

APPENDIX 4.7

Historic Resources Evaluation

610 North Central Avenue
Glendale, California
Historic Resource Evaluation

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Submitted by:

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Executive Summary

Kaplan Chen Kaplan conducted an historic resource assessment of an office building located at 610 N. Central Avenue in Glendale, California. The block was developed in the early 20th century with single-family residences. As Glendale's business district migrated north along Brand Boulevard and Central Avenue these structures were adapted for business uses, with a concentration of medical offices on North Central. After World War II, this section of Central Avenue was redeveloped into medical office buildings and, in the late 20th century with a 20 story hospital. The building is not eligible for the City of Glendale Register of Historic Places either as an individual resource or as a contributing building to a Historic District Overlay Zone. It is not eligible for inclusion on the California Register of Historical Places or National Register of Historic Places. It is not a significant building type or style and there is no historic district potential in the area. There are no historic events or persons associated with the building.

Context: Neighborhood Evolution

Central Avenue was the western boundary of the Original City of Glendale when it was recorded in Los Angeles County in 1887. Between 1910 and 1919 acreage to the north, south and west of Central was added. As the City of Glendale Context Statement notes: "promoters emphasized the pastoral aspects of the land, easy access to Los Angeles via the Pacific Electric, quality schools, free telephone service to Los Angeles, moderate climate, social life, and abundance of mountain water." (Historic Preservation Element, p. 18) In describing the Glendale Valley View Tract, located from Central Avenue westward, E. Caswell Perry describes "tract literature" as showing "that a majority of the parcels were 50 by 125 feet, and sold for \$200 and up. Average prices actually ranged from \$250 to \$550 for all lots, except for those facing Central Avenue, which carried a \$600 price tag for the inside lots and \$750 for the corner lots." (Perry, p. 23) The residential development of North Central Street is illustrated by the 1925 Sanborn Map that shows the area had been almost completely built out with detached, single-family houses set back from the street. Photographs illustrate how Central Avenue evolved from a pastoral, rural lane (c1903) to a residential street of expansive residences (c1928 photograph of Central near Doran).

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 areas such as Central Avenue, close to the central city, to newer, more suburban-like neighborhoods. The residences along Central Avenue began to be remodeled as business locations or demolished for new commercial structures. As noted in *Glendale, A Pictorial History*, "nearly all the residences along North Central at Doran Street have now been replaced by medical office buildings." (Perry, Berger, and Jonisch, p. 127)

Context: Modern Architecture

The term "Modern Architecture" or "Modernism" has been used to encompass a range of sub-types of designs 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. Its most obvious features 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. (Gowans, p. 301)

The most established form of Modern Architecture was based on the International Style’s elements but executed in a derivative manner, with easy to execute elements, and without the subtleties of the style and was often executed as “a handful of clichés” beginning in the early 1950s. (Gowans, p. 301)

Other sub-styles included the “Screen” sub-style which was “identifiable by open-work screens applied to facades and walls of buildings, especially over windows, which disguised structure and gave effects of richness. Screens were most often of metal...screens could be of concrete, or brick laid with open interstices; in such forms it was often seen in jumbler situations relieving Modernism too stark for ordinary taste.” 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, nonsensuous.” Another sub-style, with “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 building raised or lifted off the ground and structural elements, such as cross-bracing, visible as the exterior sheathing. (Gowans, p. 302)

“Modernism” of design was also carried on into buildings’ interiors. Interior features such as floating and visible staircases, cantilevered mezzanines, open floor plans, and use of modern materials such as glass and aluminum and metals.

Context: Mid-century Modern Architecture in Glendale

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. The Glendale Federal Savings and Loan Building (401 N. Brand Boulevard) is arguably the best known modernist building in the San Gabriel Valley. It was designed by architect Wenceslaus Alfonso Sarmiento, a student of architect Oscar Niemeyer. 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.

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.

Building Descriptions

The area of North Central Avenue studied extends from the 134 Freeway on the North to Milford Street on the South. The neighborhood to the west is low-scale residential; the neighborhood to the east is multi-story (8-10 story) commercial buildings with companion parking structures. The approximately 20 story tall UNUM Provident Medical Center is at the north end of the west side Central Avenue in the study area. At the north end of the east side is a one-story restaurant and parking lot; a narrow strip of undeveloped land, with several trees, is fenced in between the restaurant and the subject building at 610 N. Central Avenue. Doran Street jogs as it crosses Central Avenue. Four brick medical office buildings with parking lots are located at the intersection of Central and Doran.

On the east side of Central, 610 N. Central (with a parking lot to the north and driveway to the east) is located on the northeast corner of Doran and Central and 540 N. Central (with a parking lot to the east) is on the southeast corner. On the west side of the street, the block bounded by Doran on the south (on the west side, Doran is located to the south of the east side Doran) and Pioneer on the north are 633 N. Central (the northernmost) and 607 N. Central (on the northwest corner of Doran and Central). A large surface parking lot separates the two buildings.

All four buildings are brick clad. Three of the buildings 633, 610 and 540 are clad in a red-brown brick; 607 is a pale brick. All of the structures have surface parking lots.

The subject building is 610 N. Central which was built in 1955. It is a two-story structure with a penthouse (with smaller footprint) sitting above the building's original flat roofline. The penthouse is stucco clad and the elevator shaft pops up like a chimney. The building is "L" shape in plan. The longest elevation is along Doran Street. This elevation features 17 window bays. The windows are aluminum frame with a horizontal pane over two vertical panes. These window bays are separated from each other by a "column" of brick. This effect is achieved by the recessing of each of the window bays. This feature breaks up what otherwise would be a 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, the Central Avenue façade, is similar to the Doran elevation. The Central Avenue elevation has 10 window bays and a similar concrete panel frames the windows. At the Doran Street end of the Central Avenue façade is the main building entry which is four bays wide. The entry is defined by a flat panel concrete hood. Two rectangular columns of marble flank the aluminum entry door. To the south are the plate glass windows of a retail space. On the east elevation (driveway) and north elevation (parking lot), the same technique of distinguishing window bays is used; however, 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.

The structure at 540 North Central Avenue was constructed a few years before the subject building, in 1953. Sited on the corner, it is a 3-story flat roof, brick clad rectangular structure. The Central Avenue elevation features 10 window bays with 14 bays along Doran Street. The windows are the same style as in 610 N. Central however the brick detailing is different. The horizontal bands of windows are slightly defined by a brick course along the headers and sills. The use of a course connecting all window sills reinforces the horizontal bandings of each floor's windows. At three stories, the main portion of the building's volume is boxier than 610 N. Central and the banding imparts a more horizontal emphasis (compared to the horizontal volume of the building at 610 N. Central and its vertical articulation of windows). The main entrance is located on the Central Avenue elevation near the corner of Doran Street. The entry is four bays wide and enframed with a concrete panel and marble cladding.

Across Central, just south of Pioneer, is the 3-story brick clad, flat-roofed 633 N. Central building, built in 1960. Rectangular in plan, the longest elevation is located along Central Avenue. This elevation features 12 window bays. The window bays are somewhat similar those of 610 N. Central Avenue with bays recessed and the area between bays projecting out slightly, creating "piers." However with the additional story and without a horizontal lintel (as 610 N. Central has) these "piers" impart a much stronger vertical emphasis to the building because they are articulated bays that run from the first floor canopy to the roof line. Along the south, are two elevations. The stub of the "L", located closest to Central Avenue has seven bays: the central bay does not have windows, but three bays to each side have windows. The longer south elevation has approximately nine bays. The first floor of the structure, along Central and the stub of the "L" have a horizontal concrete canopy that slightly cants from bottom to top; the canopy area holds signage for businesses. The first floor contains display windows and a building entry along Central and on the south elevation facing the parking lot.

Across the parking lot from 633 N. Central, to the South, is 607 N. Central Avenue, constructed in 1963. This 3-story brick building is similar in form to 633 N. Central but it is clad in a pale beige brick. Another difference is that this flat-roof building has a stucco-clad penthouse (with smaller footprint) that pops up above the roofline. The Central Avenue elevation features 11 bays. Similar to 633 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. Like 633, these "piers" run from the first floor canopy to the roofline. Similar to 633, 607's north elevation 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 Doran Avenue (south) elevation. The first floor features numerous retail windows and building entrance.

Building History

The first of the structures built was 540 N. Central Avenue in 1953 by the development firm of Causey and Rhodes (Gill Causey and Frank Rhodes). There was no architect for the building. Bernhard Cardan of Los Angeles was the engineer and the owners were the contractors. 610 N. Central Avenue was the second of the structures constructed. Built in 1955 as an "office building" with exterior penthouse, it also was developed by the firm of Causey and Rhodes with Bernhard Cardan of Los Angeles as the engineer and the owners as contractors. Two frame buildings, one constructed in 1923, were demolished to make way for the "medical office building". The 90 by 186 foot building was 35 feet high with brick exterior walls, stud interior walls and wood floor and wood roof. The building's internal circulation and design is traditional with a central double-loaded corridor and with traditional staircases and elevator for vertical circulation. Throughout the decades various building permits for tenant improvements and alterations were issued. From its beginning, the building contained health care related services including medical and doctors' offices and laboratories.

633 N. Central Avenue, constructed in 1960, and 607 N. Central Avenue, built in 1963, was also developed by Causey and Rhodes with Cardan as engineer. They too were leased to health care providers or associated business and the offices and facilities underwent numerous tenant improvements over the decades.

The four buildings were constructed over a ten year period. There is no evidence that any master site planning took place. The planning and siting of the buildings were not the result of any unifying architectural or urban master planning. There are no significant spatial relationships among the buildings. Their location, parking lots and limited landscaping is ad hoc rather than planned as evidenced by the lack of any unifying elements and relationships.

The only physical element shared by the buildings is that each has brick-clad exteriors. The first two buildings constructed in 1953 and 1953 have some similar window elements but their volumes and massing are strikingly different with one (610) more low-rise and horizontal, while its neighbor across Doran (540) is taller and boxier. The buildings across Central (633 and 607) were built in 1960 and 1963. These two structures share some characteristics with each other but other than brick exteriors they do not share elements with their neighbors across the street. While the south façade of 610 N. 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 at 633 and 607 which have brick piers that run from the roof down to the first floor canopy. Ironically, the two buildings most similar to each other, the 1960s structures, are constructed in different color bricks. The color differentiation along with the top hat type penthouse on 607, dilute their potential cohesiveness.

The buildings were constructed as speculative office developments over the period between 1953 and 1963. As the market for office spaces grew, developers Causey and Rhodes responded by acquiring land and constructing serviceable buildings. None of the buildings were designed by architects. The work of design architects and architectural firms is more often studied and compiled based on superior design and craftsmanship. Buildings produced by consortium of real estate investors and developers are typically not studied unless they are of significant design or were part of

a portfolio of architect designed structures, or were innovative in terms of addressing program requirements. No research has been conducted on the careers of the Causey and Rhodes real estate development partnership. Numerous other buildings, including the Glendale Garden Homes, a mid-century apartment complex influenced by the "Garden City" movement, were developed by Causey and Rhodes. Although Causey and Rhodes were successful land developers with full professional careers, they and their buildings have not been the subject of any historical studies or analyses.

Resource Evaluation – Eligibility Criteria

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." (36 Code of Federal Regulations, Section 60.) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is measured against the following established criteria (National Register Bulletin 16):

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are 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. Yield, or may be likely to yield, information important in prehistory or history.

In addition, a resource must retain enough integrity to "convey its significance" (*National Register Bulletin 15*). An analysis of integrity is based on: location, design, feeling, association, setting, workmanship and materials. Buildings may be eligible for inclusion on the National Register as an individual resource and/or as a contributor to a district. A resource which no longer reflects historic significance as a result of damage or alterations is not eligible for the National Register.

The National Register of Historic Places is administered by the National Park Service. Owner consent is required for privately owned resources to be individually listed in the National Register. However, a resource that meets National Register criteria but lacks owner consent may be given a formal "determination of eligibility."

Listing in the National Register recognizes a historic resource's significance to the nation, state, or community. Eligible resources are given consideration in the planning process for federal or federally-assisted projects and may apply for federal tax incentives. When discretionary federal funds are available (i.e., disaster response), National Register eligible resources qualify for federal assistance for repair. Section 106 of the NHPA requires that federal agencies must take into account the effects of their undertakings (including funding) on historic properties (36 CFR 800.1(a)).

The California Register of Historical Resources

The State of California administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation in the Resources Agency. State programs include the California Landmarks program that recognizes sites and structures of state-wide significance, and the Points of Historical Interest which recognize sites and structures of local or county-wide significance.

The California Register, adopted in 1992 (official regulations effective January 1, 1998), is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change." (*Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.*) State and local agencies may also determine which resources are to be considered in order to comply with California Environmental Quality Act (CEQA) requirements.

The California Register criteria are based on National Register criteria. California properties (individual buildings and contributors to districts) that meet these criteria may be listed in the California Register. If the owner of a historical resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Listing in the California Register does not protect the resource from demolition or alteration, but it does require environmental review for proposed projects. Some resources are listed automatically (such as resources already on the National Register); others may be nominated through an application and public hearing process administered by the State Office of Historic Preservation (SOHP).

The California Register automatically includes the following: California properties listed on the National Register and those formally determined eligible for the National Register; California Registered Historical Landmarks from No. 0770 onward; and Points of Historical Interest that have been evaluated by SOHP and State Historical Resources Commission. Resources which may be nominated for listing in the California Register include: historical resources with a significance rating of category 3 through 5 in the State Inventory (Categories 3 and 4 refer to potential National Register eligibility; Category 5 refers to properties with local significance); individual historical resources; historical resources contributing to historic districts; and historical resources designated or listed under a municipal or county ordinance.

To be eligible for inclusion on the California Register, one of the following criteria must be met:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It 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.

The Glendale Register of Historic Resources

The City of Glendale's Register of Historic Resources was established in 1996 as the official list of designated historic resources in the City. A Historic Resource is defined as "any site, building, structure, area or place, man-made or natural, that is historically or archeologically 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." Owner consent is required for listing on the Glendale Register of Historic Resources with design review of designated Glendale Register resources conducted through the Historic Preservation Commission.

To be eligible for the Glendale Register, the City Council must find that the proposed historic resource meets at least one of the following criteria:

- A. The proposed resource identified 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 type 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 /or;
- G. The proposed resource contains a natural setting that strongly contributes to the well being of the people of the city.

The Glendale Register does not have any additional eligibility requirements and is silent with respect to age and integrity of potential resources.

The City of Glendale also allows for designation of historic district overlay zones which enables creation of historic districts that would be subject to special design review process in order to protect historic architecture and features.

A historic district is a geographically definable area that possesses a concentration, linkage or continuity, constituting more than sixty percent of the total, of historic or scenic properties, or a thematically related grouping of properties. Resources must contribute to each other and be unified aesthetically by plan or historical physical development. A geographic area may be designed as a historic district overlay zone if the district meets at least one of the following criteria:

- 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 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, details, materials or craftsmanship that represent a significant structural or architectural achievement of innovation;
- G. Reflects significant geographical patterns, including those associated with different eras of settlement and program, 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 designed a historic district in the National Register of Historic Places or the California Register of Historical Resources.

Guidelines for Evaluating Properties for Associations with Significant Persons

The National Park Service provides technical guidance for evaluating historic properties on a number of dimensions. The most well-known are the Secretary of the Interior's Standards and Guidelines for Treatment of Properties, which are used to guide rehabilitation of historic properties. Promulgated for use by properties eligible for the National Register of Historic Places, these Standards and Guidelines are routinely used by state and local governments as applied to state and local historic resources.

The series of technical guidance documents produced by the National Register Bulletin series published by the National Park Service includes guidance on how to evaluate properties for their significance with persons or events. National Register Bulletin #32, *Guidelines for Evaluating and Nominating Properties Associated with Significant Persons*. These guidelines can be used to help determine significance for local historic resource designation, just as the Secretary of the Interior's Standards are applied to local historic resources.

Bulletin 32 states that specific individuals must have made contributions or played a role that can be justified within a defined area of history. It notes that "the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. The accomplishments of specific individuals whose significance is associated with the property must be demonstrated to justify the significance."

Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field. For example, *Bulletin 32* notes that many people have held important "positions of alderman, mayor, school trustee, bank president, union leader, hospital board member, business founder, and the like over the course of an average community's history. Some of them undoubtedly played

important roles in the town's development, but it is unlikely that they all could be considered truly significant by having had a major individual impact or influence on the life of the community. Therefore, it is important to distinguish those whose activities, initiative, or conduct in elected offices or other prominent positions made a significant difference in an area's history." *The Bulletin* goes on to note that "nominations of properties for associations with leading local citizens must explain how selected individuals have been defined as leaders among their fellow citizens. It is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others...unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost."

Bulletin 32 states that significant individuals must be directly associated with the nominated property. In order to be considered an important historic resource that represents a person's significance in our history, a property must have some connection to the life of that individual. Types of resources that possess direct associations with an individual include that individual's homes, offices or workplaces; businesses (s)he ran; and the locations of important events in which the person played a key role. Associations that, by themselves, would generally not be sufficient to qualify a property as an important representation of a person's historic significance include ownership and ownership by a relative or associate.

In addition, documentation must explain how the nominated property represents an individual's significant contributions. Associations with an individual should have occurred during the period of time when the person was engaged in the activities for which (s)he is considered significant. Some properties associated with a person's formative could meet the test of significance if it can be demonstrated that the individual's activities during this period had historical significance, or were important in understanding his or her later achievements. Retirement homes may qualify if the person continued significant activities in that home, or if it can be documented that the house is significant in representing the culmination of an important career.

Evaluation of Significance of 610 North Central Avenue

The building at 610 North Central Avenue is not eligible for inclusion on the City of Glendale Register as an individual landmark. The building at 610 N. Central displays some influences of mid-century modernist design, but it is not a good example of the style. The second of four structures built by office developers Causey and Rhodes, the building style is of a Modern vernacular but it is typical of the approach whereby mid-century modern architectural idiom was translated into elements borrowed by non-architect builders of commercial buildings, such as 610 North Central. This limited use of Modernism is reinforced by the lack of any interior Modern design features; the interior was executed in a traditional double-loaded corridor design with traditional staircases and elevator providing vertical transportation.

In spite of being constructed by the same developer/engineer team the buildings are not linked visually, beyond being low-rise brick buildings. The building design of 610 North Central, or the design of its companion structures, is not masterful or elegant nor the product of an important architect or designer. While the buildings served

many professionals and their clients in a journeyman fashion, this alone does not impart historic significance to a building. There are no significant historic associations with people or events important to the history of the city, state or country.

In addition, there are several excellent examples of mid-century modern commercial and institutional buildings in downtown Glendale including the Fidelity Federal Savings Building, the Glendale Federal Savings and Loan Building and its Annex, the Municipal Services Building, the Glendale Police Department Building and the County Courthouse.

Evaluation of 610 North Central Avenue using the City of Glendale criteria for designation:

- A. 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 or construction or history of this building. While it was produced by prolific speculative developers, 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.
- B. No historic event occurred in this office building.
- C. 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, a full professional career does not impart historic significance on 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 office building is not the last or best remaining example of a significant Modern style office building in the downtown Glendale area. It does not contain outstanding or exemplary elements, attention to design, detail, materials or craftsmanship of the Modern style.
- E. 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 building on the site is not a source of or a repository of archeological interest.
- G. 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.

In 2006 a *Historical Resources Technical Report (Revised)* was prepared for the Downtown Specific Plan Final Environmental Impact Report by Jones & Stokes. This report opined that “the properties at 540, 607, 610 and 833 N. Central Avenue,

comprise a group of four similarly designed medical buildings, constructed between 1953 and 1963” and “based on the reconnaissance-level survey results, they have been identified as potential historical resources because they are an unique grouping of postwar medical office buildings that embody distinctive characteristics of their architectural type and period of construction in Glendale.”

KCK does not believe that these buildings meet the criteria for designation as a City of Glendale Historic District. Under the City of Glendale Municipal Code, a group of buildings “unified aesthetically by plan or historical physical development” could be designated as a Historic District Overlay Zone. The four structures constructed by Causey and Rhodes replaced a 1920s residential district. They redeveloped this portion of Central Avenue between 1953 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. The buildings share only a loose architectural vocabulary and are not significant designs.

No planning principles were used to site the buildings or to relate them to each other. 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. They 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. Both 610 and 540 N. 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.

The group of buildings was not designed to relate to each other. While 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 don't match and basic design choices were made to prevent their looking alike. For instance, the southern-most building (607) although it employed using a similar building fenestration design, was clad in a very different color brick (two shades of beige/tan) as opposed to the red brick of the northern structure (633). If the design intent was to relate the two 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 N. Central. Only an observer with a keen eye would identify the similar features; to the average passer-by, the buildings appear unrelated.

To be eligible as a historic district overlay zone, a geographic area must meet at least one of the following criteria:

- 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 the typical development model and it does not reflect any special elements 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 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. 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.

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

None of the buildings' designs represent the work of any notable builder, designer or architect (unlike the Glendale Federal Savings Building, and above examples).

- 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, details, materials or craftsmanship that represent a significant structural or architectural achievement of innovation;

The buildings do not possess any significant design or workmanship elements that represent a high level of achievement.

- G. Reflects significant geographical patterns, including those associated with different eras of settlement and program, 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; or

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 other in beige/tan. No other element is shared by more than two of the buildings.

- 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.

As analyzed in this report, KCK believes that the findings can not be made to designate the structure at 610 N. Central Avenue to the Glendale Register either as an individual landmark or with the other structures as a district.

The local historic criteria are similar to those used to determine potential eligibility to the California Register of Historical Resources or the National Register of Historic Places. Since the building at 610 N. 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 National Register. The building at 610 N. Central Avenue is not eligible for listing on the California Register of Historical Places or the National Register of Historic Places.

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Photographs and Images



Central Avenue, Early 20th Century



Central Avenue near Doran Street, c. mid 1920's



607 N. Central Avenue, East and North Elevations



607 N. Central Avenue, East Elevation, view from parking lot on East side of Central, South of 540 N. Central



607 N. Central Avenue, North Elevation, view from parking lot between 607 and 633 N. Central Ave.



633 N. Central Avenue, South Elevation and 610 N. Central, West Elevation, view from parking lot between 607 and 633 N. Central Avenue



633 N. Central Avenue, South and East Elevations, with UNUM Provident Medical Center to the North



633 N. Central Avenue, South and East Elevations



540 N. Central Avenue, North and West Elevations



610 N. Central Avenue, West and South Elevations, and 540 N. Central Avenue, portion of West Elevation.



610 N. Central Avenue, West and South Elevations



610 N. Central Avenue, West Elevation



610 N. Central Avenue, South Elevation at corner of Central and Doran



610 N. Central Avenue, South and East Elevations



610 N. Central Avenue, rear, Nest and East Elevations



North Central Avenue with north portion of 610 N. Central Avenue to right



View towards Central Avenue from parking lot of 610 N. Central Avenue



610 N. Central Avenue, Central Avenue Entry



610 N. Central Avenue, Central Avenue Entry Doors



610 N. Central Avenue, Entrance Lobby



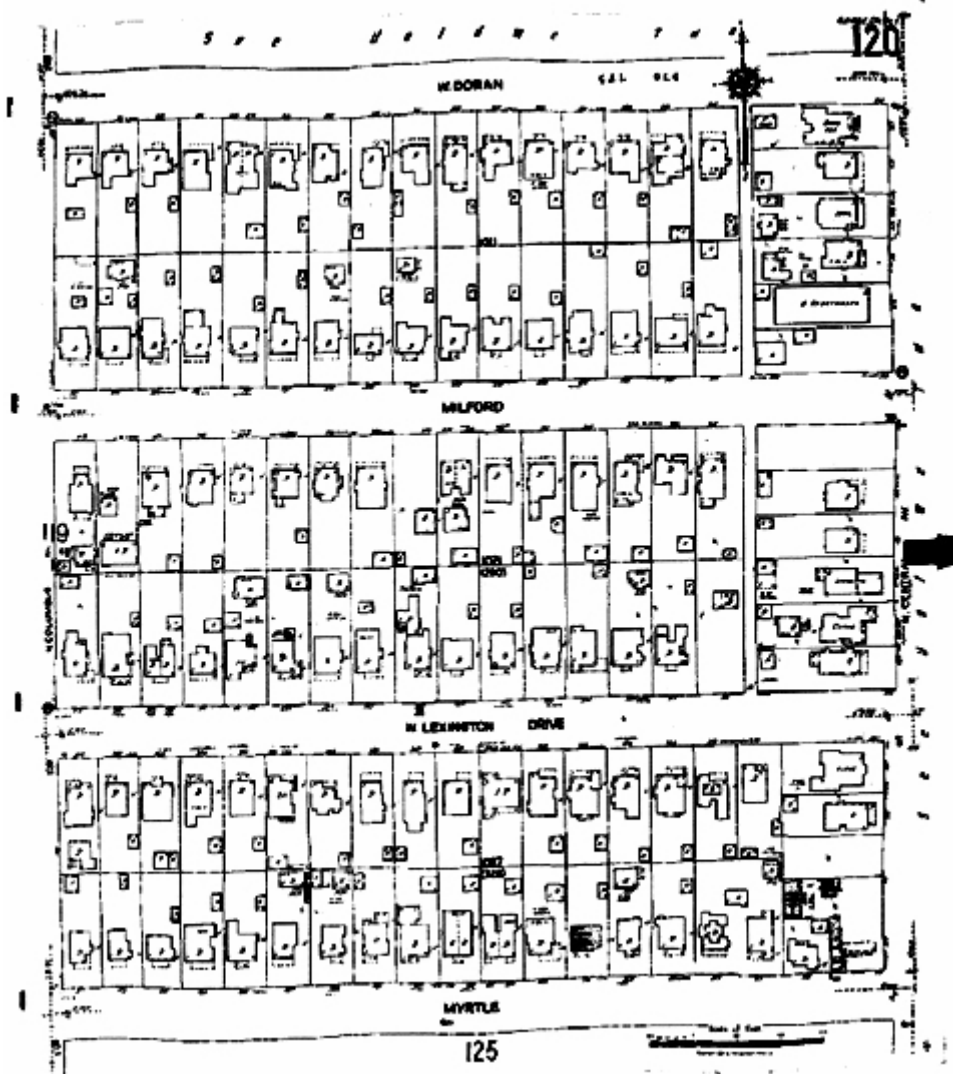
610 N. Central Avenue, Elevator Lobby



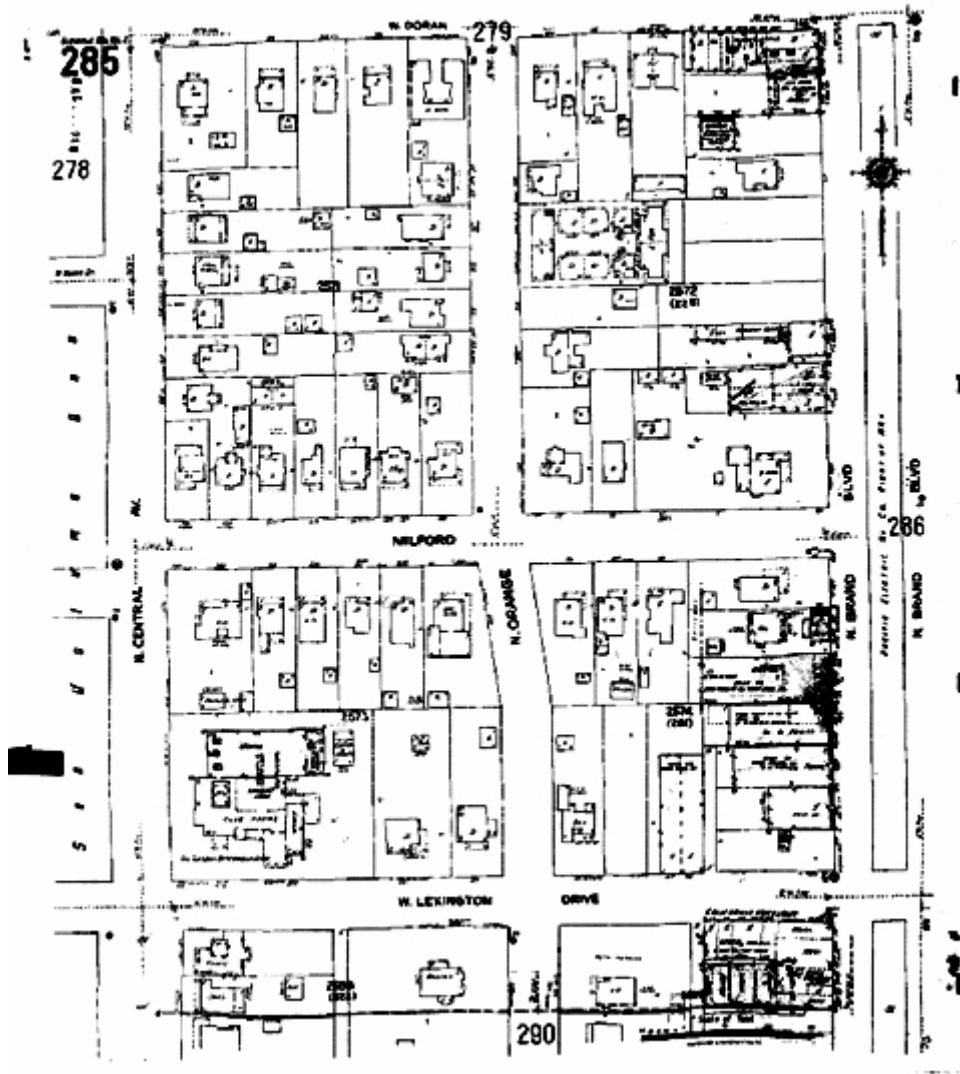
610 N. Central Avenue, Interior Corridor



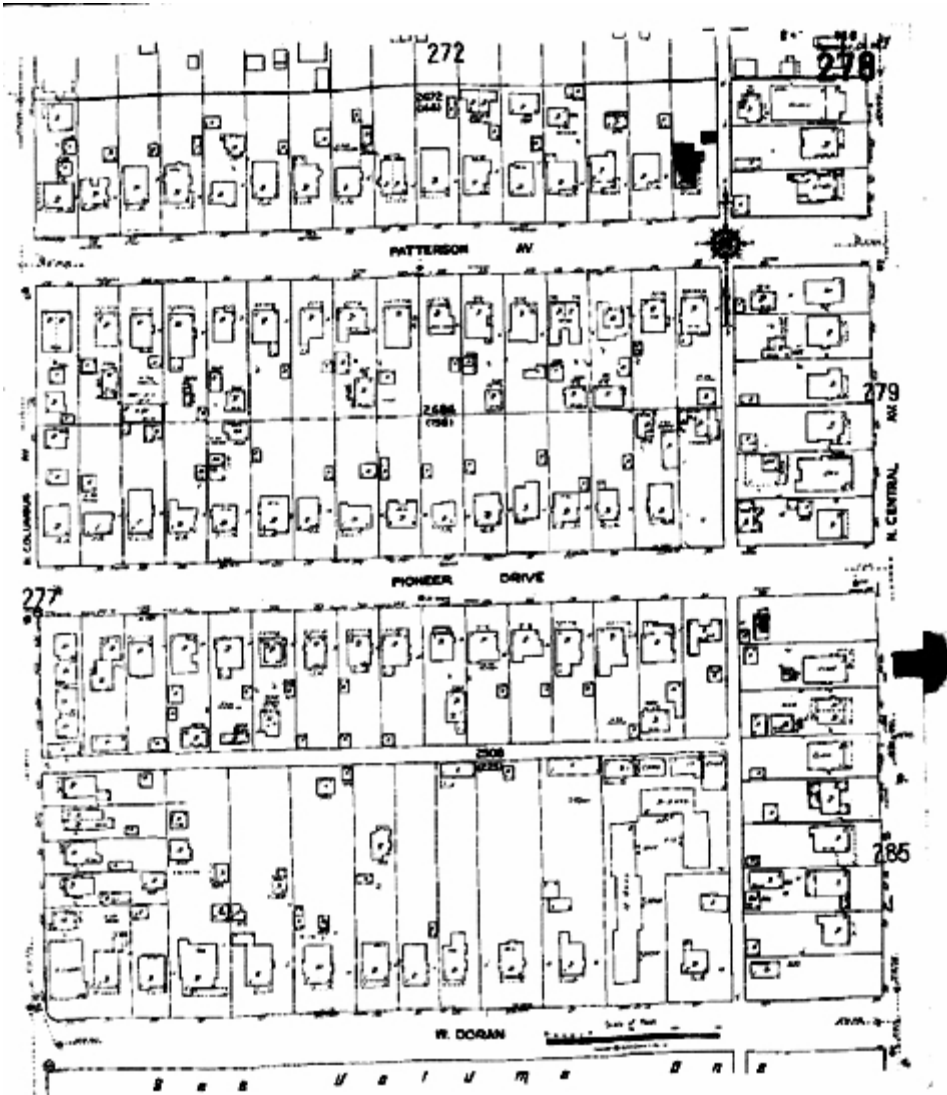
610 N. Central Avenue, Rear Entrance



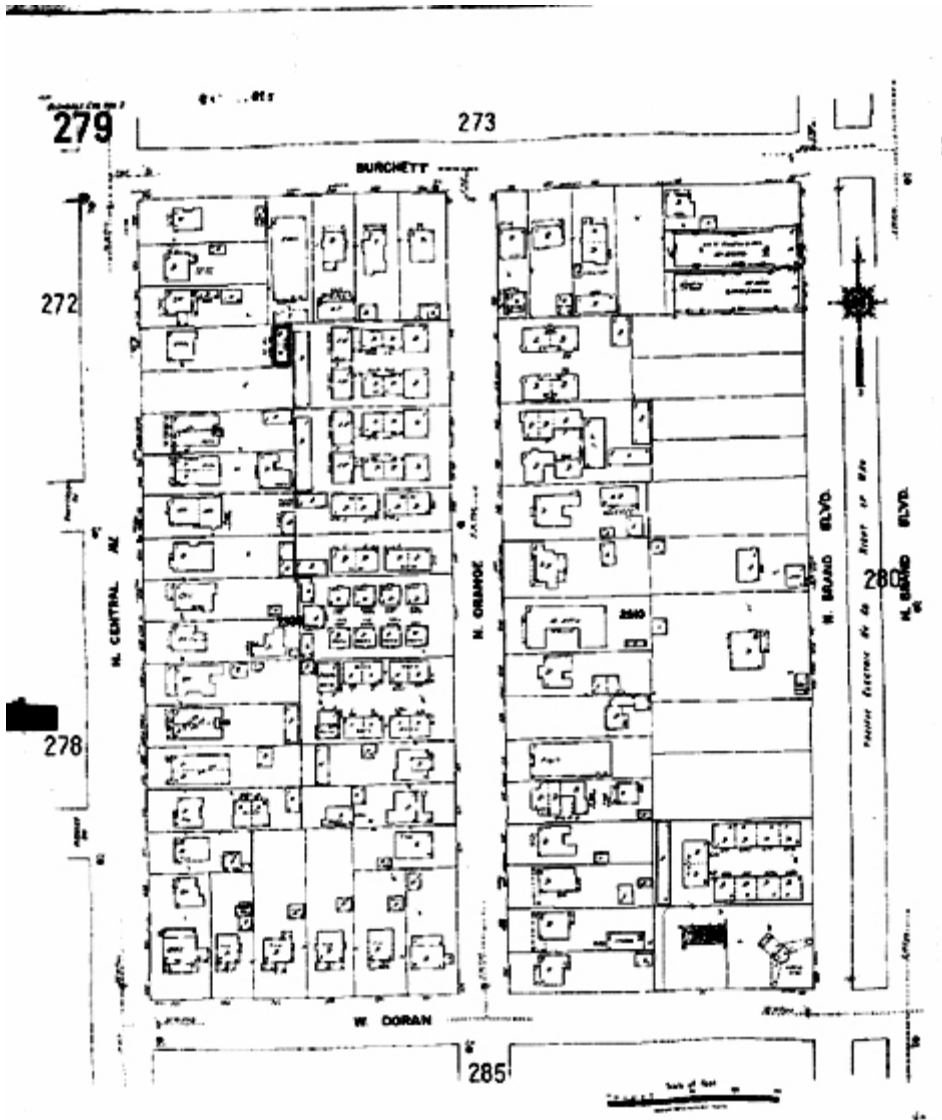
Sanborn Map, updated c. 1950, Southwest of Central Ave. and Doran St.



Sanborn Map, updated c. 1950, Southeast of Central Ave. and Doran St.



Sanborn Map, updated c. 1950, Northwest of Central Ave. and Doran St.



Sanborn Map, updated c. 1950, Northeast of Central Ave. and E. Doran St.
Site at northeast corner of Central Ave. and E. Doran St.