



APPENDIX F

Historic Resources Technical Report

LUCIA PARK PROJECT

Glendale, California



Historical Resource Technical Report

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Appendix A – Résumé

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EXECUTIVE SUMMARY

The purpose of this report is to analyze whether or not the proposed Lucia Park project (Project) would impact historical resources as defined by the California Environmental Quality Act (CEQA). The definition of a historical resource in the CEQA Guidelines includes a historical resource listed in or determined to be eligible for listing in the California Register of Historical Resources. The Project proposes the construction of a 24-story residential building on the block bounded by an on-ramp for the 134 Freeway on the north, W. Doran Street on the south, N. Brand Boulevard on the west, and N. Maryland Avenue on the east. The Project Site is situated at the north end of this block and includes two parcels: 620 N. Brand Boulevard and 625 N. Maryland Avenue. 620 N. Brand Boulevard is occupied by a six-story office building. The ground floor of this building presently contains a branch of Chase bank. This parcel also includes a parking structure and surface parking lots. 625 N. Maryland Avenue is occupied by a two-story office building with a surface parking lot. The proposed Project would include the demolition of the two-story building at 625 N. Maryland Avenue, the demolition of the parking structure and surface parking lots at 620 N. Brand Boulevard, and preservation of the six-story office building at 620 N. Brand Boulevard. Teresa Grimes | Historic reservation(TGHP) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on identified historical resources, and recommend mitigation measures, as warranted.

The existing buildings on the Project Site are not currently listed under national, state, or local landmark or historic district programs; however, the Project Site was included in the 2017-18 South Glendale Historic Resource Survey. The six-story building at 620 N. Brand Boulevard was evaluated as appearing to be eligible for listing in the local register, while the two-story building at 625 N. Maryland Avenue was evaluated as ineligible for listing in national, state, and local registers. TGHP evaluated the parking structure and re-evaluated both office buildings on an intensive level to determine if they qualify as historical resources as defined by CEQA.

After careful inspection, investigation, and evaluation, it was concluded that the six-story building appears to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and Glendale Register of Historic Resources. Thus, the six-story building is a historical resource as defined by CEQA. The two-story building remains ineligible for listing in national, state, and local registers. The parking structure is not individually eligible for listing in national, state, and local registers and is not a character-defining feature of the property at 620 N. Brand Boulevard. Thus, the two-story building and parking structure are not historical resources as defined by CEQA.

The threshold for determining significant impacts on historical resources is whether a proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of a historical resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. It was concluded that the Project would have no direct or indirect impacts on the identified historical resource on the Project Site, namely the six-story building. The Project would introduce a new visual element to

the setting of the historical resource; however, it would not cause a substantial adverse change. The historical resource would not be materially impaired by the Project because it would retain all of its significant character-defining features, continue possess sufficient integrity to convey its historical significance, and remain eligible for listing in the national, state, and local registers. Therefore, the Project would have no impact on historical resources.

1. INTRODUCTION

1.1 PURPOSE

The purpose of this report is to analyze whether or not the proposed Lucia Park project (Project) in the South Glendale Community Plan and Downtown Specific Plan areas would impact historical resources as defined by the California Environmental Quality Act (CEQA). CEQA defines a historical resource as a property listed in or determined to be eligible for listing in the California Register of Historical Resources.¹ The Project proposes the construction of a 24-story residential building on the block bounded by an on-ramp for the 134 Freeway on the north, W. Doran Street on the south, N. Brand Boulevard on the west, and N. Maryland Avenue on the east (see **Figure 1**).

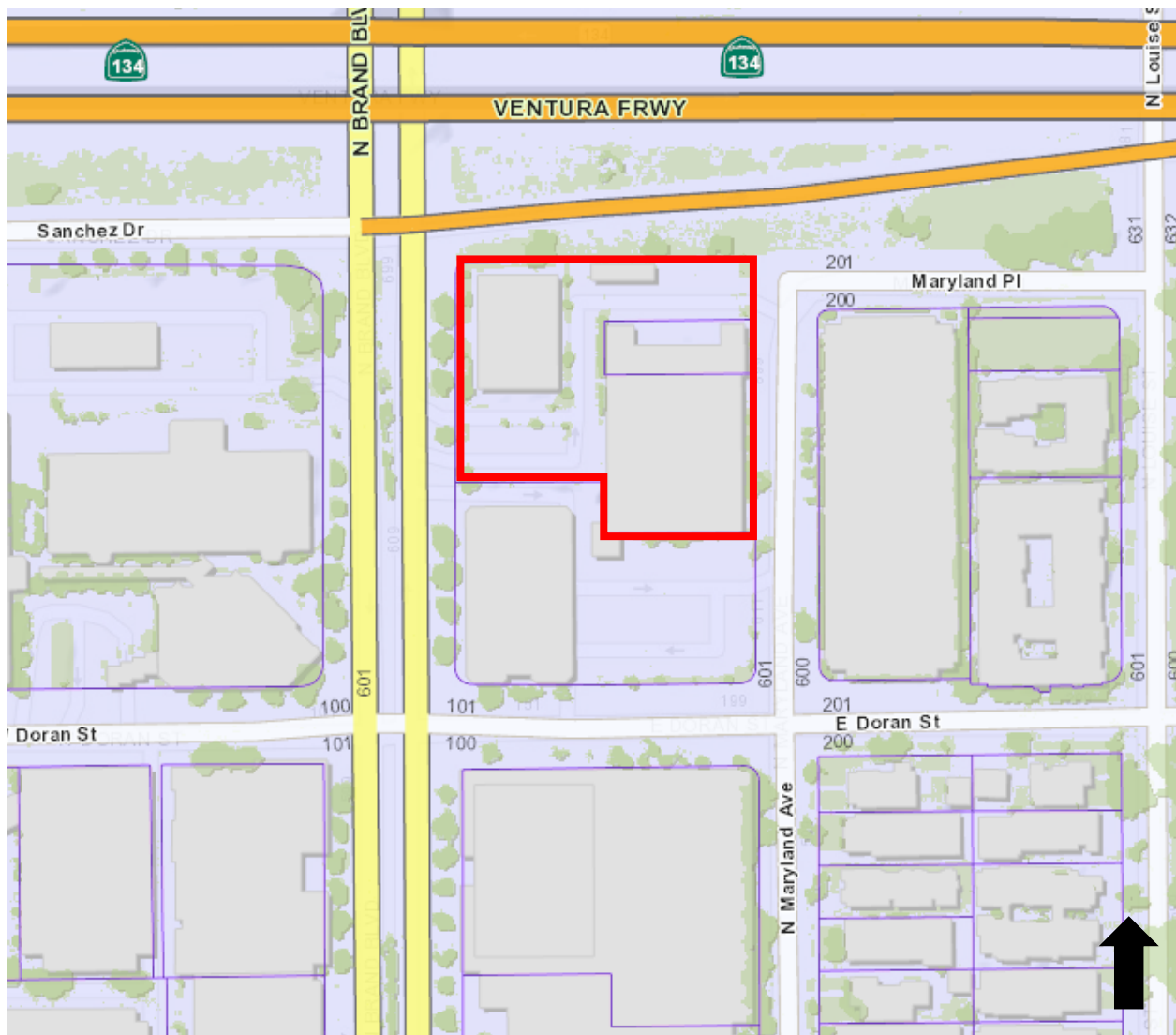


Figure 1: Project Site outlined in red

¹ Public Resources Code § 21084.1

The Project Site is situated at the north end of this block and includes two parcels listed in **Table 1**. 620 N. Brand Boulevard is occupied by a six-story office building constructed in 1969. The ground floor of this building presently contains a branch of Chase bank. This parcel also includes a parking structure constructed in 1970 and surface parking lots. 625 N. Maryland Avenue is occupied by a two-story office building with a surface parking lot constructed in 1979. The Project would involve the demolition of the two-story office building and parking structure and the preservation of the six-story office building. A full project description can be found in **Section 4.3**.

| TABLE 1: PROJECT SITE | | | |
|------------------------------|------------------------|--|-------------------|
| APN | Address | Description | Build Date |
| 5643-018-032 | 620 N. Brand Boulevard | 6-story office building, parking structure, and surface parking lots | 1969-1970 |
| 5643-018-031 | 625 N. Maryland Avenue | 2-story office building and surface parking lot | 1979 |

1.2 QUALIFICATIONS OF PREPARER

Teresa Grimes | Historic Preservation (TGHP) was retained to identify historical resources on and in the vicinity of the Project Site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included in **Appendix A**.

1.3 STUDY AREA

A field inspection of the Project Site and vicinity was conducted to determine the scope of the study. In determining the study area for this report, three factors were considered: the existing setting of the Project Site; the scale and nature of the proposed Project; and the impacts the Project could have on historical resources, if such resources exist. As the Project Site is located in a highly urbanized area within downtown Glendale with high-rise buildings, the Study Area corresponds with the Project Site. Properties beyond this Study Area were not included because the Project would have no potential to directly or indirectly impact historical resources on the same block or across the street, if such resources exist.

1.4 PREVIOUS DESIGNATIONS AND EVALUATIONS

The following sources were consulted to determine if the Project Site or vicinity includes properties currently designated under national, state, or local historic registers or previously evaluated as potential historical resources. Properties may include buildings, structures, sites, objects, and historic districts.

1. The Built Environment Resources Directory (BERD) was reviewed to determine if any properties on the Project Site or in the vicinity are listed and determined to be eligible for listing in the National Register of Historic Places, listed and determined to be eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, or evaluated in historic resource surveys and other planning activities processed through the Office of Historic Preservation (OHP). This research revealed no such properties located on the Project Site.
2. The Master List of Historic Districts and Glendale Register Properties were reviewed to determine if any properties on the Project Site or in the vicinity are located within a designated Historic District or listed in the Glendale Register of Historic Resources. This research revealed no such properties located on the Project Site.
3. The *2018 South Glendale Historic Resource Survey Report* was reviewed to determine if any properties on the Project Site or in the vicinity were identified as potential historical resources. The scope of the survey included properties constructed prior to 1979 within the South Glendale Community Plan area. This research revealed two previously surveyed properties located on the Project Site and one in the vicinity. The six-story office building at 620 N. Brand Boulevard was identified as appearing to be individually eligible for local designation. The building was documented on Department of Parks and Recreation (DPR) forms 523 A and B (see **Appendix B**) and is discussed in **Section 3.2**. The parking structure was not included in the description of the property and was not identified as a related feature. The two-story office building at 625 N. Maryland Avenue was not identified as significant in the survey. It was evaluated ineligible for listing in the National Register of Historic Places, California Register of Historical Resources, or local designation. The six-story office building at 600 N. Brand Boulevard, south of the Project Site, was identified as appearing to be individually eligible for local landmark designation.

1.5 METHODOLOGY

To identify historical resources on the Project Site and assess any potential impacts the Project may have on the identified historical resources, TGHP performed the following tasks:

1. Conducted an intensive field inspection of the Project Site, during which the general condition and physical integrity of the properties were assessed. Digital photographs of the properties were taken during the field inspection.
2. Determined that the property at 625 N. Maryland Avenue required re-evaluation as a potential historical resource to determine if it is eligible for listing in the California Register as it is proposed for demolition.

3. Determined that the property at 620 N. Brand Boulevard required re-evaluation as a potential historical resource to determine if it is eligible for listing in the California Register and if so whether the parking structure is a character-defining feature.
4. Determined that the parking structure at 620 N. Brand Boulevard required evaluation individually as a potential historical resource to determine if it is eligible for listing in the California Register as it is a free-standing building and proposed for demolition.
5. Conducted research into the history of the Project Site. Sources included building permit records, city directories, historic aerial photographs, prior survey data, newspaper archives, and Sanborn Fire Insurance maps.
6. Consulted the *South Glendale Historic Context* to identify the appropriate contexts, themes, and property types for the evaluations of potential historical resources.
7. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to national, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the properties as potential historical resources.
8. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would have an impact on the identified historical resources as defined by CEQA.

2. REGULATORY FRAMEWORK

2.1 HISTORICAL RESOURCES UNDER CEQA

CEQA defines a historical resource as a property listed in the California Register of Historical Resources (California Register) or determined to be eligible for listing in the California Register by the State Historical Resource Commission. A property designated under a local preservation ordinance or identified as eligible in a historic resource survey is presumed to be a historical resource unless a preponderance of evidence demonstrates that the property is not architecturally, historically, or culturally significant.² The lead agency has the discretion to treat a property as a historical resource if it meets statutory requirements and substantial evidence supports the conclusion. Thus, there are three categories of historical resources:

- *Mandatory historical resources* are properties listed or determined to be eligible for listing in the California Register by the State Historical Resource Commission.³ The California Register automatically includes properties listed and formally determined to be eligible for listing in the National Register of Historic Places (National Register) as well as some California State Landmarks and Points of Historical Interest.
- *Presumptive historical resources* are properties included in a local register of historical resources as defined by subdivision (k) of Section 5020.1 of the Public Resources.⁴ The Glendale Historic Preservation Ordinance (Municipal Code Section 15.20) and the Historic District Overlay Zone Ordinance (Municipal Code Section 30-35) meet this definition. Therefore properties listed in the Glendale Register of Historic Resources (Glendale Register) and areas designated as Historic Districts are presumed to be historical resources by the City of Glendale. Presumptive historical resources also include properties deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 of the Public Resources Code, unless a preponderance of the evidence demonstrates that the property is not significant. Subdivision (g) pertains to the requirements for the nomination historic resource surveys for listing in the California Register.⁵ The South Glendale Historic Resource Survey was submitted to the OHP for

² Public Resources Code § 5024.1 and Title 14 California Code of Regulations § 4850 & § 15064.5 (a) (2).

³ Title 14 California Code of Regulations § 15064.5 (a) (1).

⁴ A local register of historical resources is defined as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

⁵ A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with office procedures and requirements.
3. The properties were evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to

inclusion in the State Historic Resources Inventory and it meets the other requirements of Subdivision G. Therefore properties evaluated as significant in this survey are presumed to be historical resources by the City of Glendale.

- *Discretionary historical resources* are properties determined to be eligible for listing in the California Register by the lead agency. The determination must be supported by evidence in light of the whole record.⁶

The National Register, California Register, and Glendale Register designation programs are discussed below.

2.2 NATIONAL REGISTER OF HISTORIC PLACES

The National Register 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."⁷

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:⁸

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

changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the integrity of the resource.

⁶ Title 14 California Code of Regulations § 15064.5 (a) (3) (4).

⁷ Title 36 Code of Federal Regulations Part 60.2.

⁸ Title 36 Code of Federal Regulations Part 60.4.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns or trends in history by which a specific...property or site is understood and its meaning...is made clear.”⁹ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”¹⁰ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Criteria Consideration G

Certain types of properties are not usually eligible for listing in the National Register. These properties include buildings and sites that have achieved significance within the past 50 years. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. In addition to being significant under one of the four criteria listed above, these properties must meet a special requirement called a criteria consideration in order to be eligible for listing in the National Register. There are seven criteria considerations. Criteria Consideration G states “a property achieving significance within the last 50 years is eligible if it is of exceptional importance.”¹¹ This criteria consideration guards against the listing of properties of fleeting contemporary interest.

2.3 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹²

⁹ Patrick Andrus and Rebecca Shrimpton, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, 1997), 7.

¹⁰ *National Register Bulletin #15*, 44.

¹¹ *Ibid.*, 41.

¹² Public Resources Code § 5024.1 (a).

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹³

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:¹⁴

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. It is possible that properties may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. An altered property may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁵

¹³ Public Resources Code § 5024.1 (d).

¹⁴ Public Resources Code § 5024.1 (c).

¹⁵ Title 14 California Code of Regulations § 4852 (c).

OHP Survey Methodology

The evaluation instructions and classification system prescribed by the OHP for recording historical resources provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 3S** Appears eligible for the National Register as an individual property through survey evaluation.
- 3CS** Appears eligible for the California Register as an individual property through survey evaluation.
- 5S3** Appears to be individually eligible for local listing or designation through a survey evaluation.
- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

2.4 GLENDALE REGISTER OF HISTORIC RESOURCES

The City of Glendale created and adopted the Glendale Register of Historic Resources (Glendale Register) on September 30, 1997. Unlike the National and California Registers, there is no minimum age for a property to be listed. Listing in the Glendale Register requires the approval of both the property owner and the City Council. Once a property is listed in the Glendale Register, proposed relocations, alterations, additions, and demolitions must be approved by the Community Development Department and/or the Historic Preservation Commission.

Criteria and Integrity

A property may be listed in the Glendale Register, if it meets one or more of the following four criteria:¹⁶

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

¹⁶ Glendale Municipal Code 15.20.050. Ordinance 5949, Section 6, May 19, 2020.

3. ENVIRONMENTAL SETTING

3.1 BRIEF HISTORY OF THE SOUTH GLENDALE COMMUNITY PLAN AREA¹⁷

The City of Glendale is located at the eastern end of the San Fernando Valley in Los Angeles County, at the southern base of the Verdugo Mountains. It is bordered to the northwest by the Tujunga neighborhood of Los Angeles, to the northeast by La Canada Flintridge and the unincorporated area of La Crescenta, to the west by Burbank, to the east by Pasadena, and to the south and southeast by the City of Los Angeles. City boundaries are roughly delineated by the 210, 2, 134, and 5 freeways.

The South Glendale Community Plan area comprises all of the neighborhoods south of the 134 Freeway. It is composed of the original commercial and industrial centers of the city, along with single- and multi-family residential neighborhoods. Glendale was founded in 1887, amid the regional real estate and population boom of the era; the City of Glendale was incorporated in 1906. Incorporation triggered exponential growth, and the new city's population grew from 1,186 in 1906 to 13,576 in 1920. By the following year, the population reached 25,720 due to the annexation of several adjoining unincorporated areas, as well as the nearby township of Tropic. South Glendale encompasses the entire 1906 city boundary along with areas annexed by 1918.

A booming Southern California population, the city's close proximity to downtown Los Angeles, improved public transportation followed by automobile-related development made Glendale an attractive place for suburban development. As a result, many new subdivisions were laid out, with the city expanding outward from its original downtown core. The construction boom lasted for most of the 1920s, ending soon after the stock market crash of 1929. In the flats of South Glendale, the residential neighborhoods represent some of the earliest development in Glendale; hillside developments followed in the 1920s and during the post-World War II era.

Zoning changes have resulted in a great deal of infill construction of apartment buildings in areas that were formerly low density, single-family neighborhoods. As a result, intact neighborhoods of low-density, single-family development are rare in South Glendale, and integrity of setting is often compromised. The residential neighborhoods are largely characterized by small clusters of single- and multi-family residences from the early twentieth century surrounded by, and interspersed with, later development.

The South Glendale Community Plan area includes one of the main retail hubs in the Los Angeles metropolitan area, featuring the Glendale Galleria, a major regional mall, The Americana at Brand, a flagship mixed-use development, and the Brand Boulevard of Cars corridor of auto dealerships. Glendale is also home to a major regional concentration of medical and healthcare facilities, as well as to creative campuses of the Walt Disney Company

¹⁷ Excerpted from Historic Resources Group, *South Glendale Historic Context* (Glendale: Community Development Department, 2014), 18-19.

and DreamWorks Animation (whose headquarters are located outside the South Glendale Community Plan area).



Figure 2: Aerial view of South Glendale looking north, Brand Boulevard is in the approximate center of the photograph, 1930 (Security Pacific National Collection, Los Angeles Public Library)

Today, the South Glendale Community Plan area is the most densely developed part of the city. Its population has the highest levels of economic and cultural diversity, and its buildings display the widest range of types and uses. The most complex of the four Community Plan areas, South Glendale is also the site of the City's highest development pressures, inevitably leading to increased threats to historic resources. Many South Glendale Community Plan neighborhoods lost their historic character between the 1960s and the 1990s, ultimately becoming home to many of the city's large multi-family developments. This trend was diminished through several down-zonings at the close of the twentieth century, though some portions of South Glendale are slated for increased density in the coming Community Plan.

3.2 HISTORY AND DESCRIPTION OF THE PROJECT SITE

Like most of the properties bordering present-day Brand Boulevard, the Project Site was once owned by Leslie C. Brand as part of the Glendale Boulevard Tract, which he subdivided in 1904 (see **Figure 3**). Brand came to Los Angeles for the first time in 1886. After a brief stint in

Galveston, Texas where he married Mary Louise Dean, Brand moved to Los Angeles in 1898 and amassed a fortune as the co-founder of Title Guarantee and Trust Company. He became Glendale's most visible booster and one of its most significant early real estate developers.¹⁸ Brand in turn sold some blocks to other subdividers, while retaining ownership of others until his death in 1925. The southern portion of the Project Site was further subdivided as part of the McNutt Tract in 1906 and Tract No. 93 in 1908. The McNutt Tract was owned by Fannie and Porter McNutt, while Tract No. 93 was owned by a group of investors including Mary Butterworth, Mary Curtis, and Francis Darlington.

During the early twentieth century, the South Glendale Community Plan area north of Lexington Drive, the original City Limit, was mostly developed with single-family houses. By 1919, the east side of the Project Site facing Maryland Avenue was occupied by single-family houses, while the west side facing Brand Boulevard remained undeveloped (see **Figure 4**). By 1950, small-scale commercial buildings had been constructed on Brand Boulevard; however, many lots remained undeveloped (see **Figure 5**).

The development of the Ventura Freeway south of the Verdugo wash flood control channel and north of Doran Street had a major impact not only on the transportation system but also the development of the South Glendale Community Plan area. The area including the Project Site that was developed with single and multi-family housing as small-scale commercial buildings would become prime real estate. In 1968, Home Savings and Loan Association (Home Savings) purchased most of the Project Site and demolished the existing buildings. The one exception was the single-family house and detached garage at 625 N. Maryland Avenue, which was owned by Francis and Edith Oglesbee.

Home Savings retained Heusel, Homolka and Associates to design a six-story office building with an estimated construction cost of \$950,000. Completed in 1969, the ground floor was occupied by a branch of Home Savings and the upper floors were offices leased to professionals and small businesses. In 1970, Home Savings commissioned Frank Homolka and Associates to design a parking structure, southeast of the office building. It is unclear if the parking structure was an original component of the plans for the property.

In 1979, the house and garage were replaced with a two-story office building. Donald Licking retained Jones Walton Architects to design the building, which cost approximately \$200,000 to construct. For most of its history, the building was occupied by a wide variety of professionals and small businesses. It is currently occupied by the International Rescue Committee.

¹⁸ Historic Resources Group, *South Glendale Historic Context*, 39.



Figure 4: Sanborn Map, 1919, Sheet 41, approximate boundary of Project Site outlined in red.



Figure 5: Sanborn Map, 1950, Sheet 280, approximate boundary of Project Site outlined in red.



Figure 6: Brand Boulevard looking northeast from Broadway, 1930 (Security Pacific National Bank Collection, Los Angeles Public Library)



Figure 7: Project Site outlined in red, 1971 (Aerial Photography Collection, University of California Santa Barbara)

620 N. Brand Boulevard

620 N. Brand Boulevard is an irregularly-shaped parcel that extends from Brand Boulevard on the west to Maryland Avenue on the east. The address is associated with Assessor Parcel Number 5643-018-032, which includes Lot 5 of the McNutt Tract and Lots 19, 21, 22, 23, 24, 25, and 26 of Tract No. 93. Lots 24, 25, and 26 of Tract No. 93 are occupied by a six-story office building at the northwest, while Lot 5 of the McNutt Tract and Lots 21 and 22 of Tract No. 93 are occupied by a two-level parking structure at the southeast. There are surface parking lots south of the office building on Lot 23 of Tract No. 93 and north of the building at 625 N. Maryland Avenue, which is Lot 19 of Tract No. 93. There is a metal carport with handicap accessible spaces in the north parking lot. The property is minimally landscaped and includes grass lawns on all four sides of the office building, including a set back from Brand Boulevard. There are landscaped strips along the south property line and west of the parking structure planted with *Pyrus calleryana* trees and *Pittosporum tobira* 'Variegatum' bushes.

The office building has a rectangular plan and a flat roof with a tall parapet. The verticality of the design is emphasized through narrow bays that continue unbroken up the length of each facade to the plain frieze encircling the parapet. The bays are divided by precast concrete piers, which sit on a slightly elevated podium. The piers are off-white with an exposed aggregate finish. The podium is paved with the same exposed concrete aggregate but with a two-tone color scheme. The east and west facades are identical in design with strips of fixed windows

and charcoal spandrel glass between each pier. Centrally located entrances are accessed from short flights of concrete steps and sheltered by flat canopies. The entrances are comprised of a set of glass doors flanked by floor-to-ceiling windows set in metal frames. The north and south facades are similar but not identical in design. Each feature a solid wall sheathed in stone tile in the center of the façade. As there is no entry to the building on the north façade, the stone extends from the ground to the bottom of the parapet. The south façade features a centrally located entrance. Like the entrances on the east and west, it is sheltered but a flat canopy. However, the original metal framed doors and windows have been replaced by a frameless glass system. To each side of the center bay are decorative metal panels instead of windows. The plain frieze at the top of the building is a backdrop for signage. The original Home Savings pin letters have been replaced by Chase as well as the Chase logo.



Figure 8: View looking northeast at south and west elevations of office building (TGHP September 2021)



Figure 9: View looking southwest at entrance on east façade of office building (TGHP, September 2021)



Figure 10: View looking southeast at piers and podium of office building (TGHP September 2021)



Figure 11: View looking north at entrance on south façade of office building (TGHP, September 2021)

The design of the parking structure is complementary to the office building but paired down. The concrete structure has a flat roof and solid block walls on the north and south facades. The east and west facades are nearly identical in design. Wire mesh panels are set between thin concrete piers the full length of the facades which are topped by a plain frieze. Simple concrete frames define the vehicular entrances.



Figure 12: View looking southwest at east façade of parking structure (TGHP, September 2021)



Figure 13: View looking southeast at west façade of parking structure (TGHP, September 2021)

The building permit record and field inspection indicate that the property is substantially unaltered. There have been numerous permits issued for electrical, plumbing, heating and air conditioning, restrooms, and tenant improvements; however, the exterior of the office building is substantially intact. Exterior alterations are limited to the installation of an ATM station and replacement of the signage in 1999 when Washington Mutual became the ground floor tenant and again in 2007 when Chase acquired the building. The ATM station was first installed in 1988 and has been altered at least twice. In 1993, damage from the Northridge Earthquake was repaired and the building was seismically strengthened. In 2010, a permit was issued for ground floor improvements, which may have been when the entrance on the south façade was altered (BB20100058).

625 N. Maryland Avenue

The two-story office building at 625 N. Maryland Avenue has a U-shaped plan with a flat roof. The building occupies the entire parcel, which is Assessor Parcel Number 5643-018-031 and Lot 20 of Tract No. 93, except for a front setback from Maryland Avenue. The building has a reinforced masonry structure clad in a variety of materials. The street-facing (east) façade has a horizontal orientation. A solid split face concrete block wall anchors the south end of the façade. On the ground floor, there is a vehicular passageway at the north end that leads to an asphalt covered driveway in the middle of the U. The remainder of the ground floor is filled with floor-to-ceiling plate glass windows. The main entrance to the building consists of a single slab door, which is accessed by a short flight of concrete steps and sheltered by a flat canopy. The second floor features a band of steel sash windows. Above the windows the façade is sheathed in stucco and below it is sheathed in wood siding. The ends of the U face north and

are comprised of solid concrete block walls. The middle of the U features a band of steel sash windows on the second floor with stucco cladding above and below. Parking stalls are tucked under the second floor and accessed by the driveway. The west façade is another solid concrete block wall that faces a driveway associated with 620 N. Brand Boulevard. The south façade is also a solid concrete block wall that abuts the parking structure associated with 620 N. Brand Boulevard.



Figure 14: View looking northwest at east façade (TGHP, September 2021)



Figure 15: View looking southeast at north façade (TGHP, September 2021)

The building permit record and field inspection indicate that the property is substantially unaltered. There have been several permits issued for electrical, plumbing, roofing repairs, and tenant improvements; however, the exterior of the office building is substantially intact.

3.3 HISTORIC CONTEXT

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The *South Glendale Historic Context* was used to identify the relevant contexts for judging the significance of the properties on the Project Site. The *Historic Context* is organized primarily by development patterns and then themes that cover the period 1771 to 2000. The Architecture and Design context is intended to apply to the property types identified and discussed within the other contexts and themes.

The most relevant contexts for the evaluation of the subject properties are Commercial Development and Architecture and Design. The associated themes, sub-themes, and registration requirements for the types of properties on the Projects Site that follow, are excerpted from the *Historic Context*. It should be noted that since the *Historic Context* was completed in 2014, the Glendale Historic Preservation Ordinance was amended. To be eligible for listing in the Glendale Register, a property must now retain integrity. Additionally, the criteria for significance were revised to correspond with the National Register criteria, which are lettered A, B, C, and D as opposed to numbered 1, 2, 3, and 4. A fifth criteria pertaining to

the early heritage of Glendale was eliminated as such properties would be eligible under the first criteria.¹⁹ Technical corrections related to these amendments are reflected in the text below.

Commercial Development Context

The property at 620 N. Brand Boulevard was constructed between 1968 and 1970 for Home Savings and Loan Association. Thus, the applicable theme is Post-World War II Commercial Development within the Commercial Development context.

| CONTEXT | COMMERCIAL DEVELOPMENT |
|----------|---|
| Theme | Post-World War II Commercial Development |
| Period | 1945-1969 |
| Summary | Following the conclusion of World War II, Glendale experienced a period of commercial growth. The Glendale skyline was dramatically transformed during this period, as numerous high rise commercial buildings were constructed downtown. Examples of commercial buildings from this period may include shopping centers, retail stores, banks, restaurants, commercial storefront buildings, and commercial blocks. |
| Criteria | Significance |
| A/1/A | A commercial property from this period may be significant as a unique or rare example of commercial development representing the growth of Glendale during this period. Commercial buildings may be eligible as the first, best, or rare remaining example of an important commercial property type (including the first high-rise buildings, or remnant auto dealerships dating to this period); for an association with an industry that is important in the development of Glendale (including financial institutions); or for its association with Route 66 along Colorado Boulevard. |
| C/3/C | A commercial property from this period may be significant as an excellent or rare example of an architectural style from the period. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architecture and Design context. |
| Criteria | Integrity Considerations |
| A/1/A | A commercial property from this period eligible under Criteria A/1/A should retain integrity of location, design, workmanship, materials, and feeling, at a minimum, in order to reflect the important association with the City’s commercial development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture |

¹⁹ Glendale Municipal Code 15.20.050. Ordinance 5949, Section 6, May 19, 2020.

| | |
|-------|---|
| | of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. Replacement of original storefronts is a common and acceptable alteration. |
| C/3/C | A commercial property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A commercial property significant under Criterion C/3/C should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. |

Registration Requirements

| | |
|---|--|
| To be eligible under this theme, a property must: | |
| <ul style="list-style-type: none"> • date from the period of significance; • represent important patterns and trends in commercial development from this period, including the development of Route 66; or • represent an excellent, unique, or rare example of a significant property type from the period, including remnant auto dealerships; • display most of the character-defining features of the property type or style; and • retain the essential aspects of integrity for listing in the National, California, and Glendale Registers. | |

The property at 625 N. Maryland was constructed in 1979 for Donald Licking. Thus, the applicable theme is Redevelopment & Revitalization within the Commercial Development context.

| CONTEXT | COMMERCIAL DEVELOPMENT |
|---------|---|
| Theme | Redevelopment & Revitalization |
| Period | 1970-2000 |
| Summary | South Glendale was transformed in the late twentieth century. The Glendale Redevelopment Agency, along with substantial private investment resulted in the construction of significant commercial properties during this period. The Glendale Galleria, a prominent regional shopping destination, as well as substantial new high-rise construction changed the Glendale skyline in the 1970s and 1980s. |

| Criteria | Significance |
|---|--|
| A/1/A | A commercial property from this period may be significant as a unique or rare example of commercial development representing the growth of Glendale during this period. Commercial buildings may be eligible as the first, best, or rare remaining example of an important commercial property type (including the first high-rise buildings); for an association with an industry that is important in the development of Glendale (including financial institutions); or for representing the establishment of a new trend in commercial development. Because this theme deals with resources from the recent past, additional time may be required to gain a scholarly perspective on their eligibility. |
| C/3/C | A commercial property from this period may be significant as an excellent or rare example of an architectural style from the period. Additional information about architectural styles from each period and their associated character-defining features are outlined in the Architecture and Design context. |
| Criteria | Integrity Considerations |
| A/1/A | A commercial property from this period eligible under Criteria A/1/A should retain integrity of location, design, workmanship, materials, and feeling, at a minimum, in order to reflect the important association with the city's commercial development during this period. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. |
| C/3/C | A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A commercial property significant under Criterion C/3/C should retain integrity of design, workmanship, materials, and feeling, at a minimum, in order to be eligible for its architectural merit. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style. |
| Registration Requirements | |
| <p>To be eligible under this theme, a property must:</p> <ul style="list-style-type: none"> • date from the period of significance; • represent important patterns and trends in commercial development from this period; | |

- represent an excellent, unique, or rare example of a significant property type from the period;
- display most of the character-defining features of the property type or style;
- if less than 50 years old, exhibit exceptional importance for listing in the National Register; and
- retain the essential aspects of integrity for listing in the National, California, and Glendale Registers.

Architecture and Design Context

The subject properties were constructed in 1969 and 1979, a period covered by the Post-World War II Modernism theme within the Architecture and Design context. The Corporate Modern, New Formalism, and Late Modernism sub-themes are the most applicable for the evaluation of the properties under Criterion C/3/C and are excerpted below from the *Historic Context*.

Sub-Theme: Corporate Modern

Corporate Modernism drew from International Style and Miesian precedents, celebrating an expression of structure and functionality in outward appearance. Embraced whole-heartedly in postwar Los Angeles, Corporate Modernism was the predominant style of large-scale corporate office buildings from the late 1940s until the late 1960s. Practitioners of the style embraced new construction techniques which allowed for large expanses of glass, visually broken by strong horizontal or vertical divisions of steel or concrete. Character-defining features include:

- Box-shaped form
- Constructed of concrete, steel, and glass
- Flat roofs, either with flush eaves or cantilevered slabs
- Horizontal bands of flush, metal-framed windows, or curtain walls
- Lack of applied ornament
- Articulated ground story, often double-height and set back behind columns or pilotis
- Integral parking lot, either subterranean above grade
- Landscaped plaza or integral plantings at ground floor

Sub-Theme: New Formalism

New Formalism is a sub-type of Late Modern architecture that developed in the mid-1950s as a reaction to the International Style's strict vocabulary and total rejection of historical precedent. New Formalist buildings are monumental in appearance, and reference and abstract classical forms such as full-height columns, projecting cornices, and arcades. Traditional materials such as travertine, marble, or granite were used, but in a panelized, non-traditional form. In Southern California, the style was applied mainly to public and institutional buildings. On a larger urban design scale, grand axes and symmetry were used to achieve a modern monumentality. Primary in developing New Formalism were three architects: Edward Durrell

Stone, who melded his Beaux Arts training with the stark Modernism of his early work; Philip Johnson; and Minoru Yamasaki. All three had earlier achieved prominence working within the International Style and other Modernist idioms. Character-defining features of New Formalism include:

- Symmetrical plan
- Flat rooflines with heavy overhanging cornices
- Colonnades, plazas and elevated podiums used as compositional devices
- Repeating arches and rounded openings
- Large screens of perforated concrete block, concrete, or metal

Sub-Theme: Late Modernism

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems. Significant architects who produced works in the style include Marcel Breuer, Philip Johnson, Cesar Pelli, Piano and Rogers, and John Portman. Character-defining features of Late Modern style include:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

3.4 PROPERTIES ON PROJECT SITE EVALUATED AS ELIGIBLE HISTORICAL RESOURCES

620 N. BRAND AVENUE

National Register

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The Post-World War II Commercial Development theme within the Commercial Development context from the *South Glendale Historic Context* was used in the evaluation below.

As previously stated, the property was developed by Home Savings and Loan Association (Home Savings) between 1968 and 1970; the office building was completed in 1969 and the parking structure in 1970. The company was founded in 1889 and became the cornerstone of its parent company, H.F. Ahmanson & Company. The H.F. Ahmanson & Company was a California holding company named after its founder Howard Fieldstead Ahmanson, Sr. Ahmanson was born in Omaha, Nebraska on July 1, 1906. After graduating from the University of Southern California, he established a company that specialized in casualty insurance. During the Great Depression, the company prospered by dealing with foreclosures. In 1943, Ahmanson bought the National American Insurance Company. Following the end of World War II, he purchased the Home Building and Loan Association. In the decade that followed, Ahmanson acquired 18 additional financial institutions, merged them under the name Home Savings and Loan, and turned the group into a financial giant. When the company expanded to other states, the name was changed to Home Savings of America. H.F. Ahmanson & Company, including Home Savings, were sold to Washington Mutual in 1998. JPMorgan Chase & Co. acquired Washington Mutual in 2008.

Mere association with historic events or trends is not enough, in and of itself to qualify under Criterion A. The property's specific association must be considered important as well.²⁰ Home Savings is significant in the history of commerce for facilitating the postwar development of Southern California. The company remained successful as other savings and loan associations faltered by focusing on home mortgages and maintaining conservative management practices initiated by Ahmanson. By the time the branch in Glendale was constructed in 1969, there were branches throughout Southern California and beyond. No information was found indicating that the branch in Glendale played an important role in the history of the company. Furthermore, research did not reveal a specific association with the financial services industry in Glendale. Glendale is the location of numerous financial institutions such as banks and savings and loan associations. This pattern of development dates to the early twentieth century.²¹ The property merely furthered this trend that was already well established by the time it was constructed. For these reasons, the property does not appear to be significant under Criterion A for an association with Home Savings specifically or the financial services industry generally.

The registration requirements for the Post-World War II Commercial Development theme address other aspects of commercial development. After World War II patterns of land use in predominantly residential cities like Glendale were changing as a result of the freeway system. As noted in the *South Glendale Historic Context*, "the 1947 Master Plan for Los Angeles Metropolitan Freeways shows the system of freeways in and around Glendale appears largely as we know it today. South Glendale is distinctive as the focal point of the golden triangle, which is the confluence of three Southern California freeways: Interstate 5, the 134 Freeway, and the 2 Freeway. This shaped city's vision for how it wanted to be seen: as a regional destination for shopping and other activity."²²

²⁰ *National Register Bulletin #15*, 12.

²¹ Historic Resources Group, *South Glendale Historic Context*, 119.

²² Historic Resources Group, *South Glendale Historic Context*, 79.

The *South Glendale Historic Context* states the Home Savings office building is the second oldest commercial high-rise building in Glendale.²³ However, the term “high-rise” is never defined in the *South Glendale Historic Context*. A high-rise building is generally defined as at least 75 feet tall or six to seven stories. The *South Glendale Historic Context* seems to have reserved the term high-rise for buildings constructed after World War II, although there were high-rise buildings constructed earlier. These include the six-story Security Trust and Savings Bank at 100 N. Brand Boulevard (1923), the nine-story Masonic Temple at 234 S. Brand Boulevard (1928), and the seven-story Bekins Warehouse at 929 S. Brand Boulevard (1931).

The Glendale Federal Savings and Loan Headquarters was the first high-rise building constructed in downtown after World War II. It opened at the corner of N. Brand Boulevard and Lexington Avenue in 1959 and an addition was completed in 1962. However, no other high-rise buildings were constructed downtown and much of N. Brand Boulevard continued to remain either undeveloped, paved surfacing parking lots, or small-scale commercial buildings through the 1960s. The 134 Freeway opened in April of 1969 and played a significant role in the future development of downtown. Home Savings was the first high-rise building in Glendale to be oriented toward the freeway and drew commercial development north on Brand Boulevard. Glendale Federal is nine stories in height, while Home Savings is six stories. By today’s standards neither building is especially tall; however, compared to the existing development in downtown they became visual landmarks. The Home Savings office building was at the forefront of the trend in high-rise commercial development along the freeway that followed in the 1970s and continues to this day. Thus, the office building appears to be significant under Criterion A as an important commercial property type that represents the growth of downtown Glendale. The surface parking lots and parking structure do not contribute to the significance of the property in this context. The character-defining features of the property are discussed in greater detail below.

Criterion B

To be eligible for listing under Criterion B, a property must be associated with the lives of persons significant in our past. Several steps are involved in determining whether a property is significant under Criterion B. First, the person must be significant within a historic context. Second, the property must be associated with the person’s productive life. Finally, the property must be compared with other associated properties to identify the best representation of the person’s historic contributions.²⁴

Since its construction in 1969, the office building has been occupied by a financial institution. The founders of these institutions were not examined as historic persons as there is no evidence of a close association with the property. Even if they were significant in the context of the financial services industry, the location of their personal offices would be considered better representations of their life’s work.

²³ Ibid, 137.

²⁴ *National Register Bulletin #15*, 14-15.

From 1969 to 1997, the office building was occupied by Home Savings, which was founded by Howard F. Ahmanson, Sr. Ahmanson was an American businessman and philanthropist who played a significant role in financial services, insurance, and real estate industries. However, he has no association with the property because he died in 1968 – the year before the office building was constructed.

Research also did not reveal information regarding any other specific individuals associated with the property who could be considered persons significant in our past. Many individuals, such as managers and tellers, likely worked in the office building; however, collaborative efforts like these are typically best evaluated under Criterion A. Therefore, the property does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Type, Period, or Method of Construction

A type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. This aspect of Criterion C encompasses all architectural styles and construction practices. A building or structure is eligible as an architectural type specimen if it is an important example of construction practices from a particular period in history.²⁵

Home Savings was notable for a building program started in the 1950s by Howard F. Ahmanson, Sr. in collaboration with artist Millard Sheets. This program resulted in a distinctive series of buildings that became an enduring symbol of Home Savings' brand identity. Many of the buildings designed by Sheets are considered New Formalist style masterpieces featuring mosaic murals with scenes of local history on the façades, bronze ornament, and travertine cladding. Sheets designed over one hundred bank buildings for Home Savings from the 1950s through 1970s. Because he was not a licensed architect, Sheets collaborated with numerous licensed architects, including Frank Homolka.

The office building and parking structure may be broadly described as Mid-Century Modern in terms of the period of their construction; however, they do not embody a particular style of architecture from the period nor are they a successful combination of styles. The office building possess some of the characteristics of New Formalism, but not enough to make it a true representation of the style. As opposed to finer examples of the style, the podium is not a prominent feature of the design. It is only slightly elevated above grade and instead of a plaza

²⁵ Ibid., 17-18.

or colonnade the podium consists of a concrete walkway. The precast concrete piers create a symmetrical design, which is characteristic of the style. However, the design terminates abruptly in a plain frieze rather than a projecting overhang or decorative cornice. Blank walls are found in New Formalist buildings, especially banks, but they usually serve as backdrops for art rather than signage. The only decorative features of the office building are the metal screens on the south façade. The office building's 98-foot height, which gives prominence to the signage, distinguishes the design more than any of its architectural features. Research did not yield any results indicating that the office building was considered an important work during its time or in subsequent decades. The parking structure is even more basic in design than the office building and does not exhibit quality of design through distinctive features.

Additionally, the office building and parking structure did not involve any novel or noteworthy construction techniques, so they do not appear to be significant for embodying the distinctive characteristics of a method of construction. They are ordinary examples of precast and poured concrete structures including concrete girders and floor slabs.

Work of a Master

A master is a figure of generally recognized greatness in a field.²⁶ The office building was designed by the architecture firm of Heusel, Homolka and Associates, while the parking structure was designed by the successor firm of Frank Homolka and Associates. The original firm was based in Long Beach and consisted of Frank Homolka Jr. (1922-2008) and Francis J. Heusel (1906-1968). Heusel and Homolka were part of a team of architects responsible for the design of the Long Beach Civic Center (1958-1977, demolished 2016).²⁷ The firm was the precursor to what became Frank Homolka and Associates after Heusel's passing. Homolka designed other buildings for Home Savings independently and in collaboration with Millard Sheets Studio. He designed an office building in West Covina for Home Savings in 1970 that is nearly identical to the office building in Glendale.²⁸ In 1974 and 1976, he was the architect of record for the Home Savings branches in Montebello and Encino; however, Millard Sheets is recognized as the designer of both buildings. Homolka does not appear to meet the definition of master architect. He was certainly a talented architect, but his most important commissions were in affiliation with others. Thus, his contribution to these projects is unclear. Furthermore, there are no scholarly sources on the architectural history of Southern California recognizing Homolka as a great architect. Therefore, the property does not appear to be significant under this aspect of Criterion C.

²⁶ Ibid., 20.

²⁷ This group, known as the Allied Architects of Long Beach and consisted of various firms including Gibbs and Gibbs, Francis J. Heusel, Killingsworth, Brady, Smith and Associates, and its successor, Killingsworth, Brady and Associates, Kenneth S. Wing and Associates and its successor, Kenneth S. Wing, Sr., and Kenneth S. Wing, Jr., and Frank Homolka and Associates.

²⁸ In 2019, the building at 100 S. Vincent Avenue in West Covina was evaluated as ineligible for listing in the National and California Registers for lack of significance but eligible for local designation. As one of the tallest buildings in the city, it has served as a visual landmark since the time of its completion.

High Artistic Values

The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.²⁹ A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the office building does not. Rather, it exhibits the basic features of New Formalism and does not include the craftsmanship or detailed handwork found in finer examples of the style such as painted or tiled murals or terrazzo floors. Home Savings was renowned for their building program led by the artist Millard Sheets. However, Sheets was not involved with the design of the subject property. Although the office building includes metal screens attached to the south façade, they are not noteworthy in design or execution. The parking structure does not possess any artistic features. Therefore, the property does not appear to be significant under this aspect of Criterion C.

Distinguishable Entity

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. A district must be significant, as well as being an identifiable entity.³⁰ The property was not identified in the South Glendale Historic Resource Survey as contributing to a potential historic district. Therefore, it is being evaluated individually and this aspect of Criterion C does not apply. Furthermore, the property does not meet the basic definition of a historic district, which is a significant concentration of buildings united historically or aesthetically by plan or development.³¹ The district classification applies to properties with a number of buildings of equal importance or large acreage with a variety of features. The subject property with a main building, ancillary building, and surface parking lots is classified as a "building" for National Register purposes.³²

Conclusion

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

Criterion D

This criterion generally applies to archaeological sites but may apply to buildings, structures, and objects in instances where the property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the subject property because it did not involve the use of any novel or noteworthy construction techniques. Furthermore, research

²⁹ *National Register Bulletin #15*, 20.

³⁰ *Ibid.*, 5.

³¹ *Ibid.*

³² *National Register Bulletin #16a*, 15.

did not indicate the property to have the potential to yield information about human activity. Therefore, the property does not appear to be significant under Criterion D.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period of significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As such, the period of significance is 1969, the date the office building was completed because it represents the growth of downtown Glendale along the 134 Freeway. Following is a point-by-point analysis of the seven aspects of integrity:

- Location – The place where the historic property was constructed or the place where the historic event occurred.

The property retains its integrity of location, as the office building and parking structure have not been moved from the sites on which they were constructed.

- Design – The combination of elements that create the form, plan, space, structure, and style of a property.

The integrity of design remains, as the architectural and structural features of the office building such as the shapes, fenestration patterns, and configuration of entrances are intact, reflecting the property's original aesthetic and function. Signage has been altered but has the same placement as the original design. The original doors and windows at the south entryway have been replaced; however, the opening has not been resized and the other entryways remain unaltered. The ATM station diminishes the symmetry of the south façade; however, this alteration is not detrimental to the design of the property as a whole.

- Setting – The physical environment of the historic property.

The property retains integrity of setting as a whole, which is a highly urbanized area within downtown Glendale. The immediate setting is first and foremost the area within Lots 24, 25, and 26 of Tract No. 93, which is comprised of grass lawns with minimal landscaping on all four sides of the office building that create a buffer between the sidewalk on the west, freeway on-ramp on the north, driveway on the east, and surface parking on the south. The immediate setting also includes the parking structure. The broad setting includes the 134 Freeway to the north, which remains the same from the period of significance. Otherwise, the broad setting has changed since the period of significance by the development of more and more high-rise office buildings. The building at 600 N. Brand Boulevard is located on the same block as the Project Site, south of the Home Savings office building. As discussed in **Section 1.4**, it was identified in the South Glendale Historic Resource Survey as appearing to be individually eligible for local designation. Constructed in 1975, it is currently occupied by U.S. Bank and replaced

low-rise commercial buildings (see **Figures 5 and 7**). The building is six stories in height like the Home Savings office building. On the next block south of the Project Site stands the office complex at 550 N. Brand Boulevard. The complex includes two 21-story buildings completed in 1987. Across Brand Boulevard are two more high-rise office buildings, 535 N. Brand Boulevard was constructed in 1973 and is 11 stories in height and 611 N. Brand Boulevard was constructed in 1973 and is 14 stories in height. Therefore, after the period of significance, the pattern of development along N. Brand Boulevard changed from low-rise commercial buildings to high-rise commercial buildings that are mostly taller than the Home Savings office building.

- **Materials** – 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.

The integrity of materials is intact. The key exterior material is concrete; exposed aggregate precast concrete in the office building and poured concrete in the parking structure. The concrete remains throughout the property as well as the glass, stone, and metal used in the construction of the office building.

- **Workmanship** – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The property retains integrity of workmanship as the office building and parking structure are substantially intact. However, the property was mostly constructed from materials that were prefabricated and there is little evidence of skilled workmanship or artisan’s labor.

- **Feeling** – A property’s expression of the aesthetic or historic sense of a particular period of time.

The integrity of feeling has been diminished by the ATM station and frameless glass doors and windows on the south façade, which are clearly contemporary. However, the property’s other physical components convey the sense of the late 1960s. Therefore, the property retains integrity of feeling as a whole.

- **Association** – The direct link between an important event or person and a historic property.

The office building conveys its role in the development of downtown Glendale because it continues to be a familiar visual feature from the 134 Freeway. The parking structure is secondary to the office building and did not contribute to the development of downtown Glendale and is not a prominent visual feature. Therefore, the property retains integrity of association as a whole.

Conclusion

The property retains all aspects of integrity to convey its significance under Criterion A. The recommended Status Code is 3S, because the office building appears to be eligible for listing in the National Register as an individual property through survey evaluation.

Character-Defining Features

Character refers to all those visual aspects and physical features that comprise the appearance of every historical resource. Character-defining features are the tangible elements that contribute to a building's sense of time and place. Character-defining features can be generally grouped into three categories: the overall visual character of a building, the exterior materials and craftsmanship, and the interior spaces, features, and finishes. The relative importance of character-defining features depends on the level of quality, visibility, and integrity. In addition, some character-defining features are more important than others in conveying the significance of the property.³³ The character-defining features identified below are considered the most important elements contributing to the significance of the property, and generally include the exterior features of the office building that date from the period of significance; directly relate to the commercial use; are constructed or fabricated from historic materials; are highly visible; and retain integrity.

Overall Visual Character

- Proximity to freeway
- Location on major thoroughfare
- Setback from west property line that continues around the office building
- Six story height
- Rectangular form
- Vertical orientation
- Symmetrical composition of each façade
- Flat roof with parapet
- Wide frieze
- Narrow window bays
- Centrally located entrances

Exterior Materials and Craftsmanship

- Precast exposed concrete aggregate piers and paving
- Metal framed doors and windows
- Two-toned window and spandrel glass

³³ Lee H. Nelson, FAIA, *Preservation Brief #17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character* (Washington D.C.: U.S. Department of the Interior, 1988), 1-2.

Interior spaces, features, and finishes may be character-defining features of the property, but were not included in the scope of this report. The ATM station, signage, and carport are not character-defining features because they postdate the period of significance. Additionally, the parking structure and surface parking lots are not character-defining. The parking structure also postdates the period of significance for the Post-World War II Commercial Development theme within the Commercial Development context. It was not designed and constructed at the same time as the office building. Parking was provided as a matter of necessity because customers and tenants arrived by automobile, but neither the structure nor the surface lots are an integral part of the design. The office building is significant in the context of postwar commercial development as a high-rise oriented toward the freeway. Neither the parking structure nor the surface parking lots contribute to this significance. The parking structure has some of the same visual qualities as the office building but none of the historic associations.

California Register

The California Register was modeled on the National Register. The criteria for eligibility for listing in the California Register are virtually the same as the National Register. Therefore, the Home Savings office building is eligible for listing in the California Register for the same reasons noted above. It retains all aspects of integrity to convey its significance under Criterion 1. The surface parking lots and parking structure do not contribute to the significance of the property in this context because they do not represent the growth of downtown Glendale. The recommended Status Code is 3CS, appears to be eligible for listing in the California Register as an individual property through survey evaluation.

Glendale Register

The Home Savings office building was identified in the South Glendale Historic Resource Survey as appearing to be individually eligible for local designation, which corresponds to a Status Code of 5S3. The DPR 523 B form states the office building is significant under local Criterion A as a good example of post-World War II commercial development and under local Criterion C as a good example of Corporate Modern architecture (see **Appendix B**). Although the criteria for eligibility of listing in the Glendale Register are similar to the National and California Registers, there is no explanation for why the office building is eligible for local designation but not national and state. As discussed above, the office building appears to be eligible for listing in the Glendale Register under Criterion A because it meets the registration requirements for the Post-World War II Commercial Development theme.

This report concludes the office building is ineligible for listing in the Glendale Register under Criterion C. The office building is described as New Formalist in the *South Glendale Historic Context*. It was evaluated in this report and found ineligible because it does not exemplify New Formalism. The office building was evaluated on the DPR 523 B form in the context of Corporate Modern architecture. Yet the *South Glendale Historic Context* states Corporate Modernism drew from International Style and Miesian precedents, which included box-shaped forms; flat roofs; steel and concrete structural systems; and glass curtain walls comprising

bands of flush-mounted metal windows and spandrel panels. Corporate Modern buildings often featured landscaped plazas or plantings to soften the somewhat rigid aesthetic. The office building lacks most of the character-defining features of Corporate Modernism. Therefore, it does not meet the registration requirements because it does not embody the distinctive characteristic of Corporate Modernism. The character-defining features of the property were identified on the DPR 523 A form and did not include the parking structure or surface parking lots. Nor were the parking structure or surface parking lots identified as related features on the DPR 523 B form (see DPR 523 forms in **Appendix B**).

3.5 PROPERTIES ON PROJECT SITE EVALUATED AS INELIGIBLE HISTORICAL RESOURCES

620 N. BRAND AVENUE – PARKING STRUCTURE

As discussed above in Subsection 3.4, the parking structure at 620 N. Brand Boulevard does not appear to be individually eligible for listing as a historical resource under national, state, or local criteria. The property's significant historic associations under Criterion A/1/A with postwar commercial development are embodied in the office building alone. The parking structure is ineligible because it is not a unique or rare example of commercial development representing the growth of Glendale during the postwar period. Research did not reveal any specific individuals associated with the parking structure who could be considered persons significant in our past. Therefore, it is not significant under Criterion B/2/B. The parking structure is not significant under Criterion C/3/C. The parking structure does not exhibit quality of design through distinctive features that would make it a good example of a type, period, or method of construction. Furthermore, it does not possess craftsmanship, ornamentation, or detail to lend it high artistic value. As discussed above, the architect Frank Homolka is not recognized as a master. There is no evidence to suggest the parking structure has the potential to yield information important in prehistory or history because it was constructed with common techniques and materials. It is a typical example of a reinforced concrete structure including floor slabs and exterior skeleton. Therefore, it is not significant under Criterion D/4/D. As the parking structure does not meet any of the national, state, or local criteria for significance, an assessment of integrity is not required. The recommended Status Code is 6Z, found ineligible for National Register, California Register, and local designation through survey evaluation.

625 N. MARYLAND AVENUE

The two-story office building at 625 N. Maryland Avenue was previously evaluated as ineligible for listing as a historical resource under national, state, or local criteria. It does not meet the registration requirements for significance under Criterion A/1/A in the context of Redevelopment and Revitalization. It is not the first, best, or rare remaining example of a commercial property type. It is a typical example of a small-scale office building. Research did not indicate a specific association between the property and the City's efforts to revitalize downtown during the 1970s. Because of the frequent turnover of tenants, the property is not strongly associated with any particular business or industry significant in the history of Glendale. Donald Licking was the original developer of the property. Licking (1921-2003) was an

account who spent much of his life in Glendale.³⁴ No information was found to suggest that he was significant within a historic context. Licking likely constructed the building as an investment property, which he owned for approximately ten years.³⁵ Therefore, it is not significant under Criterion B/2/B for an association with persons significant in our past. The office building is not significant under Criterion C/3/C. It does not exhibit quality of design through distinctive features that would make it a good example of a type, period, or method of construction. It is a typical example of a reinforced masonry structure. Furthermore, it does not possess craftsmanship, ornamentation, or detail to lend it high artistic value. The architects of the building are listed as Jones and Walton. The firm was based in Glendale and consisted of Raymond Jones (1907-1988) and Charles Walton (1932). Although the firm was responsible for designing numerous buildings in Glendale including libraries, schools, and office buildings,³⁶ no information was found to indicate that Jones or Walton could be considered a master architect, which is defined by the National Register as a figure of generally recognized greatness.³⁷ There is no evidence to suggest the property has the potential to yield information important in prehistory or history because it was constructed with common techniques and materials. Therefore, it is not significant under Criterion D/4/D. As the property does not meet any of the national, state, or local criteria for significance, an assessment of integrity is not required. Additionally, Criteria Consideration G for properties less than 50 years of age is not applicable, because the property is not significant. The recommended Status Code remains 6Z, found ineligible for National Register, California Register, and local designation through survey evaluation.

³⁴ City Directories, various dates.

³⁵ By 1992, the property was owned by Home Savings according to the building permit record.

³⁶ Historic Resources Group, *South Glendale Historic Context*, 195-96.

³⁷ *National Register Bulletin #15*, 20.

4. PROJECT IMPACTS

4.1 THRESHOLDS FOR IMPACTS ON HISTORICAL RESOURCES

The *CEQA Guidelines* set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2)(C) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As a property conveys its significance as a historical resource through its physical characteristics, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the integrity of the historical resource such that it would no longer be eligible for listing in the National Register, California Register, or other landmark programs such as the Master List of Historic Districts and Glendale Register Properties.

4.2 SECRETARY OF THE INTERIOR’S STANDARDS

Projects that may affect historical resources are considered to have a less than significant impact if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).³⁸ The Standards were issued by the National Park Service and are accompanied by Guidelines for four types of treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies

³⁸ Title 14 California Code of Regulations § 15126.4 (b).

specifically to new construction in the vicinity of a historical resource, Standard #9 of the Standards for Rehabilitation provides relevant guidance for such projects.

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project.

4.3 PROJECT DESCRIPTION

The proposed Project would involve the construction of a residential apartment building on a 63,760-square-foot site currently developed with a two-story office building, containing approximately 5,297 square feet of floor area; a six-story office building, containing approximately 45,125 square feet of floor area; and an associated parking structure. The Project includes the proposed demolition of the existing parking structure and two-story office building as well as surface parking lots and construction of a 24-story, 294-unit residential building containing 247 one-bedroom and 47 two-bedroom apartments, with a parking garage containing 502 parking spaces, including 373 parking spaces for the proposed apartments in four levels of subterranean parking and two above-ground levels containing 129 replacement parking spaces for the office building, which will remain on the site. The total 502 automobile parking spaces and 115 bicycle parking spaces (96 long term and 19 short term) would be proposed. The Project has been designed to comply with the Downtown Specific Plan and Glendale Municipal Code standards. The Project would add a total of 417,135 square feet of new residential building at the southwest corner of the Project Site for a combined 462,260 square feet of floor area. The Floor Area Ratio of the proposed Project, including the office building to remain, would be 7.25. The proposed Project would include landscaping on the first level and a number of community spaces throughout the new building, including outdoor and private terraces and a pool on the fourth floor. Terraces are also proposed on the seventeenth, nineteenth, and twenty-first floors, including roof terraces on the twenty-third and twenty-fourth floors.

4.4 ANALYSIS OF PROJECT IMPACTS

DIRECT IMPACTS ANALYSIS

The Project would have no direct impacts on historical resources: no historical resources would be demolished, destroyed, relocated, or altered as a result of the Project. The two existing buildings on the Project Site that would be demolished do not meet the definition of a historical resource according to CEQA (see **Section 3.5**). The former Home Savings office building is a historical resource located on the Project Site. It would be retained as part of the Project. The proposed new building would be located east of the historic building and separated by an existing driveway. The distance between the new building and historic building is approximately 30 feet at the lower stories. None of the character-defining features of the historic building

would be physically altered by the Project. As such, the Project would have no direct impacts on historical resources; therefore, this report only analyzes the potential for the Project to result in indirect impacts on historical resources.

INDIRECT IMPACTS ANALYSIS

Methodology

Indirect impacts or secondary effects are reasonably foreseeable and caused by a project but occur at a different time or place.³⁹ Examples of indirect impacts may include visual, auditory, and atmospheric changes to the setting of a historical resource. In determining the potential impact of adjacent new construction on the historical resource on the Project Site, the central question is whether the proposed new building would cause a "material impairment" to the significance of the historic building.⁴⁰ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs. Such an effect would only occur if the historical resource on the Project Site no longer retained sufficient integrity to convey its significance.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. Six of the seven aspects of integrity are related to the physical characteristics of a building, structure, object, site, or district that convey its historic significance. Because the proposed Project would not alter the physical characteristics of the historical resource on the Project Site, the only relevant aspect with respect to the impact of the new building on the historic building is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resource on the Project Site would be so diminished by the Project that it would no longer qualify as historical resource under national, state, or local landmark programs. The following factors were considered in this analysis:

- Why is the historical resource significant?
- What are the physical characteristics of the historical resource that conveys its significance?
- Specifically, is the setting a character-defining feature of the historical resource?
- If so, is the setting intact from the historical resource's period of significance or has it been disrupted already by subsequent development?
- What is the view shed from the historical resource?
- How and to what degree is the setting diminished by the visibility of the Project from the historical resource?

³⁹ Title 14 California Code of Regulations § 15358 (a) (2).

⁴⁰ Public Resources Code § 21084.1 and Title 14 California Code of Regulations §15064.5 (b).

Analysis

As discussed in **Section 3.4**, the former Home Savings office building is historically significant as an important commercial property type that represents the growth of downtown Glendale. Completed in 1969, it was at the forefront of high-rise commercial development along the 134 Freeway that followed in the 1970s and continues to this day. The physical characteristics that convey this significance are principally the exterior features of the building that date from the period of significance and are directly related to the commercial use. The character-defining features include the building's proximity to the freeway and the setback from the west property line along Brand Boulevard. The immediate setting of the building remains intact from the period of significance, but the broad setting has been changed by the development of high-rise office buildings on Brand Boulevard.



Figure 16: Aerial view looking southwest towards downtown Glendale with proposed new building in foreground and existing high-rise buildings in background (John Friedman and Alice Kimm Architects, 2021)

The Project would merely continue the pattern of development that began with the historic building at 620 N. Brand Boulevard. As discussed above, this pattern also includes another building on the same block as the Project Site; the high-rise at 600 N. Brand Boulevard that was

completed in 1975. Glendale Plaza at 655 N. Central Avenue, one block west of the Project Site, is currently the tallest building in downtown Glendale at 333 feet in height. The maximum height of the proposed new building would be 275 feet. The two buildings comprising the office complex at 550 N. Brand Boulevard, south of the Project Site, are also 275 feet. While the new building at 275 feet would be significantly taller than the historic building at 98 feet, it would be compatible with the scale of development in the area, which includes numerous other high-rise buildings (see **Figure 16**). The introduction of a new visual feature in the vicinity of the historical resource would not diminish its significance in the context of postwar commercial development in a meaningful way because the Project Site is a decidedly urbanized area within downtown Glendale that is characterized by high-rise buildings.



Figure 17: Aerial view looking south at intersection of the 134 Freeway and Brand Boulevard with the historic building and proposed new building on left (John Friedman and Alice Kimm Architects, 2021)

The important view sheds from the historical resource are north toward the 134 Freeway and west toward Brand Boulevard because these two transportation corridors define the broad setting. These view sheds would not be affected by the Project as the proposed new building is located to the east of the historic building. Furthermore, the existing surface parking lot to the

south of the historic building would be reprogrammed, but remain open space, so the view north and south on Brand Boulevard would be unaffected (see **Figure 17**).

The Project would partially obscure views of the east façade of the historic building. However, obscuring this view of the historic building would not materially impair its eligibility as a historical resource because it is not pertinent to conveying its significance. Setting is not an essential factor of integrity for the historical resource according to the registration requirements. The setting of the historical resource would not be diminished by the view of the Project because the east view shed is not character-defining and there are already high-rise buildings in the other view sheds. Furthermore, the Project would not affect the building's integrity of location, design, materials, workmanship, feeling, and association. The building would not be materially impaired by the Project because it would retain all of its significant character-defining features, continue to convey its historical significance, and remain eligible for listing in the National, California, and Glendale Registers. Therefore, the Project would not indirectly impact on the historical resource.

While the Project could be considered "related new construction" to the historical resource, the Standards for Rehabilitation are not directly applicable because they are not the threshold for impacts. The threshold is whether the Project would materially alter in an adverse manner those physical characteristics of the historical resource that convey its significance. To that end Standard #9 is relevant but not determinative in analyzing indirect impacts of new construction on adjacent historic buildings. The Standards are not prescriptive and are intended to manage change to protect the character of historic properties, not to prevent change. Standard #9 provides guidance on the design of new construction on historic properties as follows:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, massing, size, scale and proportion to protect the historic integrity of the property and its environment.

The new building would not destroy the materials and features that characterize the historic building. None of the character-defining features of the historic building would be physically altered by the Project. Additionally, the new building would not alter the spatial relationship between the historic building and the 134 Freeway or Brand Boulevard. The historic building would remain a prominent visual feature of the intersection of the freeway and Brand Boulevard.

Differentiation between new and old is more pertinent to new additions and exterior alterations of historic buildings, which is not the case with the Project, than related new construction. Nevertheless, the new building is contemporary in design and does not mimic the historic building. The materials, features, massing, and proportions of the new building are not fundamentally different from the historic building, both are a part of the continuum of Modern architecture. Size and scale are only two of several ways of judging the compatibility of new construction. The new building is undoubtedly larger than the historic building, but not

necessarily insensitive. At the ground level, the new building would be physically separated from the historic building by approximately 30 feet. The massing of the new building steps away from the east façade of the historic building beginning at the fourth and fifth stories to increase the physical separation from the historical resource by another 17 feet. By comparison, the typical width of a residential street with two way traffic and parking is 40 to 50 feet. Thus, the difference in size and scale is diminished by the distance between the two buildings by 47 feet above the fourth story (see **Figure 18**). The vertical bands along the podium of the new building also make subtle reference to the verticality of the historic building created by the narrow bays. Thus, the Project complies with Standard #9 to the extent it is applicable.

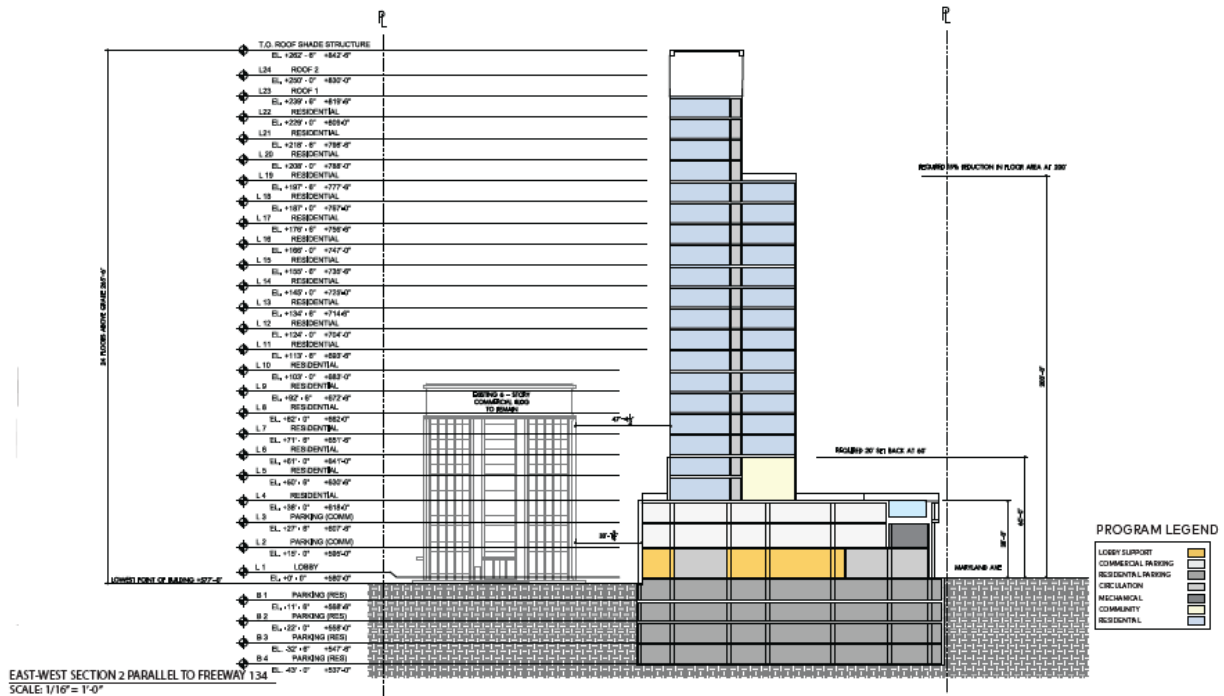


Figure 18: East-West section of the Project parallel to the 134 Freeway (John Friedman and Alice Kimm Architects, 2021)

5. CONCLUSIONS

This report identified one historical resource on the Project Site, the former Home Savings office building at 620 N. Brand Boulevard. The Project would have no direct or indirect impacts on the historical resource. The Project would not result in a direct impact on the historical resource because the historic building would be preserved. The historic building would not be demolished, destroyed, altered, or relocated as a result of the Project. The Project would not result in an indirect impact on the historical resource because the historic building would retain all of its significant character-defining features. The Project would introduce a new visual element to the setting of the historical resource; however, it would not alter the spatial relationship between the historic building and the 134 Freeway or Brand Boulevard. The historic building would continue to convey its significance in the context of postwar commercial development, and remain eligible for listing in the National, California, and Glendale Registers. Therefore, the Project would have no impact on historical resources and no mitigation is recommended or required.

6. REFERENCES

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Sanborn Fire Insurance Maps. Various dates.

Appendix A – Résumé

TERESA GRIMES | Historic Preservation

Teresa.Grimes@icloud.com
323-868-2391

Teresa Grimes has 30 years of experience in the field of historic preservation. She is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. Teresa graduated from the University of California with a Master of Art degree in Architecture and has worked in the private, public, and non-profit sectors. Teresa has extensive experience in the preparation of environmental compliance documents in accordance with the California Environmental Quality Act including the identification of historical resources, analysis of direct, indirect, and cumulative impacts, and development of mitigation measures. Her many projects throughout Southern California include the Art Center College of Design Master Plan, Baldwin Hills Crenshaw Plaza, Cinerama Dome Entertainment Center, City of Hope Master Plan, Claremont Graduate University Master Plan, Claremont McKenna College Master Plan, John Anson Ford Theatres, Oakwood School Master Plan, Los Angeles County Museum of Art, Times Mirror Square, Sunset Las Palms Studios, and Sunset Bronson Studios.

Educational Background

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Qualifications

- Meets the Secretary of the Interior’s Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Professional Experience

- Teresa Grimes | Historic Preservation, Principal, 2020 - Present
- GPA Consulting, Principal Architectural Historian, 2009-2020
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes | Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Appendix B – 2017 DPR Forms

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings

Page of Resource Name or #:

P1. Other Identifier

*P2. Location: Not for Publication Unrestricted

*a. County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.)

*b USGS 7.5' Quad Date T ; R ; of of Sec B. M.

c. Address City Zip

d. UTM: Zone , mE/ mN e. Other Locational Data: APN:

*P3a. Description

Character-defining Features

- Five-story height
- Rectangular plan, simple massing, symmetrical composition, vertical emphasis
- Flat roof with parapet
- Fixed, metal framed, vertical strip windows and spandrels between continuous precast concrete piers
- Entrances sheltered by cantilevered rectangular canopies and accessed by wide, shallow concrete steps
- Two pairs of fully glazed metal doors
- Fixed, metal framed, vertical strip windows and spandrels
- Wide frieze around top of building

Alterations

ATMs added; awnings added

Integrity

The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.)



*P3b. Resource Attributes:

HP7. 3+ story commercial building

*P4. Resources Present Building

*P5b. Description of Photo

View Northeast, 2017

*P6. Date Constructed/Age and Source

1969, LA County Tax Assessor

*P7. Owner and Address

*P8. Recorded by:

Historic Resources Group
12 S Fair Oaks Ave, Suite 200
Pasadena, CA 91105

*P9. Date Recorded

*P10. Survey Type

*P11. Report Citation:

*Attachments: Building, Structure, and Object Record

State of California -- The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page of NRHP Status Code

*Resource Name or #:

B1. Historic Name: B2. Common Name:

B3. Original Use: B4. Present Use:

*B5. Architectural Style:

***B6. Construction History:**

No permits available.

Owner History:

Address not listed in available city directories.

*B7. Moved Date: Original Location *B8. Related Features

B9a. Architect: b. Builder:

B10. Significance: Area

Period of Significance: Property Type: Applicable Criteria:

This property was evaluated during the 2017 South Glendale historic resources survey. It is eligible for listing in the Glendale Register under local Criterion 1 as an example of post-World War II commercial development and under local Criterion 3 as a good example of Corporate Modern commercial architecture by architectural firm Heusel, Homolka and Associates. This property retains character-defining features of its original design, including its five-story height, flat roof with parapet, and vertical strips of fixed metal frame windows and spandrels between continuous precast concrete piers.

Like all Southern California cities, the end of World War II meant a population surge for Glendale as returning GI's married, started families and came in search of the California lifestyle. Postwar prosperity also drove demand for consumer goods with a ripple effect on retail sales of everything from automobiles to home goods. As a result, existing commercially-zoned parcels were quickly developed after the war. New postwar low-rise commercial buildings began to populate the established commercial corridors of Pacific Avenue and Central Avenue, then gradually expanded southward to streets such as Colorado Street and Chevy Chase Drive. Transportation advancements, including significant development of the freeway system in and around Glendale, along with the further development of Route 66 as an important tourist attraction, also influenced commercial growth in South Glendale in the postwar era.

The city's second oldest commercial high-rise building was erected by Home Savings and Loan (1969, Huesel, Holmoka and Associates) at 620 N. Brand Boulevard. Home Savings Towers reflect the company's use of architecture to build their brand in communities across Southern California. These structures were typically high-rise buildings, visible from freeways and did not have the characteristic Millard Sheets artwork of the branches. In addition to Glendale, Home Savings Towers were located in Pomona, Covina, and Long Beach (1979, Frank Homolka and Associates, AIA). Each tower expressively used concrete to emphasize strength and permanence, with space at the top for the brand name and usually a place for the Home Savings Shield on the side of the building. Home Savings and Loan Building in operation at this address by 1970.

Long Beach-based Heusel, Homolka and Associates consisted of Frank Homolka, AIA (1922-2008) and Francis J. Heusel (1906-1968). The firm was the precursor to what became Frank Homolka and Associates after Heusel's passing. The firm's focus areas included banking and financial services, schools, offices and warehouses. Homolka was the architect for the towers for Home Savings and Loan. In 1969, the firm received an award from the Southern California Ready Mixed Concrete Association for the "creative use of concrete."

B11. Additional Resource Attributes:

***B12. References**

Historic Resources Group, City of Glendale South Glendale Historic Context Statement, September 30, 2014.
 City of Glendale Building Permits.
 Glendale City Directories.
 Sanborn Fire Insurance Maps.

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation:

