival styles associated with the 1920s and 1930s (Spanish Colonial, Tudor, Colonial, and Mediterranean), as well as the Minimal Traditional and Ranch styles that dominated the 1940s and 1950s. The area is particularly notable for the quality of the construction and design of its homes, regardless of style.

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.

The Study Area is significant as a example of Glendale’s skyrocketing growth during the 1920s and 1930s. The transformation of agricultural land into residential suburbs by major developers such as the Campbell brothers transformed the city. The popularity of the automobile allowed the Study Area, which was accessible, but not quite convenient, to streetcar lines, to be developed. The Campbell brothers were, through their business partnerships with Leslie Brand, directly tied to the transportation enhancements, such as the nearby

Pacific Electric route that made Glendale a thriving suburban community.

H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association.

North Cumberland Heights conveys a sense of cohesiveness due to the complementary scale and massing of the individual homes, as well as their mostly-uniform setback from the street. The homes located within the Study Area reflect the design, materials, and craftsmanship that was expected by buyers of higher-end homes during the decades when the neighborhood achieved its highest rate of growth.

CALIFORNIA REGISTER EVALUATION

The Survey Area appears to be eligible for listing on the California Register under three criteria (see Appendix A for more information):

A. Are 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.

The single family residences in the Study Area 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.

B. Are associated with the lives of persons important to local, California or national history.

The development of the Study Area is Dan and Arthur Campbell, who subdivided their landholdings to create today's Study Area and played a prominent role in the banking, business, real estate, and transportation industries in Southern California.

C. Embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

The historic resources in the Study Area are good to excellent examples of the Period Revival styles of the 1920s as well as the subsequent Minimal Traditional and Ranch style that typified the postwar years during which the neighborhood was completely built out.

NATIONAL REGISTER EVALUATION

The 2004 Cumberland Heights Survey was inconclusive regarding whether the historic district proposed at that time was eligible for designation at the National Register level (see Appendix A for more information). While locally-significant districts can qualify for listing at the national level, a higher threshold of significance and historic integrity is expected to achieve

this recognition than at the state or local level. The 2004 study suggested that perhaps only a portion of the larger area might meet the national criteria. Because other areas within the Cumberland Heights area initially proposed may apply for district status in the future, it is recommended that any determination regarding National Register eligibility wait until the entire area can be reevaluated through further survey updates.

GLOSSARY

Designation: The act of recognizing, labeling, or listing a property as being historic, at the Federal, state, and/or local level.

District Contributor: A property within the boundaries of a designated historic district that contributes to the district's significance.

District Non-Contributor: A property within the boundaries of a designated historic district that does not contribute to the district's significance.

Historic Context: The pattern or trend in history by which a specific occurrence, property, or site is understood.

Historic District: A significant concentration, linkage, or continuity of properties united historically or aesthetically by plan or physical development. Locally, a historic district must meet the requirements outlined in section 24.455.120.1 of the Glendale Municipal Code.

Historic Significance: The importance of a property to the history, architecture, archaeology, engineering, or culture of a community, State, or the nation.

Integrity: The ability of a property to convey its significance.

Local Evaluation: Eligibility for designation at the local level.

Period of Significance: The length of time when a property was associated with the important events, activities, or persons, or attained the characteristics that qualifies it for listing as an historic resource.

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APPENDIX A: CRITERIA FOR EVALUATION OF HISTORIC RESOURCES

A review of the established criteria commonly used in the evaluation of historic resources is contained in the following pages.

National Register of Historic Places

On the national level, an historic district can be designated for listing on the National Register of Historic Places. The National Register of Historic Places is "an authoritative guide to be used by Federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The National Register program is administered by the National Park Service. Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or Federally-assisted projects; eligibility for Federal tax benefits; consideration in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. The criteria for listing in the National Register follow the standards for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for nomination. In addition to meeting any or all of the criteria listed below, properties nominated must also possess integrity of location, design, setting, feeling, workmanship, association, and materials:

- A. Associated with events that have made a significant contribution to the broad patterns of our history
- B. Associated with the lives of persons significant in our past
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D. Yield, or may be likely to yield, information important in prehistory or history

The evaluation of integrity is grounded in an understanding of a property's physical features and how these features relate to its historic significance. It is through the retention of original character-defining features that the significance of a resource is conveyed. The National Register recognizes

seven aspects or qualities that, in various combinations, define the integrity of a property. They include:

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

Period of Significance

Historic resources are identified as being significant during a specified period of time, referred to as the *period of significance*. The National Park Service defines the period of significance as “the length of time when a property was associated with important events, activities or persons, or attained the characteristics which qualify it for listing” in National, State or Local registers. A period of significance can be “as brief as a single year or span many years.” It is based on “specific events directly related to the significance of the property,” for example the date of construction, years of ownership, or length of operation as a particular entity.²⁴

Historic Districts

Standard preservation practice evaluates collections of buildings from similar time periods and historic contexts as historic *districts*. The National Park Service defines an historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”²⁵

An historic district derives its significance as a single unified entity. The National Park Service guidelines continue:

²⁴ *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. p. 42.

²⁵ *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. p. 5.

*“The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties”.*²⁶

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*.

California Register of Historical Resources

On the state level, an historic district can be designated for listing on the California Register of Historical Resources. The California Register of Historical Resources is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes California properties listed in the National Register, those formally Determined Eligible for listing in the National Register, California Registered Historical Landmarks from No. 0770 onward, and those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register. Other resources which may be nominated for listing in the California Register include historical resources with a significance rating of Category 3 through 5 in the State Inventory, individual historical resources, historical resources contributing to historic districts, and historical resources designated or listed as a local landmark.²⁷

The criteria for eligibility for listing in the California Register are based upon National Register criteria and may include any resource that:

- 1) 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.
- 2) Is associated with the lives of persons important to local, California or national history.

²⁶ Ibid.

²⁷ *Technical Assistance Series #3. California Register of Historical Resources: Questions and Answers.* California Office of Historic Preservation, revised May 9, 2006.

- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Local Designation of Historic Resources

The City of Glendale has established procedures for identifying, designating, and preserving historic resources locally. As stated in chapter 15.20 of the Glendale Municipal Code:

... the recognition, preservation, protection and use of historic resources are required in the interest of the health, prosperity, social and cultural enrichment and general welfare of the people.

The City also specifically provides for the designation of historic districts:

*Recognizing that historic resources are sometimes found in various geographical groupings, where individual resources when combined within their original historical context are worthy of preservation consideration, this code provides for the designation of historic districts... through a change of zone that establishes a historic overlay zone.*²⁸

A historic district is defined in the Glendale Municipal Code as a

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. Properties must contribute to each other and be unified aesthetically by plan or historical physical development.

Criteria for a historic district overlay zone is stated as follows:

- A. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B. Is identified with persons or events significant in local, state, or national history;
- C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Represents the work of notable builders, designers, or architects
- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city;

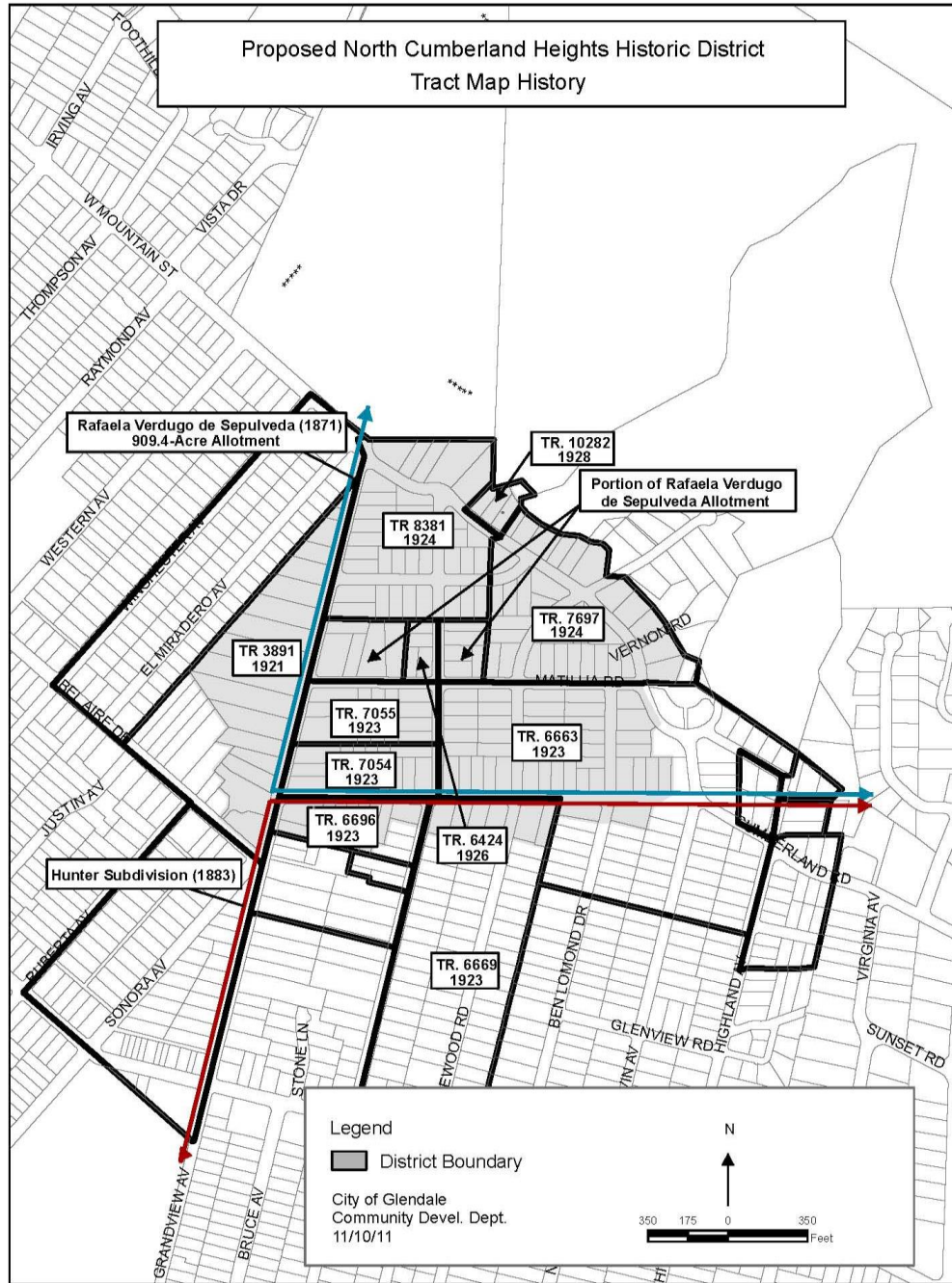
²⁸ Glendale Municipal Code, 30.25

- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural 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;
- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
- I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.²⁹

²⁹ Glendale Municipal Code, section 30.25.020

APPENDIX B: TRACT MAP RESEARCH

Overview map of tracts that comprise the North Cumberland Heights Study Area and descriptions of individual tracts, including owners and subdivision dates.



APPENDIX C: DEPARTMENT OF PARKS AND RECREATION FORMS

Primary Record forms documenting properties within the Study Area.