

INTRODUCTION

*A historic resources evaluation of all the existing structures on the project site was conducted to identify if any of these structures is a historic resource under national, state, or local standards. This section addresses the presence on the project site of historic resources that could be affected by implementation of the proposed project, and discusses potential impacts and mitigation. This section incorporates information from the report prepared by Kaplan Chen Kaplan entitled Historic Resources Evaluation – 610 North Central Avenue, dated June 2007 and contained in **Appendix 4.7** of this EIR.*

ENVIRONMENTAL SETTING

Existing Conditions

Neighborhood and Building Descriptions

The neighborhood surrounding the project site consists of high-rise (8- to 10-story) commercial office buildings with companion parking structures to the east, an existing 24-story high-rise office building immediately across Central Avenue to the west, and low-scale residential uses further west down Pioneer Street. **Figures 4.7-1a** through **4.7-1j** provide photographs of the on-site and surrounding structures. A cluster of four brick-clad buildings, one of which is located on the project site, is located at the intersection of Central Avenue and Doran Street, in and around the southern portion of the project site. A detailed description of each building follows.

610 North Central Building

This building is situated on the southwestern corner of the project site, at the northeastern corner of Central Avenue and Doran Street. The L-shaped red brick structure is a 16,740-square-foot, two-story building 35 feet in height, with brick exterior walls, stud interior walls, wood floors, and a wood roof. The building has a traditional interior design consisting of a central double-loaded corridor, staircases and elevator to access the upper floor. The building includes a stucco-clad penthouse with a smaller footprint, located on the roof above the original flat roofline. The longest elevation is along Doran Street, which features 17 window bays. The windows are aluminum frame with a horizontal pane over two vertical panes. A "column" of brick separates these window bays from each other. This effect is achieved by the recessing of each of the window bays in order to break up what would be an otherwise plain façade. A concrete panel extends out to frame the full bank of windows on the sides and above the windows. This feature gives the elevation a sculptural feel.

The front elevation located along Central Avenue is similar to the Doran Street elevation. The Central Avenue elevation has 10 window bays and a similar concrete panel frames the windows. The main building has a four-bay-wide entry that is located at the Doran Street end of the Central Avenue façade. A flat panel concrete hood defines the entry and two rectangular columns of marble flank the aluminum entry door. To the south are retail space plate glass windows. The east elevation of the building, situated along the eastern edge of the project site next to a driveway, and the north elevation, facing a parking lot, use the same technique of distinguishing window bays, except that a brick header course is used in place of the concrete. Another, smaller entry is located on the north elevation and features smaller, marble-clad columns.

540 North Central Building

This building is located south of the project site on the southeastern corner of Central Avenue and Doran Street. This red brick structure is three stories high with a flat roof. The Central Avenue elevation features 10 window bays, and there are 14 bays along Doran Street. The windows are of the same style as those on the 610 North Central building, but have different brick detailing. On 540 North Central, the horizontal bands of windows are defined by a brick course along the headers and lintels, which creates a horizontal frame for the windows along each floor and emphasizes the horizontal, in contrast to the vertical articulation of the 610 North Central structure located across Doran Street. The main entrance is located on the Central Avenue elevation near the corner of Doran Street. The entry is four bays wide and is framed with a concrete panel and marble cladding.

633 North Central Building

This building is located west of the project site, just south of Pioneer Street. Similar to the structure located at 540 North Central Avenue, this red brick structure is three stories high with a flat roof. Rectangular in plan, the longest elevation is located along Central Avenue. This elevation features 12 window bays. Similar to the 610 North Central Avenue structure, the window bays are recessed, with the area between bays projecting out slightly, creating a column effect and giving a vertical emphasis. The building at 633 North Central differs from 610 North Central in that the articulated bays continue from the canopy to the roofline.

The structure also has two southern elevations, one located along the stub of the "L" closest to Central Avenue, and a longer elevation facing the parking lot. The elevation along the stub has seven bays while the longer southern elevation has nine bays. The brick treatment is similar to the structure located at 610 North Central Avenue. The first floor of the structure, along Central and the stub of the "L", has a horizontal concrete canopy that slightly cants from bottom to top. The first floor contains retail display windows and two building entries—one along Central and one on the south elevation facing the parking lot.

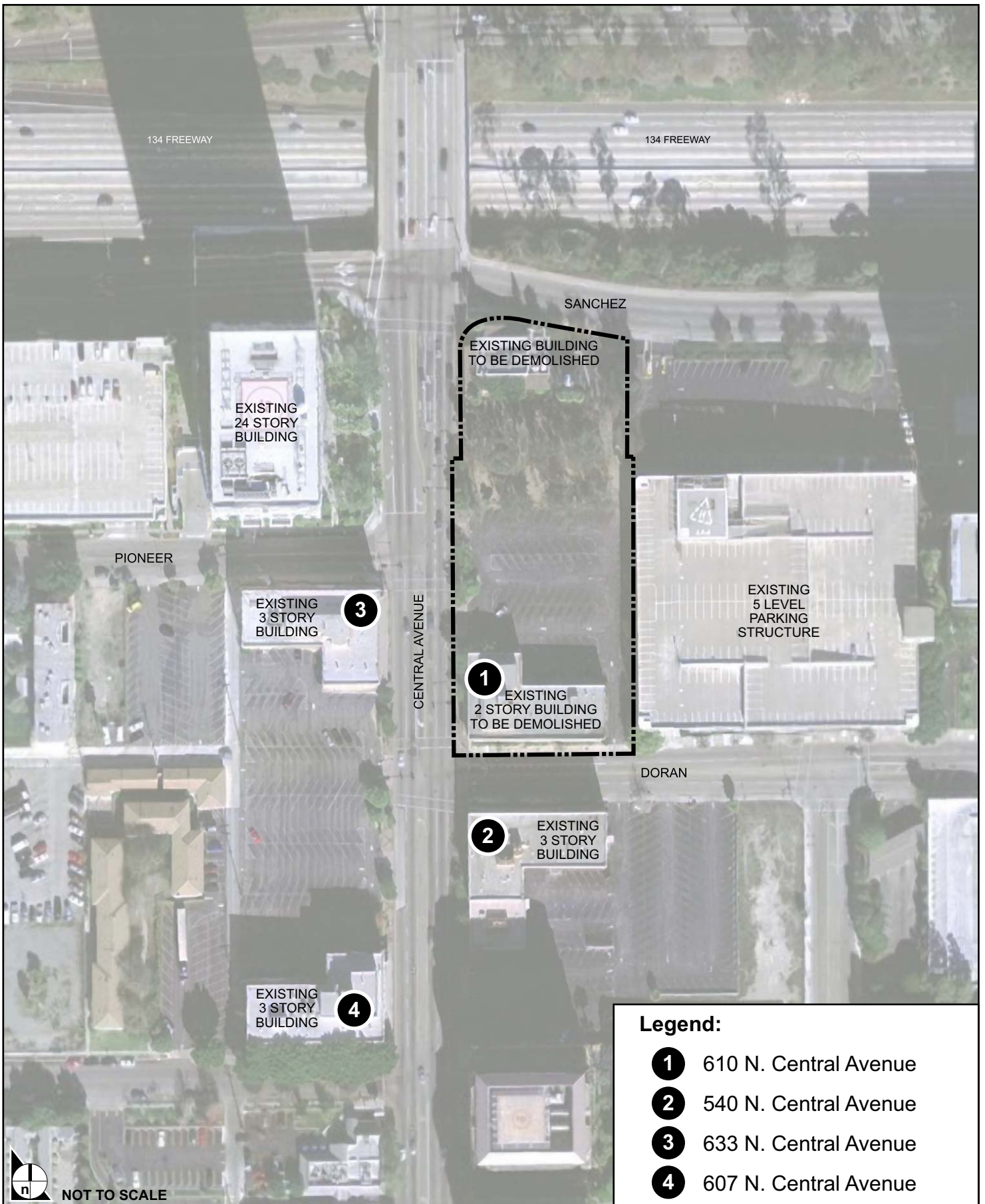


FIGURE 4.7-1a

Existing Structures Located at the Intersection of Central Avenue and Doran Street



610 North Central Avenue, West and South Elevations



610 North Central Avenue, West Elevation

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1b**

Photos 1 & 2





610 North Central Avenue, South Elevation at corner of Central Avenue and Doran



610 North Central Avenue, South and East Elevations

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1c**

Photos 3 & 4





**610 North Central Avenue, West and South Elevations and
540 North Central Avenue, portion of West Elevation**



610 North Central Avenue – Real, West and East Elevations

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1d**

Photos 5 & 6





610 North Central Avenue, Central Avenue Entry



610 North Central Avenue, Central Avenue Entry Doors

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1e**

Photos 7 & 8





610 North Central Avenue, Entrance Lobby



610 North Central Avenue, Elevator Lobby

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE 4.7-1f

Photos 9 & 10



806-001-06/07



610 North Central Avenue, Interior Corridor



610 North Central Avenue, Rear Entrance

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1g**

Photos 11 & 12





540 North Central Avenue, North and West Elevations



**633 North Central Avenue, South Elevation, and 610 North Central Avenue, West Elevation
(view from parking lot between 607 and 633 North Central Avenue)**

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1h**

Photos 13 & 14





633 North Central Avenue, South and East Elevations



607 North Central Avenue, East and North Elevations

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-1i**

Photos 15 & 16





**607 North Central Avenue, East Elevation
(view from parking lot on east side of Central, south of 540 North Central)**



**607 North Central Avenue, North Elevation
(view from parking lot between 607 and 633 North Central Avenue)**

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE 4.7-1j

Photos 17 & 18



607 North Central Building

This building is south of the building located at 633 North Central. A large parking lot separates the two buildings. This pale beige, brick structure is three stories high with a flat roof and stucco-clad penthouse. The Central Avenue elevation features 11 window bays. Similar to the 633 North Central Structure across the parking lot, the window bays are recessed with the area between the windows projecting out slightly, imparting the look of a vertical pier. These piers run from the first floor canopy to the roofline. In addition, like the 633 North Central Avenue structure, the northern elevation of the building that faces the shared parking lot is seven bays wide with a windowless central bay. A similar canted canopy runs the length of the Central Avenue façade and turns along the southern elevation on Doran Street. The first floor has large retail windows and a building entrance.

Neighborhood, Parcel and Building History

Central Avenue served as the original western boundary of Glendale when it was first recorded by Los Angeles County in 1887. Acreage to the north, south, and west of Central Avenue was subsequently added between 1910 and 1919. By 1925, almost all the lots along the portion of Central Avenue within the vicinity of the project site had been completely built out with detached, single-family houses set back from the street.

With the economic depression of the 1930s, the area began to experience changes, and, as the post-World War II economy picked up, housing preferences migrated from Central Avenue to newer, more suburban neighborhoods. The residences along Central Avenue began to be remodeled as business locations or demolished for new commercial structures.

During the mid-20th century, a number of significant commercial and institutional buildings in Glendale's downtown that serve as excellent and important examples of Modern architecture were built by renowned architects. One such example is the Glendale Federal Savings and Loan Building, located at 401 North Brand Boulevard, which has been determined to be eligible for the California Register of Historical Places. Built during the 1960's, the Glendale Savings and Loan Annex Building, Municipal Services Building, Glendale Police Department, and County Courthouse provide additional examples of excellent Modern architecture in the Glendale region.

The series of office buildings located at 540, 607, 610, and 633 North Central, which are clustered around the intersection of Central Avenue and Doran Street, are also representative of this Modern architecture evolution. The building located at 540 North Central Avenue was the first to be constructed. The structure was built in 1953 by the development firm of Causey and Rhodes (Gill Causey and Frank

Rhodes) with Bernhard Cardan of Los Angeles serving as the engineer. Throughout the decades, various building permits for tenant improvements and alterations were taken out.

The next building to be constructed was the structure located on the project site at 610 North Central Avenue. Built in 1955 as an office building with an exterior penthouse, it also was developed by the firm of Causey and Rhodes with Bernhard Cardan of Los Angeles serving as the engineer. The building has a traditional interior design consisting of a central double-loaded corridor, staircases and elevator to access the upper floor. Throughout the decades, various building permits for tenant improvements and alterations were taken out for 610 North Central. From the beginning, the building has always contained health care-related services, including medical offices and laboratories.

The structure located at 633 North Central Avenue, constructed in 1960, and the structure located at 607 North Central Avenue, constructed in 1963, were the last to be developed by Causey and Rhodes with Cardan serving as the engineer. The buildings are similar in pattern and were leased predominantly by health care providers and medical service professionals. As with the other buildings, these structures have a history of numerous tenant improvements and alterations over the decades.

Architectural History

Each of the buildings discussed above displays influences of the "Modern Architecture" building style. The term "Modern Architecture" or "Modernism" has been used to encompass a range of design sub-types that emerged throughout the 20th century. What has become known as the "Modern Movement" was a design philosophy that rejected use of historical references, while promulgating new concepts of form and space, with volume as its major consideration. Under the umbrella of Modernism are a number of sub-styles. The International Style is the sub-style that most people identify as Modern architecture. The most obvious features of this style include walls and overhanging roofs composed as light slabs of panels; prominent cantilevered construction; strip windows with steel or aluminum frames, louvered or horizontally sliding; flat or near-flat roofs; white walls, usually achieved by stucco or painted brick; "cubist" effects achieved by such devices as keeping windows in the same plane as walls instead of recessing them; and the famous 'stilts' whereby a building's structural cage was expressed on its ground level. The International Style was the dominant form of Modernism in the 1930s and 1940s.

The most established form of Modern architecture was based on International Style elements but executed in a derivative manner, with easy-to-execute elements, without the subtleties of the style, and was often executed as "a handful of clichés" beginning in the early 1950s.¹

Other sub-styles included the "Screen" sub-style that was "identifiable by open-work screens applied to facades and walls of buildings, especially over windows, which disguised [the] structure and gave effects of richness. Screens were most often of metal...screens could be of concrete, or brick laid with open interstices."² Another related sub-style was that of the mirror exterior. The "Brutalist" sub-style was one described as using materials and forms with "brutal honesty...everything was hard, unyielding, uncompromising, non-sensuous."³ Another sub-style was the "arrested rust sheathing." In the 1960s, the "geometric" and "sculptural" sub-styles emerged; these styles expressed the structural engineering by a variety of methods, including buildings that were raised or lifted off the ground, and structural elements, such as cross-bracing, visible as the exterior sheathing.

The "Modernism" design was also carried on into the building's interior. Interior features, such as floating and visible staircases, cantilevered mezzanines, open floor plans, and use of modern materials, including glass, aluminum, and metals.

There are a number of extant significant commercial and institutional buildings in the downtown area of Glendale that are excellent and important examples of mid-20th century modern architecture. One such example is Sarmiento's Glendale Federal Savings and Loan Building (401 N. Brand Boulevard) is arguably the best known modernist building in the San Gabriel Valley. It is an excellent example of 1950s modern architecture in a small city's downtown. It has been described as "constructed in the Corporate International Style, emphasizing economical concrete and steel construction...the building adds to its basic International Style design with modern, innovative approaches to sun and fire control." In addition, the structural form of the building's base, two concrete beams running diagonally forming a shallow V shape, wrap around the building and "give the impression that the building is resting on two points." (Department of Parks and Recreation Primary Record, August, 2000). This building has been determined eligible for the California Register of Historical Places by the state's Historical Resources Commission. Constructed adjacent to it (121 W. Lexington Drive) is the Glendale Federal Savings and Loan Annex constructed in 1966.

¹ Gowans, Alan. *Styles and Types of North American Architecture: Social Function and Cultural Expression*. New York; IconEditions, 1992, p. 301.

² *Ibid.*, p. 302.

³ *Ibid.*

There are also a number of public structures that are significant examples of modern architecture. The City of Glendale's Municipal Services Building, built in 1966, is an example of the geometric modern style that reveals its structural engineering as it appears to "float" above a few concrete pylons. Described as "toned-down concrete Brutalism hovering on stilts over a plaza with a fountain", the structure was designed by the team of architect Merrill Baird with the architectural and engineering firm of A.C. Martin. (Gebhard and Winter, p. 333) The Glendale Police Department (140 N. Isabel St.) was designed in 1960 by architects Marion J. Varner and Raymond Jones. Its Modern style is horizontally oriented with a flat roof that appears to drape over one edge of the building expressed as an abstract plane. The County Courthouse (600 E. Broadway), designed by architect Arthur Wolfe in 1959, features a serpentine brick façade exterior with large expanses of glass and planar walls. This building interior also features Modern design elements including a floating stairway.

All of these structures were built between the mid-1950s and 1960s and each of the buildings represents a significant example of the Modern style of architecture and its sub-styles such as Corporate International and Brutalism.

REGULATORY FRAMEWORK

National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register of Historic Places (NRHP) was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment."⁴ The NRHP recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must meet one or more of the following four established criteria:

- 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

⁴ Code of Federal Regulations (CFR), 36 Section 60.2.

D. Have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP guidelines, the "essential physical features" of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity or "the ability of a property to convey its significance."

The seven aspects of integrity are: location (the place where the historic property was constructed or the place where the historic event occurred); design (the combination of elements that create the form, plan, space, structure, and style of a property); setting (the physical environment of a historic property); 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); workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); feeling (a property's expression of the aesthetic or historic sense of a particular period of time); and association (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the NRHP criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials, and workmanship. The California Register of Historic Resources (CRHR) procedures include similar language with regard to integrity.

The minimum age criterion for the NRHP and the CRHR is 50 years. A property less than 50 years old may be eligible for listing on the NRHP if it can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance." (Chapter 11, Title 14, Section 4842(d)(2))

California Register of Historical Resources

The CRHR was established to be a comprehensive listing of California's historic resources, including those of national, state, and local significance. Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the CRHR is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial

adverse change."⁵ The criteria for eligibility for the CRHR are based upon NRHP criteria. A resource must meet one or more of the following criteria for listing on the CRHR:

- A. Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- B. Associated with the lives of persons important to local, California, or national history; or
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
- D. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

City of Glendale Historic Preservation Ordinances

The City of Glendale, through provisions in the Glendale Municipal Code, has established processes to preserve its designated historic resources. The provisions of the Glendale Municipal Code relative to historic preservation include the Glendale Historic Preservation Ordinance (Sections 15.20.05 through 15.20.120) and the Historic District Overlay Zone Ordinances (Sections 30.25.010 through 30.25.070) (collectively, "Ordinances"), which provide planning tools for implementing the Historic Preservation Element of the City of Glendale General Plan. The Ordinances address both the obligations of historic property ownership and a broad range of incentives available to owners of historic properties.

Section 15.20.020 of the Glendale Historic Preservation Ordinance defines a historic resource as "any site, building, structure, area or place, man-made or natural, which is historically or archaeologically significant in the cultural, architectural, archaeological, engineering, scientific, economic, agricultural, educational, social, political or military heritage of the City of Glendale, the State of California, or the United States and which has been designated as historically significant in the National Register of Historic Places, the State of California Register of Historical Resources, the Glendale register of historic resources, or the historic preservation element of the Glendale general plan."

Section 15.20.050 of the Glendale Historic Preservation Ordinance establishes the following "findings for additions to the register of historic resources":

⁵ California Public Resources Code Section 5024.1.

Upon recommendation of the Historic Preservation Commission, the City Council must consider and make findings for additions to the local register. The designation of any proposed resource in the City as an historic resource shall be granted only if the City Council first finds that the proposed historic resource contains one or more of the following elements:

- A. The proposed resource identifies interest or value as part of the heritage of the City;
- B. The proposed resource is the location of a significant historic event;
- C. The proposed resource identifies with a person or persons or groups who significantly contributed to the history and development of the City; or whose work has influenced the heritage of the City, the state, or the United States;
- D. The proposed resource exemplifies one of the best remaining architectural types in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period;
- E. The proposed resource is in a unique location or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- F. The proposed resource is a source, site, or repository of archeological interest; and
- G. The proposed resource contains a natural setting that strongly contributes to the well being of the people of the City.

Section 30.25.020 of the Historic District Overlay Zone Ordinance defines a historic district as "a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties." The properties must contribute to each other and be unified aesthetically by plan or historical physical development.

Section 30.25.020 of the Historic District Overlay Zone Ordinance establishes the following elements for the City to consider in recommending that a geographic area be designated as a historic district overlay zone:

- A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B. Is identified with persons or events significant in local, state, or national history;
- C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- D. Represents the work of notable builders, designers, or architects;

- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
- G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, transportation modes, or distinctive examples of park or community planning;
- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
- I. Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.

Listing on the Glendale Register of Historic Resources neither precludes a historic resource from being removed from the local Register, nor does it prohibit a historic resource from being altered or demolished. However, the Glendale Historic Preservation Commission and its staff review recommendations and permits to delete, alter, relocate, or demolish these historic resources. Sections 15.20.055 and 15.20.060 of the Glendale Municipal Code must be implemented if removal of a historic resource from the Glendale Register of Historic Resources is intended. Section 15.20.080 outlines the permit requirements necessary for the demolition or major alteration of a historic resource. With respect to historic districts, section 30.25.050 of the Glendale Municipal Code must be implemented if demolition, new construction, addition or alteration of exterior architectural features on properties within the historic district overlay zone is intended. Section 30.25.060 outlines the permit requirements necessary for the demolition of historic structures within designated historic district overlay zones. No building located on the project site is on the Glendale Register of Historic Resources or within a designated historic district overlay zone.

California Environmental Quality Act

Under the California Environmental Quality Act (CEQA), a "project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." (*CEQA Guidelines* 15064.5(b)) This statutory standard involves a two-part inquiry. The first involves a determination of whether the project involves a historical resource. If it does, the second part involves determining whether the project may involve a "substantial adverse change in the significance" of the historical resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted in final form on October 26, 1998

with the addition of *CEQA Guidelines* Section 15064.5. The *CEQA Guidelines* specify that for purposes of CEQA compliance, the term "historical resources" includes the following:

- A resource listed in, or determined to be eligible by the state Historical Resources Commission, for listing in the California Register of Historical Resources.
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources.
- The fact that a resource is not listed, or determined to be eligible for listing, in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource, as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The following thresholds for determining the significance of impacts related to cultural resources, including historical resources, are contained in the environmental checklist form contained in Appendix G of the most recent update of the *CEQA Guidelines*. Impacts related to cultural resources are considered significant if the project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. Section 15064.5(b)(1) states that in determining potential impacts a "substantial adverse change" means "demolition, destruction, relocation, or alterations of the resource such that the significance of an historical resource would be materially impaired." The setting of a resource may also contribute to its significance, as impairment of the setting could affect the significance of that resource. Material impairment occurs when a project:
 - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - Demolishes or materially alters in an adverse manner those physical characteristics of a 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.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
 - Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
 - Disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of any potential impacts and the identification of mitigation measures that would lessen or avoid potential impacts. Finally, the significance of potential impacts after implementation of all identified mitigation measures is presented.

Threshold: *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.*

Impact Analysis: The office building at 610 North Central Avenue does not appear eligible for inclusion on the City of Glendale Register. While the building displays influences of mid-century modernism, these design elements are derivative of the International Modern style that preceded it in the region. The derivative nature of the structure is demonstrated by its more cliché and easy-to-execute elements, lacking the subtleties of the style that was demonstrated in better examples of Modern architecture. The office building at 610 North Central Avenue was also preceded by the structure located at 540 North Central Avenue, built two years earlier by the same development firm of Causey and Rhodes (Gill Causey and Frank Rhodes) with Bernhard Cardan of Los Angeles serving as the engineer. The structure at 610 North Central Avenue was built as an office building with an exterior penthouse, similar in pattern to the previously built structure. Causey and Rhodes were successful land developers in the area, who acquired land in the region when the market for office space was growing, and constructed several serviceable buildings. However, they did not use architectural designers, and as a result, their buildings do not exhibit superior design and craftsmanship. These were buildings developed by a real estate

development partnership; such buildings are not typically studied for architectural and artistic merit unless they are of significant design or were part of an architectural program.

The structure at 610 North Central Avenue utilized a simplistic form of Modern architecture, with easy to execute elements that did not implement the subtleties of the style. The minimalism of mid-century modern architecture became an easy idiom borrowed for many speculative office buildings, such as 610 North Central. This building features a plain façade, broken up only through the recessing of the window bays, utilizing columns of brick as separators. It does not incorporate the kind of details that would be expected in a masterful Modern building, such as white walls, walls and overhanging roofs composed as light slabs of panels; prominent cantilevered construction; louvered or horizontally sliding, “cubist” effects (such as keeping windows in the same plane as walls instead of recessing them), or open-work screens applied to facades and walls of buildings. The building utilizes low-rise, horizontal massing without significant detail. It does not portray the kind of stylistic subtleties that are embodied in excellent examples of Modern styling, like the Glendale Federal Savings Building and Annex, the Municipal Services Building, the Police Department Building, and the Courthouse. For images of the Glendale Federal Savings Bank, the Municipal Services Building and the Glendale Courthouse, see **Figures 4.7-2a** through **4.7-2c**.

The structure at 610 North Central was not a product of an important architect or designer; rather, it was built for purposes of developing serviceable office space, not as an innovative or signature architectural design. Additionally, there are no interior Modern design features, such as floating and visible staircases, cantilevered mezzanines, open floor plans, and use of modern materials (including glass, aluminum, and metals) incorporated into the building. The building has a traditional interior design consisting of a central double-loaded corridor, staircases and elevator to access the upper floor. Throughout the decades, various building permits for tenant improvements and alterations were taken out for this site.

The following is an evaluation of 610 North Central Avenue using the City of Glendale criteria for designation:

A. *The proposed resource identifies interest or value as part of the heritage of the City.*

The structure does not exemplify or reflect any significant interest or value as part of the heritage of the City. There is nothing historically outstanding about the architecture, construction, or history of this building. While prolific speculative developers produced it, the building (and related neighboring structures) are basic brick office buildings. There was no design attempt to relate the buildings as a set. There is no planning significance; the buildings were not planned to anticipate or integrate with each other. The failure to integrate the physical elements of the building on the project

site with nearby structures is further discussed in the historic district analysis, below. Therefore, this building does not meet the level of historic significance under criterion A.

- B. *The proposed resource is the location of a significant historic event.*

No historic event occurred in this office building.

- C. *The proposed resource identifies with a person or persons or groups who significantly contributed to the history and development of the City; or whose work has influenced the heritage of the City, the state, or the United States.*

While the occupants of the building contributed to the healthcare network of Glendale, this work was typical of health care providers. The developers of the property developed numerous properties in Glendale, however, the use of such buildings by persons with professional careers does not impart historic significance to every structure developed and built by the partnership. No persons or groups who significantly contributed to the history or the development of the City are associated with this building.

- D. *The proposed resource exemplifies one of the best remaining architectural types in a neighborhood; or contains outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period.*

The building located at 610 North Central is not one of the best remaining architectural types, as this is not a rare *type* of building—it is an unremarkable building. Although the building incorporates some Modern architectural elements, it is not a good example of Modern architecture; it does not embody a characteristic or type of architecture that is distinct, and therefore does not meet the concept of the "best remaining architectural type," regardless of location. Several other extant buildings in downtown Glendale provide significant examples that embody Modern architectural styling. One such example includes the following excellent examples of mid-century modern commercial and institutional buildings in downtown Glendale: the Glendale Federal Savings and Loan Building. Other structures of significant Modern design in the downtown include the Municipal Services Building, the Glendale Police Department Building, and the County Courthouse. The building at 610 North Central does not demonstrate similar characteristics to these buildings.

Additionally, this building does not have architectural merit warranting the second prong of Local Criterion D. It does not contain outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of a particular historic period. The building at 610 North Central is a derivative design. It was preceded by the structure located at 540 North Central Avenue, built two years earlier by the same development firm of Causey and Rhodes (Gill Causey and Frank Rhodes) with Bernhard Cardan of Los Angeles serving as the engineer. It was built as an office building with an exterior penthouse, similar in pattern to the previously built structure. This structure used a simplistic form of Modern Architecture, with easy-to-execute elements that did not implement the subtleties of the style. Throughout the decades, various building permits for tenant improvements and alterations were taken out for 610 North Central. Therefore, the building does not warrant listing for historic significance.



Glendale Federal Savings and Loan Building: Annex, Tower and Skybridge



**Glendale Federal Savings and Loan Building
Sign on Tower; 1968**

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-2a**

Photos 1 & 2





Glendale Federal Savings and Loan Building Skybridge Connecting Tower and Annex



Glendale Municipal Services Building

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE **4.7-2b**

Photos 3 & 4





Glendale Courthouse



Glendale Courthouse

SOURCE: Impact Sciences, Inc. – June 2007

FIGURE 4.7-2c

Photos 5 & 6



- E. *The proposed resource is in a unique location or contains a singular physical characteristic representing an established and familiar visual feature of a neighborhood.*

The office building is located on a commercial parcel in a non-residential area. There is nothing significant or unique about this location, nor does it contain any singular physical characteristic representing an established or familiar visual feature in its neighborhood.

- F. *The proposed resource is a source, site, or repository of archeological interest.*

The building on the site is not a source or repository of archeological interest.

- G. *The proposed resource contains a natural setting that strongly contributes to the well being of the people of the City.*

The building is located on a traditional commercial parcel and is not part of a natural setting that contributes to the well being of the people of the City.

The building at 610 North Central Avenue is not part of any potential local historic district. Under the Glendale Municipal Code Section 30.25.020, a group of buildings "unified aesthetically by plan or historical physical development" could be designated as a Historic District Overlay Zone. The four structures located at 540, 607, 610 and 633 North Central Avenue are medical buildings, similar in appearance, constructed by Causey and Rhodes to replace a 1920s residential district. They redeveloped this portion of Central Avenue between 1950 and 1963 with the oldest of the redeveloped buildings just over 55 years old and the latest of the group just over 40 years old. This pattern of constructing speculative office buildings in the middle of the 20th century is a common pattern. The projects were speculative with successive projects contingent upon the market (need for leased offices) and availability of land.

The group of buildings as a whole was not designed to anticipate others or to relate to each other. Although 540 North Central and 610 North Central both use a basic vocabulary and a similar version of Modern design in the form of low-rise brick buildings, this is a simplistic format, and there was no further attempt to link the buildings visually as a unit or district. Both are brick buildings with similar window bay elements, however they utilize different styling (one constructed windows with the appearance of recessing, the other with a more cubist effect), and neither include the kind of Modern detailing that would provide exemplary examples of Modern styling, such as white walls and walls and overhanging roofs composed as light slabs of panels. Additionally, their volumes and massing are noticeably distinguishable. The building at 610 North Central is more low-rise and horizontal, while the building at 540 North Central is taller and boxier.

Similarly, there a substantial disconnect between the two later constructed buildings at 607 North Central (built in 1963) and 633 North Central (built in 1960). For instance, the building at 607 North Central

employed a similar fenestration design to the building at 633 North Central, but the brick utilized was substantially different in color. If the design intent was to relate these structures, the most prominent exterior feature, the color of the brick, would have been the same for both buildings. Yet a very different color brick and a top-hat, penthouse floor were chosen for the building at 607 North Central. The different shades of brick largely dilute the buildings' potential cohesiveness. Additionally, these buildings do not have a great deal stylistically in common with their predecessors on the intersection. While the south façade of 610 North Central uses bricks to create piers between vertical sets of windows, these run from the horizontal banding that creates a lintel course down to the ground, unlike the 1960-era buildings, which have brick piers that run from the roof down to the first floor canopy.

The parking design also demonstrates the lack of cohesion between the four sites on the intersection. The parking lot designs were not planned or integrated as a design element. While the buildings on the west side of Central have parking lots that join each other, the parking lots for the buildings on the east side of the street are located behind the buildings. These placement decisions were based on the constraints of the parcels. For example, both 610 and 540 North Central are corner lots. The typical siting decision would be to construct the building on the corner and put the parking lot at the less prominent location, tucked behind and/or to the side of the building. Neither of these buildings uses their parking lot for building setting. There is no relationship between the two sets of parking lots other than that they are all surface lots.

Finally, none of the buildings (540, 607, 610 or 633 North Central) demonstrates masterful or elegant design features, nor is any the product of an important architect or designer. They do not feature the kind of prominent cantilevered construction or louvered, horizontally sliding, or open-work screens applied to facades and walls of buildings that are embodied in excellent examples of Modern styling. The off-street parking lots were a practical solution and were used in response to the shift to reliance on private automobiles for primary transportation and zoning requirements. Although the buildings on the west side have back-to-back parking lots which create a larger open expanse, with a building at each end, the buildings do not match and basic design choices were made to prevent their looking alike. They were not planned or integrated as a design element. While the buildings served many professionals and their clients in a journeyman fashion, this alone does not impart historic significance to a building.

Evaluation of 610 North Central Avenue using the City of Glendale criteria for eligibility as a historic district overlay zone is as follows:

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

The properties on North Central do not possess any significant aesthetic features. They were built as income-producing properties marketed to a specific group of users. This is a typical development model and it does not reflect any special element of the City's history.

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

The buildings are not identified with any historically significant persons or events.

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

The buildings are not good examples of the mid-century Modern style. They do not contain outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of any particular historic period. They are derivative designs, utilizing simplistic forms of Modern Architecture, with easy-to-execute elements that do not implement the subtleties of the style. Better examples include the Glendale Federal Savings Building and Annex, the Fidelity Savings Bank, the Municipal Services Building, the Police Department Building, and the Courthouse.

- D. *Represents the work of notable builders, designers, or architects.*

None of the buildings' designs represents the work of any notable builder, designer, or architect (unlike the buildings that constitute excellent examples of Modern architecture, listed in response to criterion C). These buildings were constructed by real estate land developers, who acquired land in the region when the market for office space was growing, and constructed several serviceable buildings. They did not use architectural designers, and as a result their buildings do not exhibit superior design and craftsmanship.

- E. *Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City.*

The buildings are not in a unique location. As buildings on an arterial street, they do not frame or provide views or vistas. While the buildings might be familiar to those who have lived or worked in the neighborhood for years, this does not make them historically significant.

- F. *Embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

The buildings do not possess any significant design or workmanship elements that represent a high level of achievement. They do not contain the kind of outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of any particular historic period that are demonstrated in excellent examples of Modern architecture. They are derivative designs,

utilizing simplistic forms of Modern Architecture, with easy-to-execute elements that do not implement the subtleties of the style.

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

The buildings are on an arterial street that evolved from residential to commercial, following a typical pattern. They do not represent any distinctive planning or landscape elements or methods.

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

The buildings located on the corners of the intersection of Central and Doran were not designed to relate to each other. These buildings share only a loose architectural vocabulary and are not significant designs. No planning principles were used to site the buildings or relate them to each other. There is no cohesiveness of design or setting; the only common thread is the use of exterior brick. Three of the buildings are clad in red brick; the fourth building is constructed in beige/tan brick.

No other element is shared by more than two of the four buildings. The exterior of the buildings do not match with respect to styling or fenestration, and basic design choices were made to prevent their looking alike. The volume and massing of the buildings are noticeably distinguishable. The parking design also demonstrates the lack of cohesion between the four sites on the intersection. Therefore, the buildings as a unit do not meet the analysis required under criterion H for designation as a historic district.

- I. *Has been designated a historic district in the National Register of Historic Places or the California Register of Historical Resources.*

The buildings have not been designated as a historic district at any other level and would not qualify for designation since both the California and National Registers have an age threshold of 50 years, except for exceptional resources. Two of the resources are less than 50 years old.

Based on the criteria set forth in the Glendale Municipal Code, the structure at 610 North Central cannot be designated as eligible for the Glendale Local Register either as an individual landmark or with the other structures in the vicinity as a historic district. The local historic criteria are similar to those used to determine potential eligibility to the CRHR or the NRHP. Since the building at 610 North Central Avenue does not meet the threshold for designation as a historic resource or contributor to a historic district at the local level, it cannot rise in significance to meet the higher thresholds of the California Register or the NRHP. As the building at 610 North Central Avenue is not eligible for listing on the CRHR or the NRHP, the impact of the project on historical resources is less than significant.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Threshold: *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.*

Impact Analysis: Prehistoric and historic archaeological sites are not known to exist within the local area.⁶ In addition, the project site already has been subject to extensive disruption and contains fill materials. Any archaeological resources that may have existed at one time have likely been previously disturbed. Nonetheless, construction activities associated with project implementation would have the potential to unearth undocumented resources and result in a significant impact. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 200-meter radius must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. Implementation of this standard requirement, which is incorporated as mitigation, would reduce potential impacts to a level that is less than significant.

Level of Significance Before Mitigation: Significant.

Mitigation Measures:

4.7-1 In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 200-meter radius shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.

Level of Significance After Mitigation: Less than significant.

Threshold: *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.*

Impact Analysis: Plant and animal fossils are typically found within sedimentary rock deposits. Most of the City of Glendale consists of igneous and metamorphic rock. The local area is not known to contain paleontological resources.⁷ In addition, the project site has already been subject to extensive disruption and is extensively developed. Any superficial paleontological resources that may have existed at one time have likely been previously unearthed by past development activities. Nonetheless, there is a

⁶ City of Glendale, Open Space and Conservation Element, January 1993.

⁷ *Ibid.*

possibility that paleontological resources may exist at deep levels and significant impact could occur with the implementation of the project. In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. Implementation of this standard requirement, which is incorporated as mitigation, would reduce potential impacts to a level that is less than significant.

Level of Significance Before Mitigation: Significant.

Mitigation Measures:

4.7-2 In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within 100-meter radius shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume.

Level of Significance After Mitigation: Less than significant.

Threshold: *Disturb any human remains, including those interred outside of formal cemeteries.*

Impact Analysis: The project site and surrounding area are characterized by features typical of the urban landscape and include retail-commercial uses. No known traditional sites exist within the project area or surrounding area, nor have any resources been identified. Nonetheless, if encountered during excavation and grading activities, any discovery of such resources would be treated in accordance with state and federal guidelines for disclosure, recovery, and preservation, as appropriate. Implementation of this standard requirement, which is incorporated as mitigation, would reduce potential impacts to a level that is less than significant.

Level of Significance Before Mitigation: Significant.

Mitigation Measures:

4.7-3 If human remains are unearthed, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely

descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains (i.e., avoid, reburial).

Level of Significance After Mitigation: Less than significant.

Cumulative Impacts

The following cumulative analysis evaluates the impact of the proposed project and related projects on historic resources in downtown Glendale, and utilizes the Downtown Specific Plan (DSP) Final Environmental Impact Report. The potential for cumulative impacts to the historic character of downtown Glendale was assessed based upon consideration of the proposed project and related projects in the vicinity of the proposed project. These related projects are identified in **Section 4.0, Environmental Impact Analysis**. Each applicable threshold is listed below in bold followed by an analysis of the potential for cumulative impacts.

Threshold: *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.*

Impact Analysis: The Downtown Specific Plan Final Environmental Impact Report, Table 4.4-2 specifies the "Known Historical Resources Identified within the Glendale DSP Area." None of the known historic properties is located on the project site. Based on the analysis provided in detail above, the properties located at the intersection of Central and Doran, which were previously identified as potentially eligible for a historic district, have been determined not to warrant classification as a historic district under Section 30.25.020. Based on the intensive-level surveying and formal project-level evaluation, these four buildings were determined not to embody distinctive characteristics of any specified form of Modern architecture. Although they have similar brick exteriors, there is no other design vocabulary that creates cohesiveness among the buildings. No other element is shared by more than two of the four buildings, and basic design choices were made to prevent their looking alike. The volume and massing of the buildings are noticeably distinguishable. The parking design also demonstrates the lack of cohesion among the four sites on the intersection.

Additionally, as a grouping, they do not contain outstanding or exemplary elements of attention to architectural design, detail, materials or craftsmanship of any particular historic period. They are derivative designs, utilizing simplistic forms of Modern Architecture, with easy-to-execute elements that do not implement the subtleties of the style. Better examples include the Glendale Federal Savings Building and Annex, the Fidelity Savings Bank, the Municipal Services Building, the Police Department Building, and the County Courthouse. None of these excellent examples, or other related projects, is

located adjacent to the project site. Also, none of the related projects would involve impacts to identified historic resources. Therefore, no cumulative impacts on historic resources will result.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.

Thresholds: *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.*

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis: Development of the related projects in the City would also require grading and excavation that could potentially affect archaeological, paleontological, or human remains. The cumulative effect of these projects would contribute to the loss of subsurface cultural resources, if these resources were not protected upon discovery. CEQA requirements for protecting archaeological and paleontological resources or human remains are applicable to development in the City of Glendale, as are local cultural resource protection ordinances. Because subsurface cultural resources are protected upon discovery as required by law, impacts to those resources would be less than significant. The project includes several mitigation measures that would reduce the project's impact to cultural resources to less than significant. Consequently, the project contribution to any cumulative impacts associated with would not be cumulatively considerable and are, therefore, less than significant.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are required.

Level of Significance After Mitigation: Less than significant.