



City of Burbank

Citywide Historic Context

Report



Prepared By:

Galvin Preservation Associates



1611 s. pacific coast highway
suite 104
redondo beach ca 90277

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Prepared for:
The Burbank Heritage Commission
Donald Baldaseroni, Vice Chair
Craig Bullock, Chair
Marisa DiDomenico
Todd A. Niesen
Arthur M. Solis
and
Michael Forbes, Principal Planner
City of Burbank Planning Division
333 E. Olive Avenue
Burbank, CA 91502

Galvin Preservation Associates



Prepared by:
Andrea Galvin
Ben Taniguchi
Galvin Preservation Associates Inc.
1611 S. Pacific Coast Hwy., Suite 104
Redondo Beach, CA 90277
(310) 792-2690

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Date approved by City Council _____

Table of Contents

INTRODUCTION.....	3
OBJECTIVES AND GOALS.....	3
DESCRIPTION OF PROJECT STUDY AREA.....	3
HISTORIC CONTEXT METHODOLOGY.....	5
PRELIMINARY SITE STUDY AND ARCHIVAL RESEARCH.....	5
DEVELOPMENT OF DRAFT HISTORIC CONTEXT.....	6
REVIEW OF EXISTING POLICY AND PREPARATION OF FINAL REPORTS.....	7
CITY OF BURBANK HISTORIC CONTEXT STATEMENT.....	11
EARLY HISTORY: DEVELOPMENT OF RANCHO PROVIDENCIA AND SAN RAFAEL (1798-1886).....	15
IDENTIFICATION OF PROPERTY TYPES (1798-1886).....	20
DESCRIPTION OF PROPERTY TYPES (1798-1886).....	21
<i>Residential (Farmhouse):</i>	23
THE FOUNDING OF BURBANK AND THE GROWTH OF THE TOWN (1886-1889).....	27
IDENTIFICATION OF PROPERTY TYPES (1886-1889).....	33
DESCRIPTION OF PROPERTY TYPES (1886-1889).....	34
<i>Residential (Working and Middle Class Single-Family):</i>	35
ECONOMIC RECOVERY AND INCORPORATION (1888-1911).....	39
IDENTIFICATION OF PROPERTY TYPES (1890-1911).....	44
DESCRIPTION OF PROPERTY TYPES (1890-1911).....	45
<i>Residential (Working and Middle Class Single-Family):</i>	47
INDUSTRIAL AND COMMERCIAL DEVELOPMENT BOOM (1911-1928).....	51
IDENTIFICATION OF PROPERTY TYPES (1912-1928).....	59
DESCRIPTION OF PROPERTY TYPES INDUSTRIAL AND COMMERCIAL DEVELOPMENT (1912-1928).....	60
<i>Commercial (Downtown):</i>	63
<i>Commercial (Outside of Downtown along major arterial streets):</i>	64
<i>Commercial (Automobile Dealerships):</i>	65
<i>Industrial/Manufacturing (Motion Picture Industry):</i>	66
<i>Industrial/Manufacturing (General):</i>	67
<i>Residential Development of the 1920s</i>	71
IDENTIFICATION OF PROPERTY TYPES RESIDENTIAL DEVELOPMENT (1912-1928).....	79
DESCRIPTION OF PROPERTY TYPES RESIDENTIAL DEVELOPMENT (1912-1928).....	80
<i>Residential (Working and Middle Class Single-Family):</i>	83
<i>Residential (High Style Single-Family Residential):</i>	84
<i>Residential (Multiple-family residential):</i>	85
<i>Social Infrastructural Buildings (Schools):</i>	86
BURBANK DURING THE GREAT DEPRESSION (1929-1935).....	89
IDENTIFICATION OF PROPERTY TYPES (1929-1938).....	93
DESCRIPTION OF PROPERTY TYPES (1929-1938).....	94
<i>Residential (Working and Middle Class Single-Family):</i>	95
<i>Residential (Multiple-Family Residential):</i>	96
<i>Residential (Motion Picture Studio Related Homes):</i>	97
<i>Social Infrastructural Buildings (Churches):</i>	98
<i>Industrial/Manufacturing (Airport Terminal Building):</i>	99
POST GREAT DEPRESSION POPULATION BOOM (1939-1940).....	103
BURBANK DURING WORLD WAR II (1941-1945).....	104
IDENTIFICATION OF PROPERTY TYPES (1939-1945).....	109
DESCRIPTION OF PROPERTY TYPES (1939-1945).....	111

<i>Commercial (Downtown):</i>	113
<i>Commercial (Outside of Downtown along arterial corridors):</i>	114
<i>Residential (Working and Middle Class Single-Family):</i>	115
<i>Residential (High Style Single-Family Residential):</i>	116
<i>Residential (Multiple-Family Residential):</i>	117
<i>Social Infrastructural Buildings (Schools):</i>	118
<i>Industrial/Manufacturing (General):</i>	119
<i>Commercial (Movie Theaters):</i>	120
<i>Social Infrastructural Buildings (Hospitals):</i>	121
<i>Social Infrastructural Buildings (Churches):</i>	122
<i>Infrastructural Buildings (Civic Buildings):</i>	123
BURBANK DURING THE POST-WAR YEARS (1946-1960)	127
BURBANK DURING THE 1960s	134
IDENTIFICATION OF PROPERTY TYPES (1946-1965).....	137
DESCRIPTION OF PROPERTY TYPES (1946-1965).....	139
<i>General Commercial (Outside of downtown core):</i>	143
<i>Transportation Related Commercial (Car Washes):</i>	144
<i>Transportation Related Commercial (Motels):</i>	145
<i>Transportation Related Commercial (Drive-thru Restaurants):</i>	146
<i>Transportation Related Commercial (Coffee Shops):</i>	147
<i>Residential (Working and Middle Class Single-Family):</i>	148
<i>Residential (High Style Single-Family Residential):</i>	149
<i>Residential (Multiple-Family Residential):</i>	150
<i>Residential (Temporary Housing for Veterans and Japanese Americans):</i>	151
<i>Social Infrastructural Buildings (Churches):</i>	152
<i>Industrial/Manufacturing (Aircraft Parts Manufacturing):</i>	153
<i>Industrial/Manufacturing (General):</i>	154
<i>Industrial/Manufacturing (Airplane Hangars):</i>	155
<i>Infrastructural Buildings (Municipal Power General Plants and Sub-Station):</i>	156
ARCHITECTURAL STYLE GUIDE	159
FOLK VICTORIAN.....	159
QUEEN ANNE.....	159
CRAFTSMAN.....	160
NEOCLASSICAL REVIVAL.....	160
COLONIAL REVIVAL.....	161
SPANISH COLONIAL REVIVAL.....	161
TUDOR REVIVAL.....	162
ART DECO (STREAMLINE) MODERNE.....	162
MINIMAL TRADITIONAL.....	163
RANCH.....	163
MID CENTURY (MULTIPLE FAMILY RESIDENTIAL).....	164
MID CENTURY (COMMERCIAL/INDUSTRIAL).....	164
APPLICATION OF EVALUATION CRITERIA FOR HISTORIC PROPERTIES.....	167
RECOMMENDATIONS	173
RECOMMENDATIONS FOR ADDRESSING HISTORICALLY SIGNIFICANT RESOURCES.....	173
IDENTIFICATION OF POTENTIAL DISTRICTS AREAS.....	174
PRIORITIES FOR FUTURE SURVEY EFFORTS.....	178
RECOMMENDATIONS FOR CHANGES TO THE HISTORIC PRESERVATION ORDINANCE.....	180
LIST OF PREPARERS AND ACKNOWLEDGEMENTS	199
BIBLIOGRAPHY	203
END NOTES	207

Table of Figures

Figure 1. Map illustrating Ranch San Rafael and Rancho Providencia..... 16

Figure 2. Circa 1920 view of David Burbank’s residence. 17

Figure 3. Circa 1920s view of the last of the five Verdugo adobes 18

Figure 4. Example of a 1860s Ranch style house (Burbank house). 21

Figure 5. Example of a two-story 1870s farmhouse..... 22

Figure 6. Providencia Methodist Episcopal Church building constructed in 1884..... 22

Figure 7. 1887 plat map of Burbank. 27

Figure 8. March 31, 1887, Los Angeles Times advertisement for the town of Burbank. . 28

Figure 9. 1889 view of the streetcar line along Olive Avenue. 29

Figure 10. 1924 view of the Santa Rosa Hotel..... 30

Figure 11. Late 1880s Boom House 34

Figure 12. Brick clad downtown commercial building constructed in 1889. 34

Figure 13. Brick industrial building constructed in 1887. 34

Figure 14. Circa 1889 view looking northeast at Olive Avenue..... 39

Figure 15. Circa 1908 view of the Burbank State Bank Building. 42

Figure 16. 1926 view of the former Burbank Union High School 43

Figure 17. Queen Anne residence constructed in 1901..... 45

Figure 18. Transitional style (altered) residence constructed in the 1910s..... 45

Figure 19. Typical commercial building constructed in the 1900s..... 45

Figure 20. High School building constructed in 1910..... 46

Figure 21. 1911 view of a Pacific Electric Railway streetcar..... 51

Figure 22. 1916 view of the combination city hall and fire station. 53

Figure 23. 1918 Sanborn map showing downtown Burbank 53

Figure 24. Circa 1920 view of the Moreland Motor Truck company factory.. 54

Figure 25. 1926 view of the Libby, McNeil & Libby Company..... 55

Figure 26. 1926 view of the Empire China Company..... 56

Figure 27. 1926 view of the Andrew Jergins Company of California..... 56

Figure 28. Circa 1926 aerial view of the First National Studio. 58

Figure 29. Circa early 1920s image of Empire China Company factory 61

Figure 30. Circa late 1920s image of the First National Pictures studios. 61

Figure 31. 2007 map of Burbank showing the approximate boundaries of Magnolia Park and Benmar Hills residential developments. 72

Figure 32. Circa late 1920s view of the residential section of Magnolia Park..... 75

Figure 33. View of the Magnolia Park Methodist Church 76

Figure 34. 1930 architect’s rendition of the Eiffel Theater. 77

Figure 35. Views of typical 1920s residential housing in the Magnolia Park..... 80

Figure 36. Views of typical 1920s residential housing in the Benmar Hills..... 81

Figure 37. The original city seal adopted in 1911. 89

Figure 38. City seal adopted in 1931. 89

Figure 39. Circa 1930s view of United Airport terminal building 90

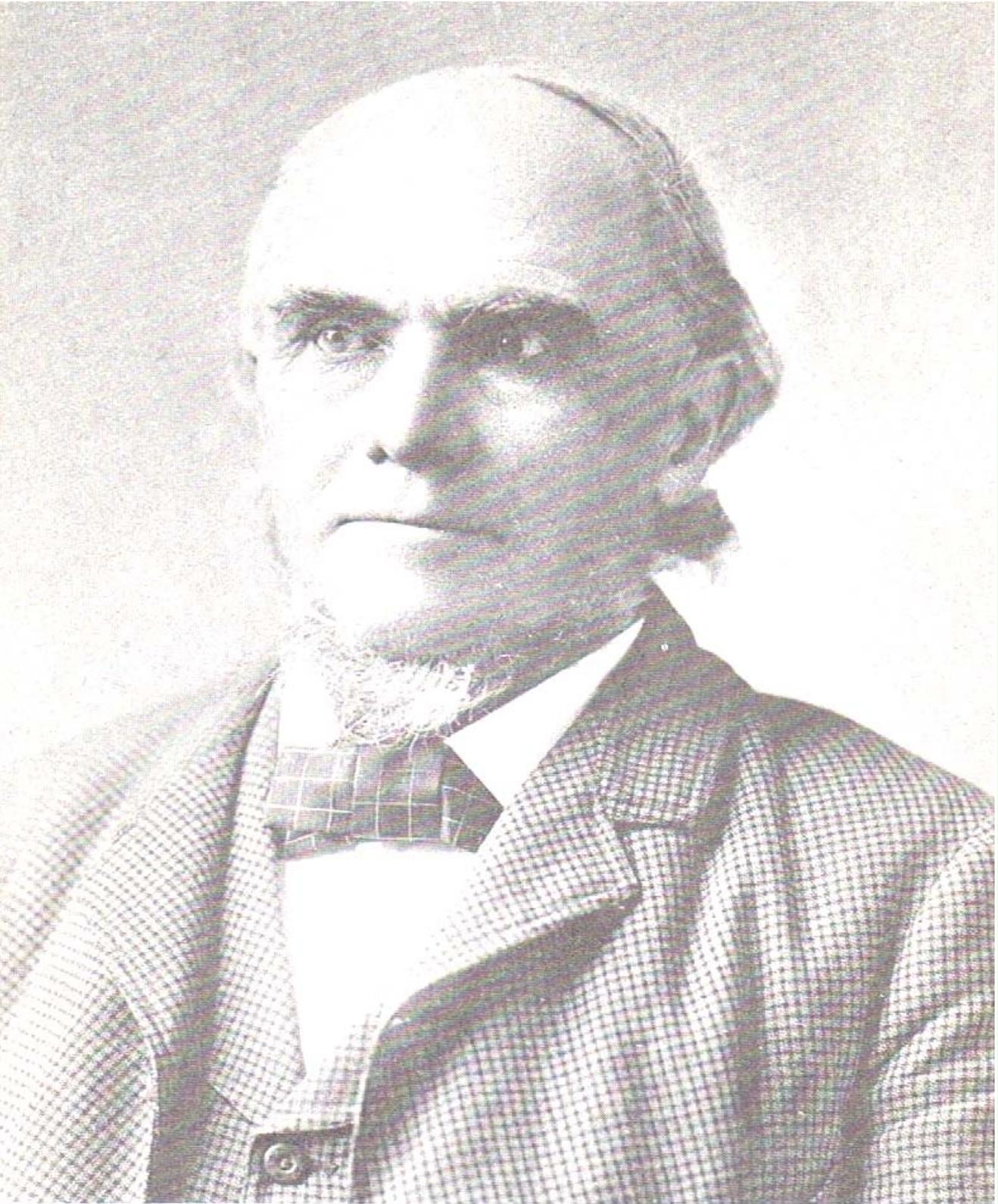
Figure 40. 2009 view of the (now) Bob Hope Airport terminal building..... 94

Figure 41. Circa 1941 view of the Burbank Public Library. 103

Figure 42. Circa 1943 view of Burbank City Hall. 105

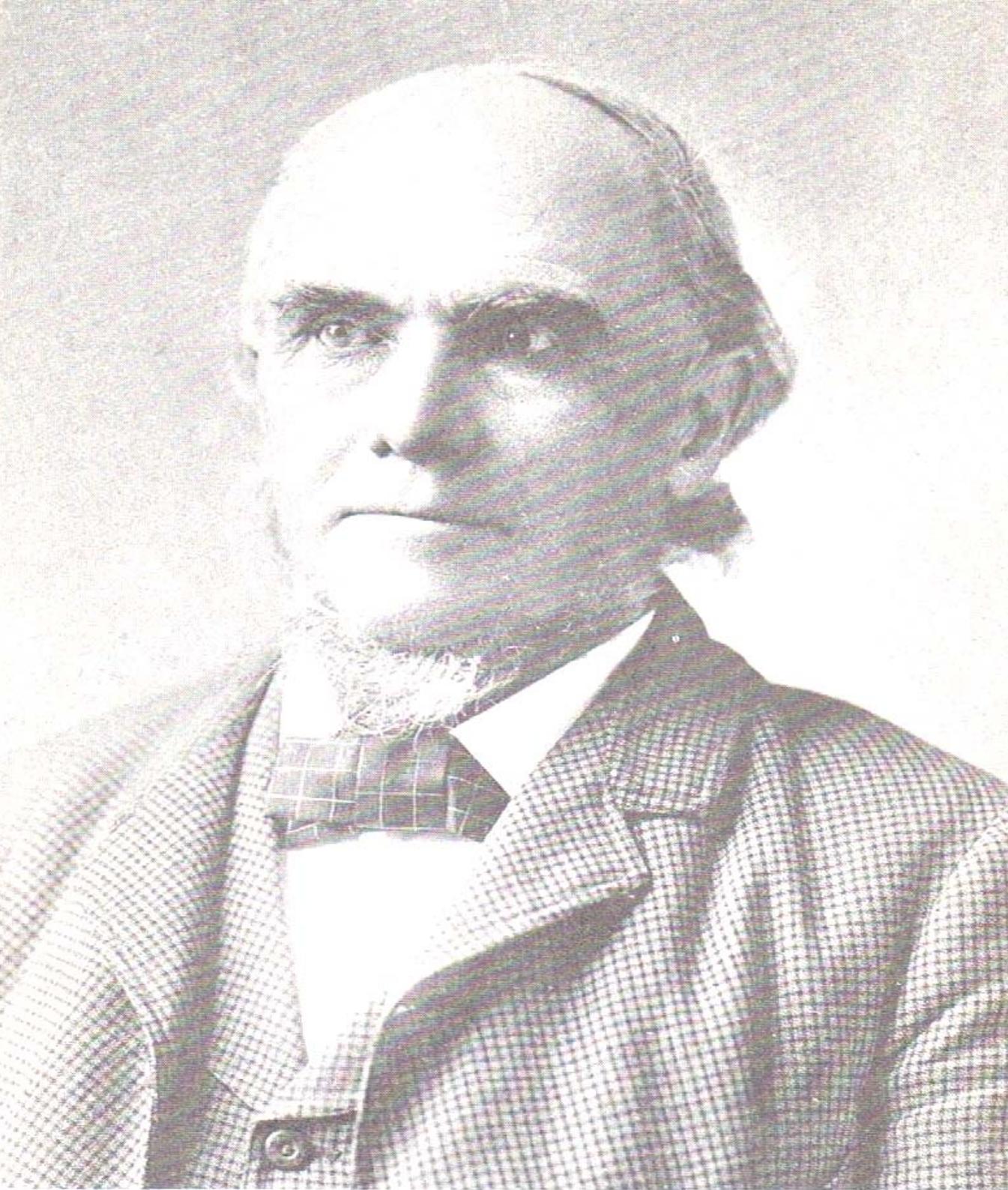
Figure 43. Views of typical early 1940s residential housing 111

Figure 44. Views of typical early 1940s industrial buildings..... 112
Figure 45. 1945 View taken of barracks that housed Japanese Americans..... 127
Figure 46. City seal adopted in 1946.)..... 128
*Figure 47. 2007 map of Burbank showing Grandview Building Company’s residential
development. 129*
Figure 48. Circa 1950s view looking southwest at Grandview’s Benmar Hills. 130
Figure 49. Architect’s rendering of one home in Grandview’s Benmar Hills 130
Figure 50. View of the Burbank Water and Power, power building 133
Figure 51. 1957 view of the construction of I-5 looking southeast.. 134
Figure 52. Circa 1967 view of Golden Mall. 136
Figure 53. Typical residential housing at the southwest side of Burbank. 139
Figure 54. 2007 map of Burbank showing the southwest side of the city. 141
Figure 55. Typical residential housing at the southwest side of Burbank. 141
Figure 56. Typical commercial building at the southwest side of Burbank. 141



Introduction & Methodology

Introduction & Methodology



Introduction

Objectives and Goals

The City of Burbank has a Historic Preservation Ordinance, which was adopted by the City Council and the Heritage Commission in 1994 and a Historic Preservation Plan that was adopted in 1999. The ordinance provides that the City Planner maintain an inventory of potentially significant historic places, structures, or improvements to identify properties that may warrant further research for the purposes of establishing historical significance. The Plan recommends that prior to any survey being conducted that a historic context be prepared for the City to document the historic growth and development patterns and provide a complete thematic history of the City identifying the major periods of growth and associated property types.

However, although the city's regulatory framework provides for a context and survey, prior to this study, the City had not prepared a historic context or embarked on a citywide inventory to date. The Burbank Historical Society and volunteers prepared an unofficial list of properties that have become of limited use because the data sources and methodologies used to prepare the list are not known and some of the structures on the list have since been demolished.

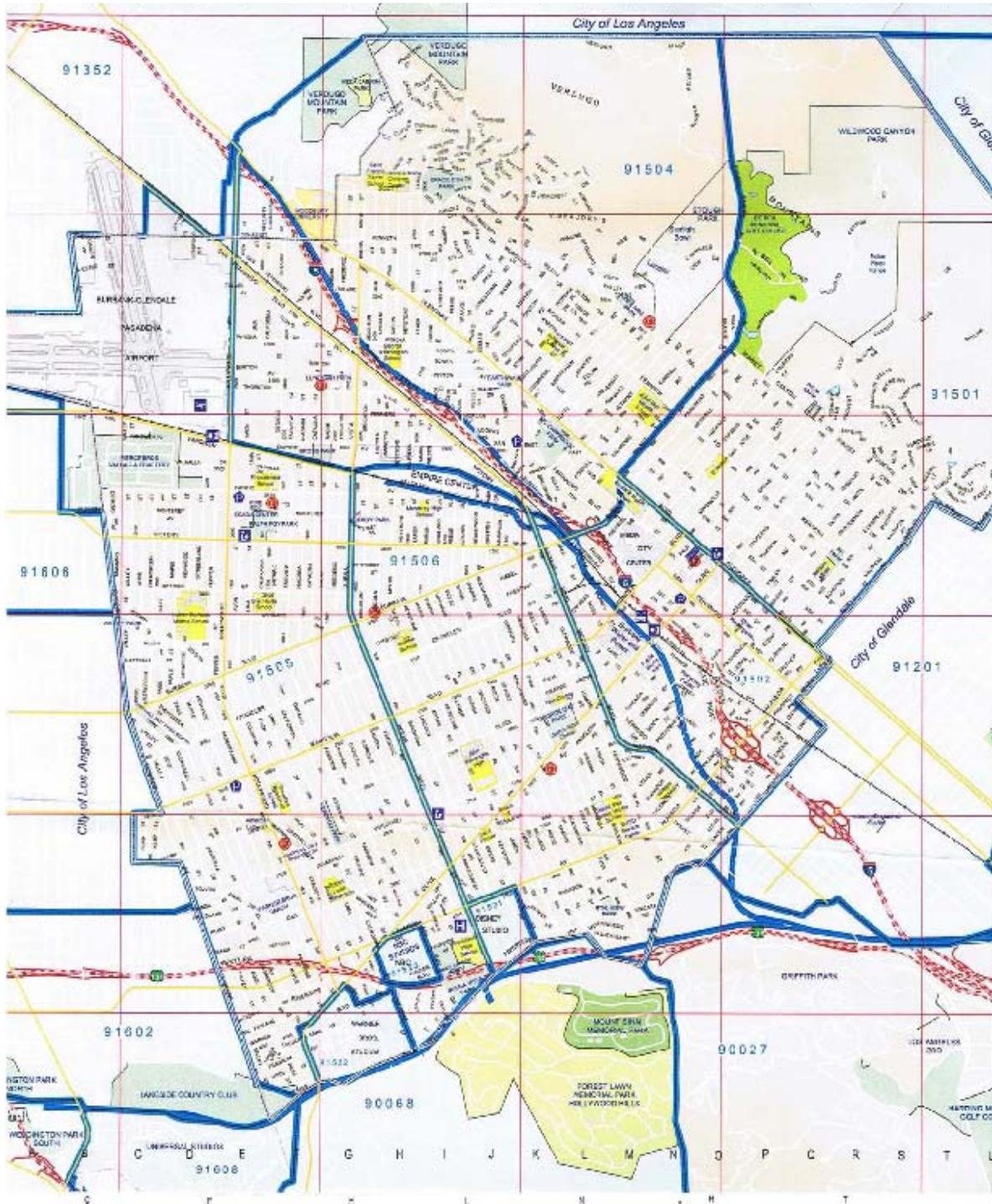
Therefore, in accordance with the City's adopted Preservation Plan and Historic Preservation Ordinance, the City contracted GPA to prepare a city-wide historic context statement and to review the existing historic preservation ordinance and made recommendations for appropriate amendments.

All the work prepared in this study was prepared according to the Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation, and Registration; National Register Bulletin #24 when such standards were applicable.

Description of Project Study Area

The City of Burbank is located in Los Angeles County, about twelve miles northwest of downtown Los Angeles. It is located directly west of the City of Glendale and east of North Hollywood, which is part of the San Fernando Valley. Burbank began as a small farming town at its founding in 1887, and following incorporation in 1911 the city quickly grew into a residential and industrial community. During the 1920s the motion picture and aircraft industries flourished, which led to the creation of residential developments.

The city's industries sustained Burbank through the difficult periods of the Great Depression and World War II and the city experienced its biggest growth (to date) during the late 1940s and 1950s. Despite a lull period during the 1960s and 1970s, the city has grown to a community with a population of 103,286 (according to the 2007 census).



Historic Context Methodology

This report and historic context for the City of Burbank was prepared by Galvin Preservation Associates Inc. (GPA). The project team included professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History* that completed the studies on behalf of and under the guidance of the City of Burbank's Principal Planner and the Burbank Heritage Commission. The draft historic context was prepared from October 2008 to May 2009. The final report was completed in June through August, 2009.

The draft historic context was developed in accordance with the *Secretary of Interior's Standards and Guidelines for Historic Preservation and National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases to include: 1) preliminary study and archival research, 2) field survey and draft historic context preparation, and 3) preparation of final reports.

Preliminary Site Study and Archival Research

The first phase of work included gathering the necessary data for developing a historic context to build a foundation for conducting future historic resources surveys. The purpose of the preliminary archival research was to compile data on potentially significant individuals, historical events and development patterns. This research was used to build the foundation for developing the historic context. The steps undertaken as part of this phase included the following:

1. Meeting with the Principal Planner and the Heritage Commission. The project team met with the Burbank Heritage Commission to identify the specific needs of the citywide historic context and to gather information on previous studies and resources that were available to the project team. The principal planner clarified the goals for the City and reviewed the project scope and schedule.
2. Review of the project area. The project team collected historic plat maps, Sanborn Maps, aerial photographs, previous reports and studies, reference books and articles that covered the project area to better understand how the area developed over time. The historic maps were used to identify specific development patterns through time.

3. Driving the project area. The project team drove around the project area with the Principal Planner to get a feel for the types of resources present and to identify potential research themes. The initial site visit was used to orient the project team to major streets and building stock, and to compare the built environment with information gained from the map review.
4. Assembling archival historical data. Archival research was oriented toward the identification of buildings and the physical development of Burbank. Archival research was conducted at the Burbank Historical Society Gordon R. Howard Museum, the Burbank Public Library and the Los Angeles Public Library. Information gathered at these repositories included historic maps, photographs, newspaper articles, City directories, previous written histories, etc. This information was used as a foundation for developing the historic context.
5. Creating draft historic context outline and bibliography. Using the information compiled through archival research, the basic framework of the historic context was developed with the creation of a draft outline and bibliography. These were submitted to the Principal Planner to be reviewed by the Heritage Commission.

Development of Draft Historic Context

Using the draft historic context outline as a guide, the project team prepared a detailed chronological historical narrative of the city and then added additional contextual information on the building types to form a historic context for the city. The second phase consisted of the following:

1. Conducting a windshield survey of the entire city. The project team conducted a windshield survey of the entire city and took photographs of example property types that represent the different stages of the development of Burbank. The project team took brief notes on some of the areas that appeared to be potentially significant or areas that might constitute potential historic districts. The team also took photographs and general notes on the character defining features of the buildings and the neighborhood features. The information gained from the windshield survey guided more focused research that was used in developing the draft historic context. The windshield survey was also used to develop preliminary boundaries of areas that would be candidates for future survey efforts.

2. Preparing a draft historic context. The project historian prepared a draft historic context of the city that included information on the chronological development of the area. The context included information on the transition of the area from agriculture to industrial and residential, the television studio industry, the aircraft industry, the growth of Burbank as a result of the growth of the industries, and the representative architectural types and styles of buildings associated with each of these themes.
3. Submitting the draft historic context to the city for review by the Burbank Heritage Commission. Edits were made to the context to address the comments received from the Commission.
4. Establishing eligibility requirements and integrity thresholds. The project team identified different property types that represent each historic context and identified the minimum eligibility requirements and integrity thresholds for listing on the National Register, California Register and the City of Burbank's local register.
5. Conducting oral history interviews. The project historian prepared oral history questions to fill in gaps or supplement the historic context in consultation with city staff. The Heritage Commission provided names of potential interviewees for the project, and the historian conducted the oral history interviews. The interviews were then transcribed and are appended to this report. Some information gained from the oral histories were used in the final historic context.
6. Meeting with the Burbank Heritage Commission to review preliminary findings. The project team met with the city staff and Heritage Commission to review the preliminary determinations based on the edited draft historic context. The purpose of this meeting was to identify any missing information and to preliminarily inform the City of the findings and recommendations.

Review of Existing Policy and Preparation of Final Reports

The last phase of the project included reviewing the city's existing historic preservation policy, landmark criteria and ordinance and making recommendations on how to append, change, or integrate the historic context information into the existing policy. Additionally, the project team prepared cut sheets on each of the identified property types for future planning and identified future study areas and potential historic districts. Finally the project team edited the draft historic context, identified possible future research and/or information gaps, provided results of the survey and suggestions as to

how the findings will be incorporated into the local planning process. This phase also included inserting and completing sources/notes, maps, formatting and citations for the historic context. Following is the method for completing the third phase of the project:

1. Peer reviewing/editing the final historic context. The draft historic context was circulated to several individuals who each participated in identifying information gaps as well as typographical and grammatical edits. The draft historic context was reviewed by the City of Fresno's Principal Planner, and was peer reviewed by the survey project manager and principal architectural historian for content and clarity.
2. Identifying potential districts and future study areas. Based on the information gained through the final edit of the historic context, the project team identified several potential district areas and thematic groupings of properties for future study. This information is presented in this final report.
3. Preparing Cut Sheets of Identified Property Types. The project team prepared one cut sheet for each property type identified during the windshield survey that represents an important historical theme or context. The cut sheet includes information on the property's significance, typical character defining features, integrity thresholds, and eligibility requirements.
4. Reviewing Existing Planning Policy and Landmark Criteria. Once the historic context was completed and the associated property types were identified, the project team reviewed the city's existing preservation ordinance, landmark criteria and policy. The principal architectural historian and project manager made recommendations on how to integrate the context findings into the local planning process and made recommendations on how to revise the existing policy at the request of the city.
5. Presenting final historic context and findings to the City Staff, Heritage Commission, Planning Commission and City Council. Once the project was complete and approved by the City, Andrea Galvin of GPA presented the final findings to the Heritage Commission, Planning Commission and City Council to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations.

Historic Context for Burbank



Historic Context for Burbank

- A. Introduction
- B. Early History of Burbank (1866-1911)
 - David Burbank
 - Southern Pacific Railroad
 - Providencia Land, Water and Development Company
 - Founding of Burbank
 - Agriculture
 - Residential and Commercial development
 - Incorporation
 - Pacific Electric Railway
- C. Residential, Commercial and Industrial Development Boom (1912-1928)
 - Moreland Motor Truck Company Factory Established
 - Libby-Mcneill and Libby Factory Established
 - Magnolia Park Subdivision
 - First National Pictures Studios Established (later Warner Brothers Studios)
 - Lockheed Aircraft Corporation Factory Established
 - United Airport Constructed
- D. Burbank During the Great Depression and World War II (1929-1945)
 - Development Lull Period
 - Works Progress Administration
 - Walt Disney Studios Established
 - Economic Recovery
 - Construction of New City Hall
 - War Production (Aircraft)
- E. Post-War Burbank (1946-1965)
 - Population Boom and Housing Shortage
 - Residential Development Boom
 - Flourishing of Aircraft Development and Production at Lockheed Due to the Start of Cold War Period
 - National Broadcasting Company (NBC) Television Studios and Headquarters Established
 - Freeway Construction

City of Burbank Historic Context Statement

Introduction

The City of Burbank is located in Los Angeles County, about twelve miles northwest of downtown Los Angeles. It is located directly west of the City of Glendale and east of North Hollywood, which is part of the San Fernando Valley. Burbank began as a small farming town at its founding in 1887, and following incorporation in 1911 the city quickly grew into a residential and industrial community. During the 1920s the motion picture and aircraft industries flourished, which led to the creation of residential developments. The city's industries sustained Burbank through the difficult periods of the Great Depression and World War II and the city experienced its biggest growth (to date) during the late 1940s and 1950s. Despite a lull period during the 1960s and 1970s, the city has grown to a community with a population of 103,286 (according to the 2007 census).

Historic Context Statements

For a property to be determined historically significant, it must represent a significant part of the history, architecture, archeology, engineering, or culture of the City of Burbank, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. Typically, the significance of a historic property is judged and explained when it is evaluated within its historic context. ***Historic contexts are those patterns, themes, or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or history is made clear.*** Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.*

For the City of Burbank, most resources will be evaluated within its local historic context, which represents those aspects of the history of the city, or portions thereof. The following pages outline the significant developmental themes of the City of Burbank including its early history, residential and commercial development, the industrial boom, the television and studio industry, the aircraft industry, and the city during the post-war period.

* U.S. Department of the Interior National Park Service. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation", pp. 7-9.

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Early History & Ranchos (1798-1886)



Early History & Ranchos (1798-1886)



Early History and the Development of the Ranchos Providencia and San Rafael (1798-1886)

The Gabrielino Indians occupied the areas that later became the City of Burbank. Their name is derived from their association with the San Gabriel Arcángel Mission during the Spanish period. These Native Americans were also known as the Tongva, which translates to “people of the earth.” They occupied what are today Los Angeles County and the northern section of Orange County.

In 1798, the Spanish Crown granted a portion of the former Gabrielino land to Corporal José Maria Verdugo totaling 36,000 acres, which was called Rancho San Rafael.¹ Verdugo had been active in the army until that time, but decided to retire and became a rancher. He raised herds of cattle, horses, sheep and mules on the Rancho and also grew watermelons, corn, beans, pepper and fruit.² The Rancho also included what is today Glendale, Eagle Rock and Highland Park (see figure 2).

In 1817, four “compass” trees were planted sixty feet apart by Spanish padres to mark the north, south, east and west points of the Rancho. The golden sycamore trees also marked the halfway point between the City of Los Angeles and Mission San Fernando.³ A park commemorating the compass trees was created at 601 South Lake Street in 2002. Along with the rest of California, Rancho San Rafael became Mexican territory in 1822. It was eventually passed down to Verdugo’s children, Julio and Catalina in 1831. Julio and Catalina Verdugo held onto Rancho San Rafael even after California became United States territory in 1848 and later the 31st state of the union in 1850. The Rancho contained roughly a dozen dwellings by this time.⁴ In 1857, the Verdugos traded a portion (4,603 acres of the 36,000 acres) of Rancho San Rafael to Jonathan R. Scott in exchange for the 5,745 acre Rancho La Cañada which bordered the north end of Rancho San Rafael.⁵

Meanwhile, in 1843, a Mexican land grant consisting of 4,600 acres was granted to Commandante General Jose Castro.⁶ The land grant, Rancho La Providencia, bordered the southwestern boundary of Rancho San Rafael (see figure 1). By 1851, two gentlemen by the names of Alexander Bell and David W. Alexander purchased Rancho La Providencia. Bell and Alexander were both members of the first city council of the City of Los Angeles.



Figure 1. Map illustrating Ranch San Rafael and Rancho Providencia during the Mexican land grant period, where present day Burbank is located.

In 1866, Dr. David Burbank (1821-1895) purchased the 4,600 acre Rancho Providencia from Bell and Alexander and a 4,600 acre portion of Rancho San Rafael from Jonathan Scott. The 9,200 acres of land that Burbank purchased was largely undeveloped at that time. Burbank was a dentist by trade and a native of New Hampshire. He arrived in Southern California via San Francisco in 1866 and established a dental office in Los Angeles. By the following year he was involved in sheep ranching and had constructed a residence (see Figure 2) on the former Rancho Providencia portion of his land holdings, which was located at what is today the Warner Brothers Studios in the southwest section of Burbank. By the end of the decade, Burbank had one of the largest and most successful sheep farms in southern California. As a result of his success, Burbank decided to retire from dentistry in 1872 and began to devote much of his time investing in Los Angeles real estate. Despite his success as a sheep rancher, he continued to maintain a residence in Los Angeles.

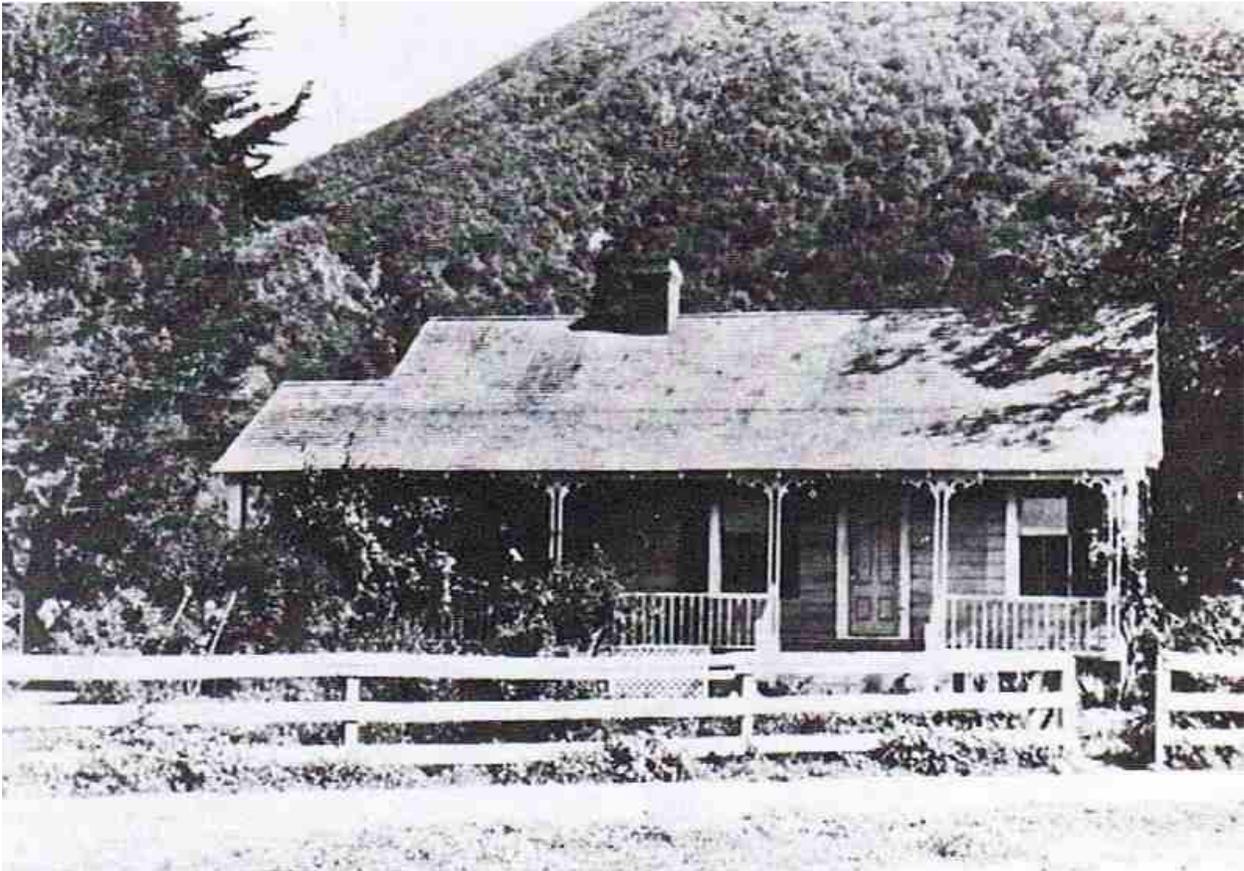


Figure 2. Circa 1920 view of David Burbank's residence constructed in 1867 (Jackson Mayers. *Burbank History, Burbank, CA: James W. Anderson, 1975*).

In 1870, a court case called “The Great Partition of 1870” questioned land ownership of 36 landowners in Southern California, including David Burbank. However, in the end, Rancho La Providencia was not included in the case but a portion of Rancho San Rafael not owned by Burbank and Rancho La Cañada was eventually dissolved during the court decisions. In the end, 31 parcels were divided among 28 investors and the Verdugos were only able to claim 3,300 acres of Rancho San Rafael.⁷ A year after the partitioning of both ranchos, Catalina Verdugo passed away and the land was taken over by creditors. During their ownership of Rancho San Rafael from 1798 to 1871, the Verdugos had constructed a total of five adobes on their rancho, which have since been demolished (see Figure 3). As a result of “The Great Partition,” the land purchased by Burbank from Jonathan Scott in 1866 was officially recognized and he was able to receive a clear title to his land.



Figure 3. Circa 1920s view of the last of the five Verdugo adobes constructed on Rancho San Rafael (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926).

In 1872 to 1873, the Southern Pacific Railway constructed an extension of a rail line from downtown Los Angeles through the area owned by Burbank. David Burbank was an advocate of the rail line and sold a 100' x 14,000' stretch of right-of-way to Southern Pacific on February 28, 1873 for one dollar. The right-of-way went through Burbank's ranch property and terminated at what is now North Hollywood. The extension was completed on April 15, 1874. As a result of the new rail line, many parts of what is now San Fernando Valley, including Glendale, were platted as it provided a vital commercial link to Los Angeles.

However, soon after the line was established, a drought hit the area in the summer of 1874 and lasted into 1875. Burbank's booming sheep and cattle farming industry was severely affected by the drought and dry (wheat) farming became the common industry in the area. By 1876, the Valley became one of the largest producers of wheat in Los Angeles County.⁸

Despite the drought, the rail brought a number of settlers to the area during the late 1870s and early 1880s. The area, including most of what is now the San Fernando Valley, contained approximately five to six ranch homes with fourteen families living in the area. A northeast running trail, which later became San Fernando Boulevard, was the only defined road that existed in the area. Slowly, the area began to grow as a community. On June 3, 1879, the Providencia School District was formed and David Burbank donated an acre of land for the construction of a redwood, single gable school building at what is now Burbank Boulevard near Mariposa Boulevard; the building has since been demolished. Burbank Ranch contained 5,000 heads of sheep in 1880, but a few years later David Burbank retired from sheep ranching and rented out his land to dry farming tenants.⁹ In 1884, the newly formed Providencia Methodist Episcopal Church constructed a small church building along what is today San Fernando Boulevard and Angeleno Avenue.¹⁰ The building was replaced by a new church building in 1888 and the original building was sold in 1893.¹¹

Identification of Property Types Associated with the Early History and the Ranchos Providencia and San Rafael (1798-1886)

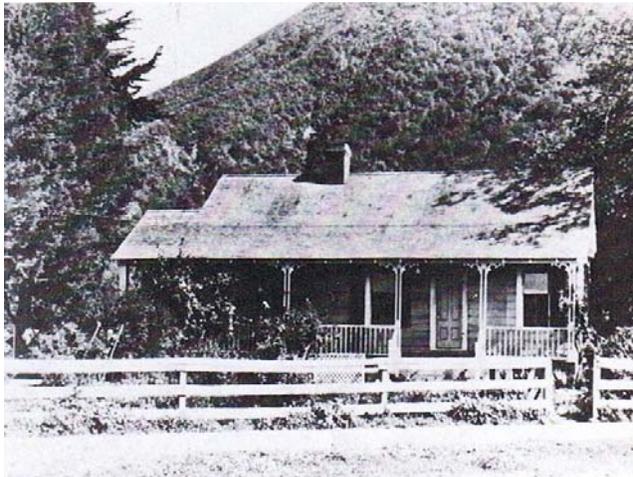
The following property types have been identified as having been constructed between 1798-1886 that represent this period of Burbank's development. The period of time represents the date that the land was granted to Verdugo and includes the period of time that Dr. Burbank purchased Rancho Providencia. The period ends at the beginning of the 1886 land boom in Burbank. Very few of these resources exist today.

Building/Resource Typologies:

- a. Adobe Ranchos (gone)
 - full width porch
 - ranch style
 - low, one story, gable roof
 - adobe construction
 - open space,
- b. Road from Los Angeles to Mission San Fernando (heavily altered)
 - trees aligning the road
 - roughly San Fernando Road
 - Compass Trees (1817) half way point between Mission, San Gabriel, etc.)
- c. Agricultural Related Properties
 1. Early Sheep Ranches & Wheat Ranching
 2. Ranch houses with full width porch
 - wood siding
 - wood sash double hung windows
 - side gable roof
 - open space, dirt, vegetable/ flower gardens, fruit trees, etc.
 - barns
- d. Social Infrastructural Buildings
 3. church buildings (gone)
 4. school house (gone)
- e. Transportation Resources
 5. Southern Pacific Railroad- along San Fernando Blvd. (1872)

Description of Property Types Associated with the Early History and the Rancho Providencia and San Rafael (1798-1886)

There were only a few buildings constructed from 1866 to 1886. Prior to this period, much of the lands were uninhabited. However the buildings that were constructed consisted of early Ranch buildings that were designed in a manner that was similar to adobe buildings that were popular prior to the 1860s. However, the structural systems of the Ranch buildings from 1866-1886 were wood rather than adobe and the exterior was clad in wood siding. With sheep ranching and wheat farming being the dominant industry in the area during this period, the residences were situated on large acreages (farm and ranch lands) and had associated wood framed barns and other ancillary buildings constructed near the main residences.



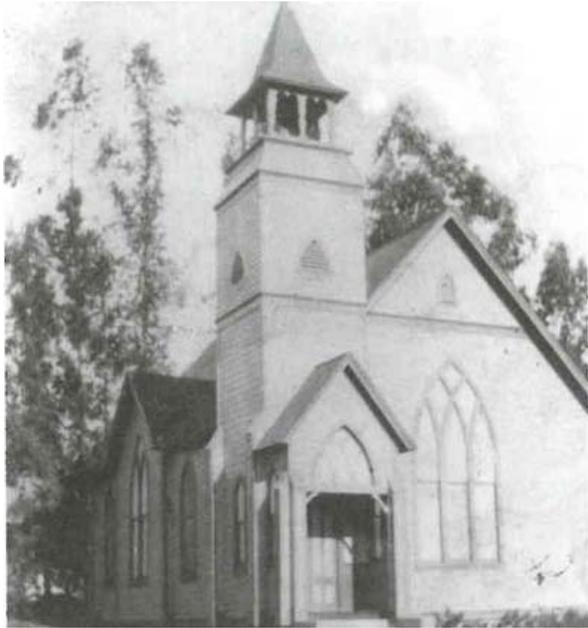
Popular buildings from the 1860s included single story buildings with side gabled roofs and full width front porches. The siding material was often board and batten or horizontal drop siding. The windows were few, and were typically single or double hung windows within tall narrow wood frames. As the population and accessibility to materials increased, the buildings were constructed with more ornamentation and were larger in size.

Figure 4. Example of a 1860s Ranch style house (Burbank house) (E. Caswell Perry. *Burbank, An Illustrated History*, Northridge, CA: Windsor Publications, 1987).



Larger, two story residences were constructed. These buildings were built in a simple farmhouse style with wood siding and side gabled roofs; again with ancillary buildings surrounding the residence to accommodate the farming needs of the family. There are a few of these building types remaining in the city, although they are no longer surrounded by open space.

Figure 5. *Example of a two-story 1870s farmhouse (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926).*



By the 1870s other building types, such as a church and a public school were built in order to meet the needs of the growing population. These buildings were also simple wood buildings that were one-story and clad with wood siding. The Providencia Methodist Episcopal Church, pictured here, was designed in a simple carpenter Gothic style, which was popular at the time and influenced by pattern books and architects such as Andrew Jackson Downing. School houses were also simple in form and were a traditional one-story, front gabled, symmetrical, one room school with a modest stoop and porch covering.

Figure 6. *Providencia Methodist Episcopal Church building constructed in 1884 (Mary Jane Strickland and Theodore X. Garcia. *A History of Burbank: A Special Place in History*, Burbank, CA: Burbank Historical Society, 2000).*

The following page includes a description of the typical character defining features of properties that might be found in the City of Burbank. The sheet also includes information on the essential aspects of integrity as well as the identification of the eligibility requirements for each of the specified criteria for inclusion in Burbank's local register.

Early History and Rancho Period Properties (1798-1886)

Residential (Farmhouse):

Burbank experienced a relatively slow period of development during the first decade after the end of the late 1880s land boom. Improvements made to the town’s water system during the 1890s spurred some growth both commercially and residentially. Development of the downtown core and the residential areas on the northeast side of the town resumed during this period. Residences were also constructed outside of the downtown core; these homes were primarily associated with agriculture.

Character Defining Features Include:



- One or two-story
- Wood framed
- Simple Folk Victorian or Queen Anne style
- Constructed on farm or ranch lands
- Barn on property
- Setback from street side
- Associated outbuildings

Essential Aspects of Integrity

- *Location:* Outside of downtown core
- *Setting:* Located on large farm or ranch land and surrounded by other farms; associated barn; fencing along property lines
- *Materials:* Wood framed structure; wood windows and doors; horizontal wood siding
- *Design:* One or two-story; minimal design elements; tall windows; symmetrical plan; shallow gables; partial width porch
- *Workmanship:* Wood framed construction; board and batten, channel-drop or horizontal wood siding; decorative elements based on style
- *Feeling:* Agricultural property with a few farmhouses and associated ancillary buildings
- *Association:* Early farm ranching in Burbank prior to 1886.

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City’s cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

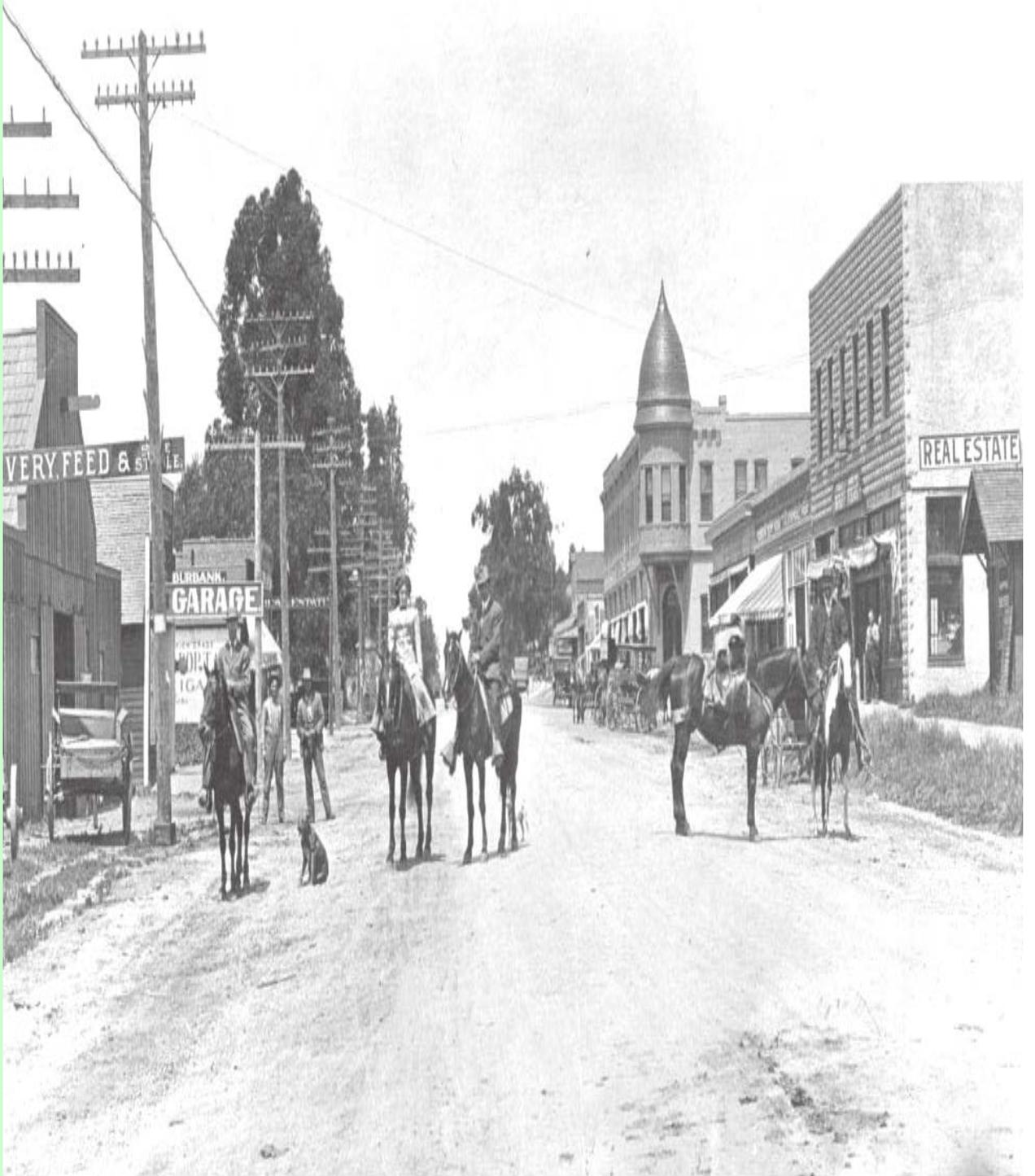
Due to the exceptional age of these properties, only the basic shape, form and design of the building need to be present.

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Founding of Burbank (1886-1889)

Founding of Burbank (1886-1889)



The Founding of Burbank and the Growth of the Town (1886-1889)

In 1886, ten individuals formed the Providencia Land, Water and Development Company (PLWD). The company was headed by L. T. Garnsey and was headquartered at the Bryson Block located at South Spring Street and West Second Street in downtown Los Angeles. David Burbank became one of the directors of the PLWD after the purchase. Other directors of the company were John Downey Harvey, Thomas William T. Richards, J. McCudden, H.L. McNeil, W.H. Goucher, E.E. Hall and George W. King. The sale of Burbank's landholdings was part of an overriding land boom that had started in 1886 and which led to the founding of numerous towns throughout Los Angeles County and Southern California. The 9,200 acre area that Burbank owned was surveyed and platted by the McClure Brothers in February and March of 1887 and it is around this time that the area was formally named Burbank (see figure 7).

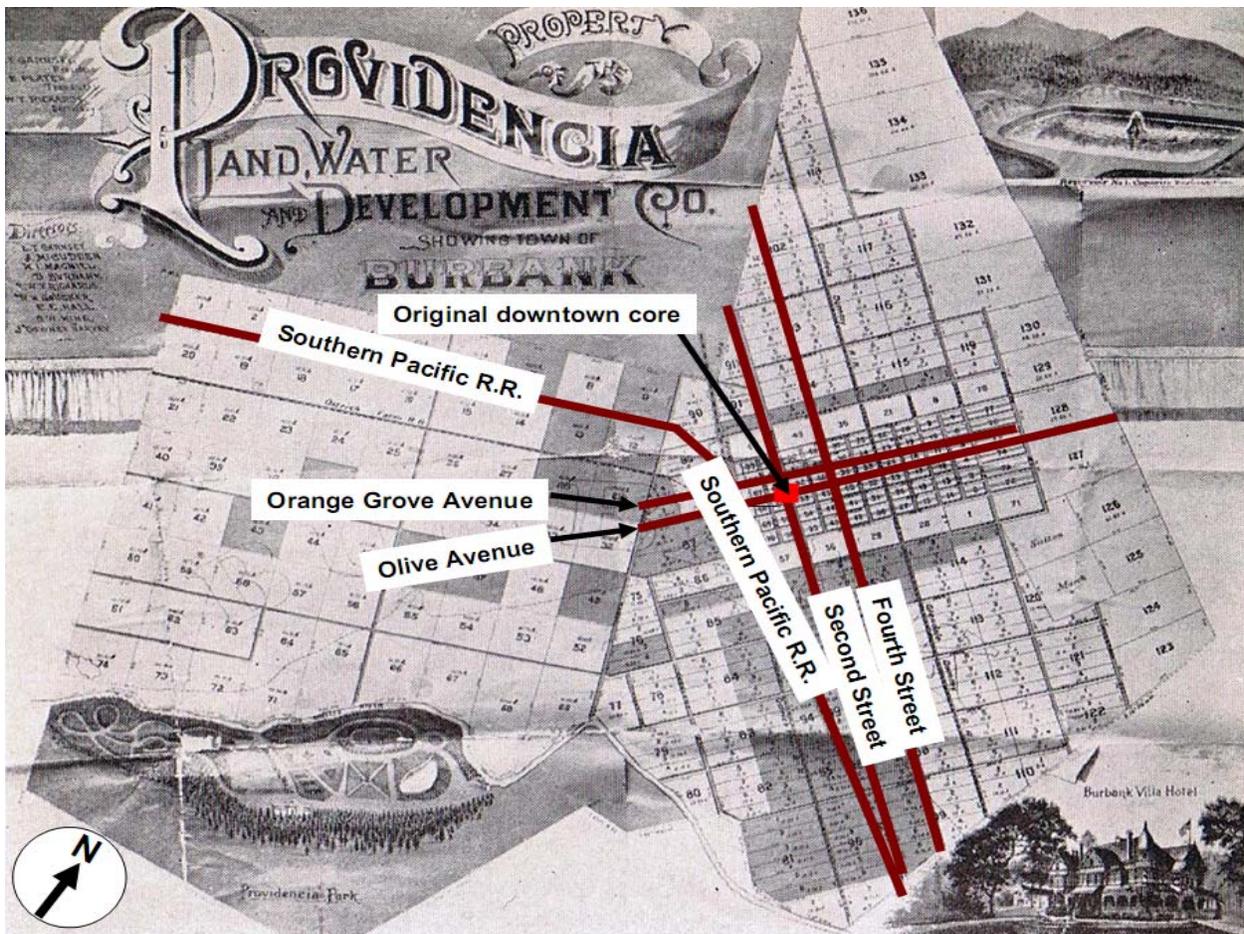


Figure 7. 1887 plat map of Burbank. (Burbank Historical Society)

The platted area of Burbank consisted of a commercial area surrounded by residential tracts. The original boundaries, as defined in the 1887 plat map, were (what are now) Burbank Boulevard/Walnut Avenue as the northern boundary, Grandview Avenue as the southern boundary, the edge of the Verdugo Mountains as the eastern boundary and Clybourn Avenue was the western border.¹² The center of the new town was located at Olive Avenue and Second Street (now San Fernando Boulevard). On March 31, 1887, the first of many advertisements put out by PLWD for Burbank appeared in the *Los Angeles Times* and the *Los Angeles Tribune* (See figure 8). The town was officially founded on May 1, 1887, with special chartered rail coaches from Los Angeles shuttling interested investors to Burbank.

PROVIDENCIA RANCHO!

17,000 Acres, Mountain and Valley,

The Finest Body of Land in Los Angeles Co.

—ONLY SIX MILES FROM LOS ANGELES CITY LIMITS,—

On Southern Pacific main line to San Francisco. Six passenger trains daily.
Side-tracks, depot and other improvements under progress.

AN ELEGANT HOTEL and nine residence and business buildings now under contract to be erected in the town, which has been named **BURBANK**, and now laid out and surveyed. Streets under contract to be graded. Water in abundance will be piped and laid in front of each and every lot. The town is located on an eminence, commanding a view of the entire San Fernando Valley on the north and west, while the city of Los Angeles is clearly perceptible to the south. The lands embrace both foothill and valley property, and for quality and fertility cannot be surpassed in Southern California, and claimed by all judges as specially adapted to the growth of **ORANGES, LEMONS, LIMES, OLIVES** and other fruits.

A plot of the town and price and terms of lots and acres can be obtained at the office of

The Providencia Land and Water Company,
NO. 13, SECOND FLOOR, BRYSON BLOCK,

Or of either of the following Directors:

G. W. King, 113 West First Street.	E. E. Hall, Room No. 1, Lawyers' block.
L. T. Garnsey, Room 16, Bryson Block.	J. Downey Harvey, Downey block.
H. L. Macneil, 16 Court Street.	D. Burbank, Main Street.
W. H. Goucher, Cable Road Office, Bryson block.	

Figure 8. March 31, 1887, *Los Angeles Times* advertisement for the town of Burbank (ProQuest).

With the development of a new town, several infrastructural components were constructed during this time. The streets were laid out and graded in April of 1887 by contractor W.B. Andrews, who employed 120 Chinese workers and 200 mules to perform the task.¹³ The width of the streets ranged from 60 to 100 feet. Engineer and geologist Frederick C. Finkle installed an irrigation water system to Toluca Lake, which was located near what is now the southeast corner of Burbank. Two reservoirs were also installed by Finkle on the elevated edges of the town. The area at the time was irrigated by a natural lake, Lake Providencia (located within the former Rancho Providencia).¹⁴

In addition to street and water improvements, a mile and a half horse drawn streetcar line was also established. The main street of the town at the time, Olive Avenue, was chosen for the new streetcar line, which began at the Southern Pacific line and terminated at Olive Avenue and Eighth Street (now Kenneth Road). Due to the fact that Olive Avenue was banked, eight horses were required to pull the streetcar uphill (see Figure 9).¹⁵

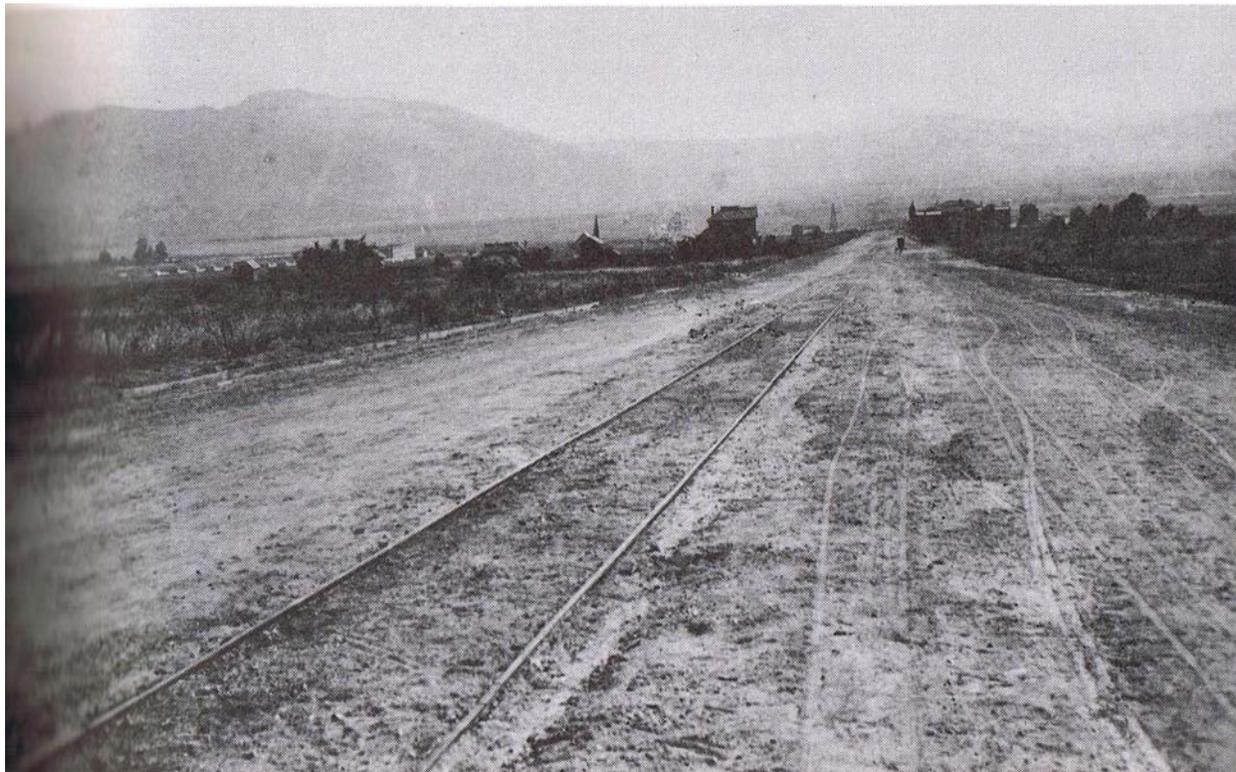


Figure 9. 1889 view looking southwest at the streetcar line along Olive Avenue. (Los Angeles Public Library).

In April of 1887, ground was broken for the first major commercial building that was to be constructed in the newly founded town. The Burbank Villa, a three-story Queen Anne style hotel was built by David Burbank, who hired Los

Angeles based contractor George Scammon to construct the hotel.¹⁶ The building, which measured 70' x 100', was situated on a block that was bounded by Olive Avenue to the south, Orange Grove Avenue to the north, First Street to the west and Second Street (now San Fernando Boulevard) to the north (see Figure 10). The hotel was an elaborate Queen Anne style building that was renamed Santa Rosa Hotel in the 1890s. It was torn down in the 1930s to make way for a post office, which remains in its place today.



Figure 10. 1924 view of the Santa Rosa Hotel (formerly Burbank Villa). (Los Angeles Public Library)

In 1887 the newly formed town of Burbank saw a small spur of new development. To accommodate an increase in residents, the Providencia School District tore down the small one room school building that had been constructed in 1879 and replaced it with a two-story wood framed grammar

school building at what is now the south side of Magnolia Boulevard near San Fernando Boulevard (the two story school building has since been demolished). Also in that year, the first manufacturing company was established in Burbank. The Burbank Furniture Manufacturing Company constructed a three-story brick factory building along the Southern Pacific Railroad tracks on the corner of Providencia Avenue and Flower Street. A depot was also constructed by Southern Pacific in 1887; the depot has also since been demolished.

Also in 1887, the PLWC had seven Queen Anne style residential buildings constructed.¹⁷ In May of that year, the PLWC had Los Angeles contactor Milo E. Mather construct a one-story residence for Amos Leslie Burbank (no relation to David Burbank) and a two-story residence for Thomas William T. Richards.¹⁸ By July another home was constructed for Richards, along with two residences for L.T. Garnsey, a residence for T. McNeil and a boarding house for John Downey Harvey; it is likely that the builder for these buildings was M. E. Mather as well.¹⁹ The seven houses, known today as the “boom houses,” were the only homes constructed by the PLWC and it appears that they were sold immediately after construction. There are only three of these homes still standing as of 2009. They consist of two extensively altered boom houses located at 815 East Angeleno Avenue and along Orange Grove Avenue and a third house located at 1015 West Olive Avenue that was moved to its current site in 1977 and restored by the Burbank Historical Society to its original condition.

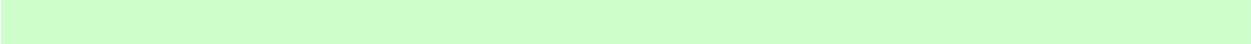
With the inner workings of the town set in place, the PLWC began to sell tracts of land in late 1887. The initial tracts of land consisted of large lots ranging from twenty to forty acres. The buyers were primarily farmers who established vineyards and grew peaches, melons, alfalfa and various other types of vegetables on the land.²⁰ By the end of 1887, total land sales reached \$475,000.²¹ Olive Avenue was extended to Lake Providencia by March 1888, and pepper trees were planted along the six mile stretch of Olive Avenue from the foot of Verdugo Mountain to Lake Providencia.²²

However, the initial boom years for Burbank and Southern California were short-lived. By April of 1888, the real estate bubble had burst. The real estate bust resulted in the price of lots and residences to drop dramatically. The land valuation of Los Angeles County fell from \$63,000,000 in 1887 to a pre-boom level of \$20,000,000.²³ Thus, a large number of boom towns located throughout the county either entered a period of inactivity in terms of development or disappeared entirely.

Several of the initial companies in Burbank struggled or closed by the end of 1888. The Burbank Furniture Manufacturing Company, which had been in

operation for less than a year, shut down; its abandoned factory was eventually destroyed by fire. The local newspaper, *The Burbank Times*, had also been established during the boom and closed down operations. Also, the sudden end to the land boom financially ruined nearly all of the directors at PLWC and the company officially disbanded in April of 1888.²⁴ In August, several former members of PLWC, including Garnsey, Richards, McNeil, Goucher and Hall, formed a new company called the Burbank Building Association that took the place of the PLWD. The Burbank Building Association continued to be heavily involved in real estate in Burbank well into the first decade of the 20th century.²⁵

But despite the bust, by the end of 1888, 900 lots and 2,000 acres of farmland had been sold in the town of Burbank. The first brick commercial building, the Burbank Block, was completed during this period at the northwest corner of Olive Avenue and Second Street (now San Fernando Boulevard) just north of the Burbank Villa. This building was originally constructed to house a bank, but the building has since been torn down. Meanwhile, David Burbank was still involved in Los Angeles real estate development and built an opera house in downtown Los Angeles. The opera house, Burbank Theater, had its grand opening in 1893.



Identification of Property Types Associated with the Founding of Burbank and the Growth of the Town (1886-1889)

In the early 1870s sheep ranching began to decline. However, southern California began to experience a sudden boom of migrants from the East coast and the Midwest, who were drawn to the sunny weather and the opportunity to purchase new land. Taking advantage of the opportunity for development, the Providencia Land and Water Company (PLWC) transformed the agricultural community into a commercial, industrial and residential development. Residences (boom houses) were constructed on lots that averaged 50' x 150' in size and the homes were built near the town's commercial core. A single track streetcar line was created near the commercial core and a manufacturing company was established along the existing Southern Pacific rail line. Despite the eventual failure of the PLWC development, the basic foundation of the town had been formed for future development. The basic buildings that had been established include residences as well as brick and wood commercial buildings.

Building/ Resource Typologies:

- a. Commercial
 6. Two story Brick Commercial Mixed-Use Building (gone)
 7. Two Story Wood Framed Queen Anne Style Hotel- (Burbank Villa/ Santa Rosa Hotel) (gone)
- b. Residential
 8. One-story Queen Anne style single family residences located near downtown (a few- mostly altered with the exception of the Mentzer House located at 1015 West Olive Avenue)
- c. Social Infrastructural Buildings
 9. Replaced Grammar School (1887) (gone)
- d. Industrial
 10. Three-story brick (Burbank Furniture Manufacturing Company) located near the Southern Pacific Rail line (gone)
- e. Transportation Related Buildings
 11. Street car line along Olive Avenue in downtown (1887) (gone)
- f. Planning
 12. laid out streets in town
 13. constructed water system in town (1887) (possibly present, but doubtful)
 14. planted pepper trees along Olive Street in downtown (1887) (gone)

Description of Property Types Associated with the Founding of Burbank and the Growth of the Town (1886-1889)

There are very few buildings that remain that were constructed between 1886 and 1889 when the town was first founded and buildings began to spot the landscape.



Figure 11. Late 1880s Boom House (Photo taken by Galvin Preservation Associates, March 2009).

Residences constructed during this brief period consisted of modest sized single-family homes that were primarily in the Queen Anne style with wood exterior cladding.



Figure 12. Brick clad downtown commercial building constructed in 1889 (E. Caswell Perry. *Burbank, An Illustrated History*, Northridge, CA: Windsor Publications, 1987).

Commercial buildings were also constructed in the Queen Anne style and had either brick or wood exterior cladding.



The sole industrial (manufacturing company) building in town was utilitarian in style and constructed in brick. The brick construction signaled a more permanent settlement.

Figure 13. Brick industrial building constructed in 1887 (E. Caswell Perry. *Burbank, An Illustrated History*, Northridge, CA: Windsor Publications, 1987).

Founding of Burbank and the Growth of the Town (1886-1889)

Residential (Working and Middle Class Single-Family):

The basis of Burbank formed during this period as it experienced a period of development during the land boom of the late 1880s. The northeast side of the town was subdivided by developers and tracts of land were sold to investors. A downtown area was established with the construction of a two-story mixed-use building and a hotel. Seven homes were also constructed by the town’s developers before the bubble burst and the boom period ended in 1889. All building constructed in the city during this period was in the Queen Anne style.



Character Defining Features Include:

- One-story single family
- Wood framed
- Queen Anne style
- Constructed on residential lots (approx. 50’ x 150’)
- Carriage house at rear of lot
- Setback from street side

Essential Aspects of Integrity

- *Location:* Near original downtown core
- *Setting:* Located on a subdivided residential lot with residential landscaping features; associated fencing; carriage house at rear of lot
- *Materials:* Wood framed structure; wood windows and doors; horizontal or shingle wood siding
- *Design:* One-story; asymmetrical plan; cross-gabled roof; return corners on eaves; bay windows; tall narrow windows; partial width porch; ornamented details
- *Workmanship:* Wood framed construction; turned wood spindle work; decorative elements based on style
- *Feeling:* Pre-turn of the century residential single-family neighborhood
- *Association:* The late 1880s land boom in southern California after the division of the rancho property

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City’s cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state,, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

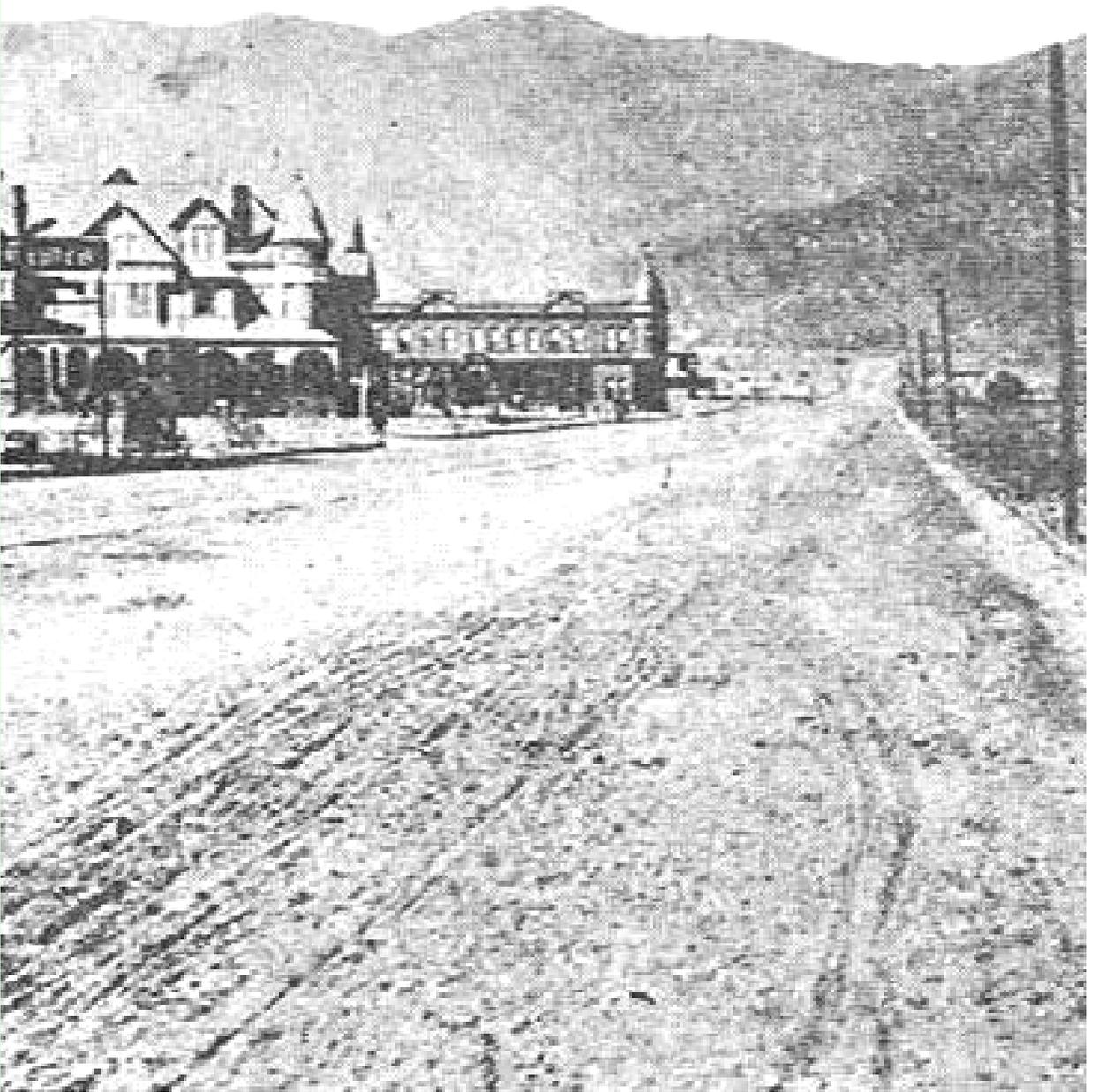
Due to the exceptional age and rarity of these properties, only the basic shape and form of the building needs to be present. Alterations should be reversible; property should be identifiable as dating to this period.

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Economic Recovery (1890-1911)

Economic Recovery (1890-1911)



Economic Recovery and Incorporation (1888-1911)

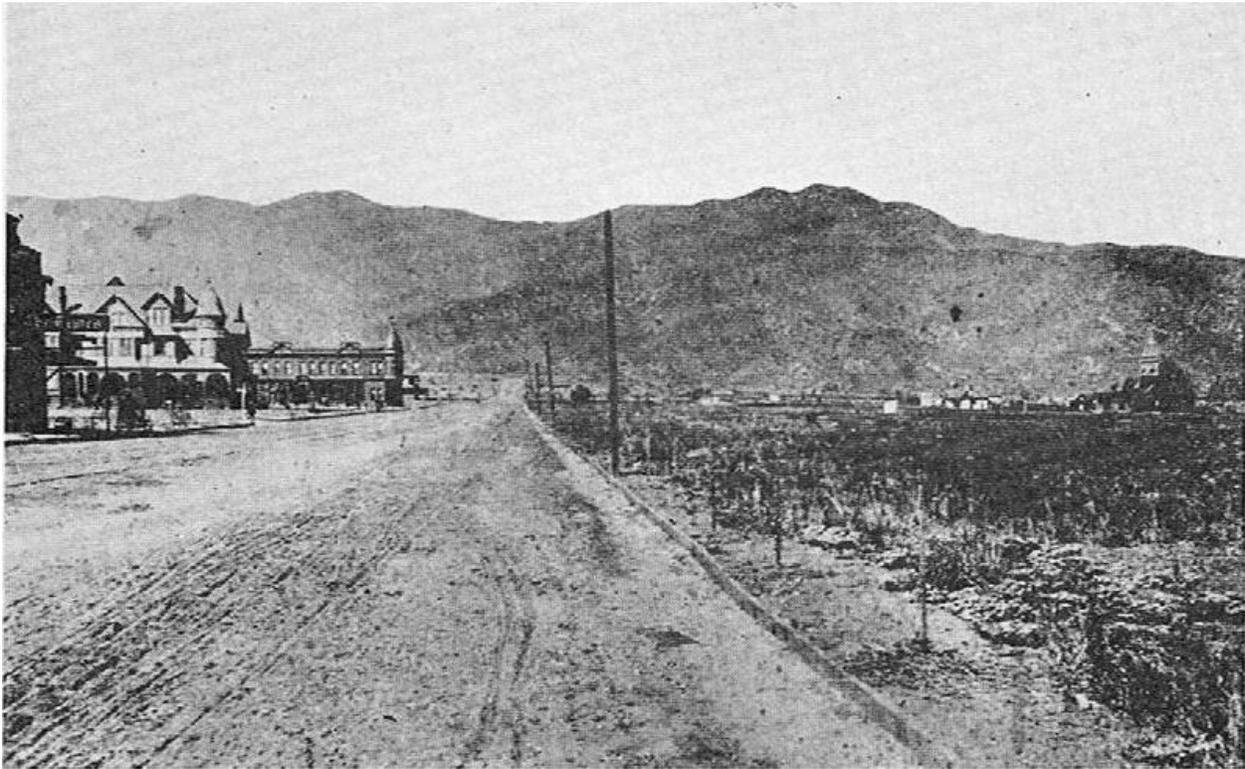


Figure 14. *Circa 1889 view looking northeast at Olive Avenue with the Burbank Villa seen at upper left (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926).*

A drought period occurred in Burbank from 1888-1911 which led to an economic depression. During this period, Burbank saw less than ten inches of rainfall per year during most of the seven year drought. However, the farms in the area, namely the vineyards and cantaloupe farms, thrived during the drought due to the naturally fertile soil and the existence of natural underground wells.²⁶ Sheep and cattle ranches were also re-established on unsold portions of the land formerly owned by David Burbank.²⁷ Although land investment in Burbank came to an abrupt end following the boom period, the success of the farming and ranching industry sustained the life of the young town and softened the effects of the economic depression. By 1890, the population of the town had grown to 2,996 with only 50 living near the center of town which remained at Olive Avenue and 2nd Street.²⁸

On May 31, 1889, a steam railroad passenger line began service from a depot located four miles from downtown Los Angeles into Burbank. The rail line was operated by the Los Angeles and Pacific Railway Company and connected both cities, including the terminus city, Santa Monica, with a Los Angeles Ostrich

farm located near present day Griffith Park. The first passenger depot was constructed in Burbank near Verdugo Avenue and Flower Street on a four acre lot donated by the Burbank Building Association. However, the economic recession and other unforeseen factors led to the demise of the railway by the end of 1889.²⁹

In 1891, Burbank saw the construction of a school building which housed a grammar school (Edison School). The Edison School was constructed at 2nd Street and what is now Magnolia Boulevard; the building has since been demolished. Improvements to the existing water system were made during the 1890s with the laying down of two miles of water pipes linked to two reservoirs with capacities of two and four million gallons. This was fed by a creek located in Tujunga Canyon at what is now the northeast corner of the San Fernando Valley. The water system was operated by the Miradero Water Company, which was owned by Leslie C. Brand. Brand had been active in land development in the neighboring town of Glendale.³⁰ Families and individuals began to purchase land in Burbank during the 1890s to establish various businesses and farms. Among some of the individuals that established businesses was Cassius “Cash” Edmunds, who purchased a lot in 1888 at the northeast corner of Orange Grove Avenue and 6th Street, containing two buildings and utilized one of the buildings as a store. Edmunds eventually constructed a two-story brick building at the corner of 2nd Street (now San Fernando Boulevard) and Orange Grove Avenue and relocated his business there. The store was eventually purchased by John and George H. Luttge, who arrived along with their brother Henry E. in the area in 1895.³¹ One of the largest landowners that arrived in the area during this period was Oliver J. Stough, who purchased 2,000 acres in 1893 and established Stough Ranch. By the following decade, Stough owned 6,000 acres of land in Burbank, located roughly at what is now the northwestern portion of the city. Stough constructed a fourteen room residence along 6th Street between what is now Cornell Drive and Bethany Road. The Stough house was one of a few residences constructed on large parcels in Burbank during the 1890s.

As Burbank was showing some signs of economic stability, the local farming industry began to face challenges starting in the mid-1890s when crop prices fell 50 percent due to a national economic panic in 1893.³² Despite these challenges, the town entered the new century with a slight population increase of 3,043 people with roughly 300 living within the town center.³³ The center of town in 1900 had not moved from its 1890 location and was surrounded by small farms containing residences and various outbuildings. During the first decade of the twentieth century, Burbank gradually recovered from the economic depression of the 1890s.

The first significant new development occurred in August of 1900 when the town's first telephone exchange was put into service. By 1905, the exchange was linked to phones in neighboring towns, which included Glendale, La Cañada, and La Crescenta.³⁴ Although there were only two telephones in operation in Burbank by 1905, the creation of a phone system set the stage for the town's growth during the early part of the twentieth century as it created a link with the outside world. Another significant development occurred in 1904, with the establishment of a lumber company by J.L. Robinson on two lots, one of which contained a barn, which had been used as a schoolhouse. The business was immediately sold to Ray Linn and moved to the northwest corner of Orange Grove Avenue and 2nd Street. By 1910, the business had become the Burbank Lumber Company, which was later owned by Russell Mullin.³⁵ The lumber yard served as a vital source of building material for the town into the following decade. By 1918, the lumber company had relocated to Olive Avenue, just north of the Southern Pacific tracks.³⁶

Although the town core was gradually developing commercially, agriculture remained the dominant industry in Burbank during the first decade of the 20th century. As in the previous decade, vineyards were still vital to the farming industry. By this time, there were a dozen wineries that remained fixtures in the city until the last winery, Brusso's Winery, closed in 1967. Various other fruits were still being grown, including cantaloupe and in 1904 strawberries were introduced to the area. That same year heavyweight boxing champion James J. Jeffries purchased 107 acres of land along what is now Victory Boulevard. He eventually constructed a house and barn, which was later converted to hold boxing matches, at the corner of what is now Victory Boulevard and Buena Vista Street. He used 93 acres of his land to grow alfalfa. The alfalfa crop was, however, severely affected by a severe drop in market prices during this period. The crop was able to survive and continued to be grown up to around the 1940s. The sheep ranches, a fixture in Burbank since David Burbank purchased Rancho Providencia, were gradually disappearing.³⁷

In 1907, Dr. Elmer H. Thompson, a physician who arrived in Burbank two years earlier, opened the first hospital in the town. Burbank Hospital was located at the southeast corner of Olive Avenue and 5th Street and was housed in a converted two-story Queen Anne style residence. On April 1, 1908, Burbank State Bank was established. The bank was the first to be established in the city and was housed in a newly constructed one-story brick building located at the southeast corner of Olive Avenue and 2nd Street (see Figure 15); the building has since been demolished.³⁸



Figure 15. *Circa 1908 view of the Burbank State Bank Building. (Los Angeles Public Library)*

By 1910, the town had a population of 12,225 people with 700 to 800 people living within the town's core.³⁹ In order to meet the demands of the growing population, a two-story brick high school building, the Burbank Union High School, was constructed in 1910 at the northwest corner of Cypress Avenue and 2nd Street (see Figure 16).⁴⁰ With the town center's population exceeding the 500 person requirement for incorporation, Burbank became incorporated as a city on July 8, 1911 and a new city seal depicting a melon was adopted.⁴¹ The new city covered an area measuring 2.59 square miles and was roughly bounded by Sunset Canyon Drive to the north, Victory Boulevard to the south, Alameda Avenue to the east and Walnut Avenue to the west.⁴² The center of the new city contained 160 buildings at the time of incorporation.⁴³ An eight member Board of Trustees (now the city council) was formed and Thomas Story became the first mayor of Burbank. The first city hall was established in the Burbank Block building.



Figure 16. 1926 view of the former Burbank Union High School just prior to its demolition. (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926)

A year prior to incorporation, plans were being made to extend the Pacific Electric Railway line from neighboring Glendale, which had been served by Pacific Electric since 1904. The new extension to Burbank began operating on September 6, 1911. The line became the second and more accessible link to downtown Los Angeles for Burbank. Until this point, the new city was only connected to Los Angeles via the Southern Pacific and a single largely unpaved road. The rail line was laid out along 4th Street (now Glenoaks Boulevard) and terminated at Cypress Avenue.⁴⁴ A combination passenger and freight depot was constructed on the south side of 4th Street between Orange Grove and Palm Avenues.⁴⁵ The introduction of electric passenger railway service to the area was a first step to transforming Burbank into a city.

Identification of Property Types Associated with Economic Recovery and Incorporation (1890-1911)

The downtown core area began to spread both east and westward from its initial location of 2nd Street (now San Fernando Boulevard) and Olive Avenue. The town itself began to expand north and southwards as residences were constructed in these areas. The residences were scattered throughout the town and thus it appears that they were constructed by individual owners; they were built primarily at the northeast side of the Burbank and was basically infill to the PLWC development of the late 1880s. The population growth following the depression period of the 1890s resulted in the expansion of Burbank.

Building/ Resource Typologies:

a. Commercial

15. one and two story Brick Commercial Mixed-Use Buildings
 - a. located downtown (a few remaining- possibly altered)
16. wood framed Western False front Commercial Buildings (Livery)(gone)

b. Residential

17. one-story Queen Anne style single family residences (1890-1900)
18. one-story hipped roof Transitional single family cottages
19. one story Craftsman cottages/ bungalows (starting ca. 1910)

c. Social Infrastructural Buildings

20. New grammar school (1891) (gone)
21. Hospital constructed (1907) (gone)
22. New two story high school (1910) (gone)

d. Industrial

23. Lumber yard- located near downtown along Orange Grove Ave. (gone)
24. Winery- located in northern side of Burbank (gone)

e. Transportation Related Buildings

25. Pacific Electric Railway Passenger freight depot along Glenoaks Blvd. (1911) (gone)

f. Planning

26. Overhead telephone lines established- in downtown area- has since been undergrounded.
27. Made improvements to existing water system; reservoirs, laid down pipes, etc. (possibly existing?)

Description of Property Types Associated with Economic Recovery and Incorporation (1890-1911)



Residences constructed during the early part of this period (1889-1900) were built in the Queen Anne (see Figure 19), which were similar to that of the earlier “Boom House.”

Figure 17. Queen Anne residence constructed in 1901. (Photo taken by Galvin Preservation Associates, March 2009.)



The latter half of the period (1900-1910) the Transitional style was the most common styles used (see Figure 20).

Figure 18. Transitional style (altered) residence constructed in the 1910s. (Photo taken by Galvin Preservation Associates, March 2009.)



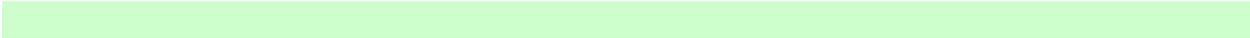
Commercial buildings were primarily constructed with brick and the buildings were in a more restrained style as compared to the buildings built during the late 1880s boom period; this is especially true for commercial buildings constructed after 1900 (see Figure 21).

Figure 19. Typical commercial building constructed in the 1900s. (E. Caswell Perry. *Burbank, An Illustrated History*, Northridge, CA: Windsor Publications, 1987)



Other styles such as Classical were used for public buildings such as schools (see Figure 22).

Figure 20. *High School building constructed in 1910. (E. Caswell Perry. Burbank, An Illustrated History, Northridge, CA: Windsor Publications, 1987)*



Economic Recovery (1890-1911)

Residential (Working and Middle Class Single-Family):

Burbank experienced a relatively slow period of development during the first decade after the end of the late 1880s land boom. Improvements made to the town's water system during the 1890s spurred some growth both commercially and residentially. Development of the downtown core and the residential areas on the northeast side of the town resumed during this period. Thus single-family residences were constructed on vacant lots that have been vacant since the late 1880s. However, by the end of the period only a few residences were constructed in the residential areas near downtown.



Character Defining Features Include:

- One-story
- Wood framed
- Folk Victorian or Queen Anne (to ca. 1900), hipped roof Transitional (to ca. 1910) and Craftsman (starting ca. 1910) styles
- Constructed on residential lots or farmland
- Carriage house or barn at rear of lot
- Setback from street side

Essential Aspects of Integrity

- *Location:* Near and outside of downtown core
- *Setting:* Located on a subdivided residential lot with residential landscaping features; associated fencing; carriage house at rear of lot
- *Materials:* Wood framed structure; wood windows and doors; horizontal wood siding
- *Design:* One-story asymmetrical or square plan; gabled or hipped roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; ornamental woodwork based on style
- *Feeling:* Pre-incorporation (1911) residential single-family neighborhood with a large number of vacant lots
- *Association:* The economic recovery period of Burbank during the 1890s and 1900s

Applicable Criteria:

- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Due to the exceptional age of these properties, only the basic shape and form of the building needs to be present and the property must be recognizable as dating to this period; alterations should be easily reversible.

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Development Boom (1912-1928)

Development Boom (1912-1928)



Industrial and Commercial Development Boom (1911-1928)

The period between 1911 and 1928 was a period of growth and development in the commercial and industrial areas of the newly incorporated city. New industries came to town and the city began to build up its infrastructure to support the growing community.

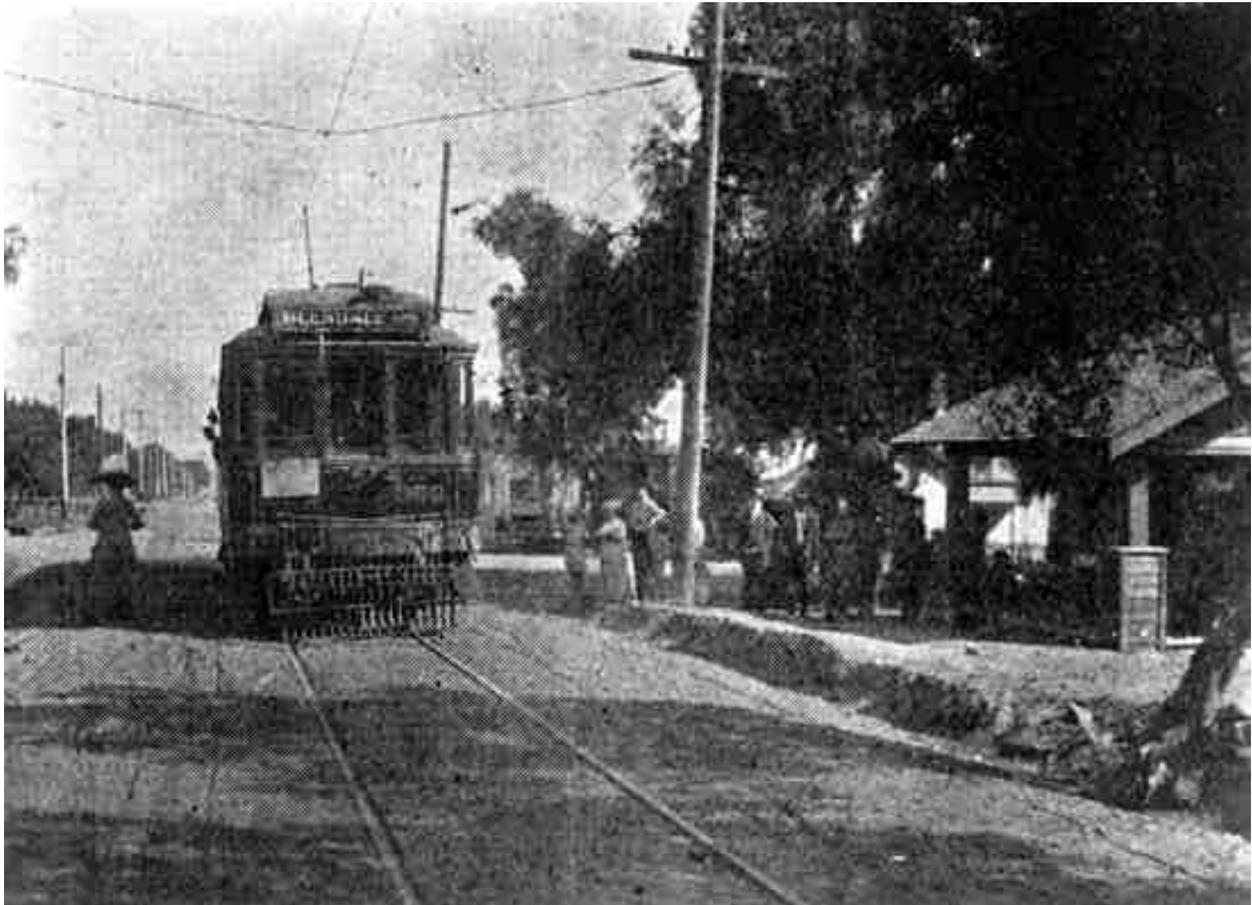


Figure 21. 1911 view of a Pacific Electric Railway streetcar arriving at the Burbank depot. (Los Angeles Public Library)

One of the first actions that the new City of Burbank Board of Trustees took was to improve the city's infrastructure. The city immediately agreed to a contract with Leslie Brand, who at the time owned the Miradero Water Company, which also served neighboring Glendale, to receive electric power from his generating plant located on Verdugo Avenue. The main streets of the city, 2nd and Olive Streets, were oiled and the road bed was packed by September 1912.⁴⁶ At around this time, the city Water Committee had decided to create a new water system and to purchase the Miradero Water Company from Brand.⁴⁷ By October 1912, the city also received natural gas, which was

supplied to the area via the Midway Gas Company. A (electric) Street Lighting Committee was also formed and they decided that 2nd and Olive Streets were to be the first to receive illumination.⁴⁸ A bond was eventually passed on March 26, 1913, which allocated \$50,000 for improving the existing water system and for the installation of new wells and an additional \$20,000 was to be used for constructing a new electric generating plant. Thus, a municipally owned water and power district, Burbank Water and Power, was created and is still maintained by the City to this day (as of 2009).

Installation of five-globe light standards along the main streets began following the approval of the improvement bonds.⁴⁹ A majority of the streets in the city were also named and house numbers were designated during this time.⁵⁰

On April 19, 1915, an additional 9.14 square miles of land was annexed into the city. The land consisted of what now makes up the southeastern side of Burbank.⁵¹ In November of 1915, the city held a special election that passed a \$55,000 improvement bond for the construction of a new city hall, for improving the existing lighting system, and for the purchase of fire fighting equipment. The following year a new combination city hall and fire station was constructed at a cost of over \$13,000 at the southeast corner of 3rd Street and Olive Avenue (see Figure 22).⁵² By the time city hall was built, the population of the city was 1,500; this figure does not include the unincorporated areas surrounding the city.



Figure 22. 1916 view of the combination city hall and fire station. (Los Angeles Public Library)

The city hall was one of several buildings constructed near the commercial corridor of the city. Downtown experienced a huge transformation from the time of incorporation to 1918, for several commercial buildings were constructed along 2nd Street between Orange Grove and Angeleno Avenues. Among the buildings that were built was the Elizabeth Hotel, which opened on May 26, 1917. The hotel was the first to be constructed in the city since 1887 when the Burbank Villa was built; by this time the older hotel was closed. The development of downtown during the 1910s was the first large scale construction that Burbank had seen since the 1886-1887 land boom; it would be a precursor to the transformation that the rest of the city would experience in the 1920s.

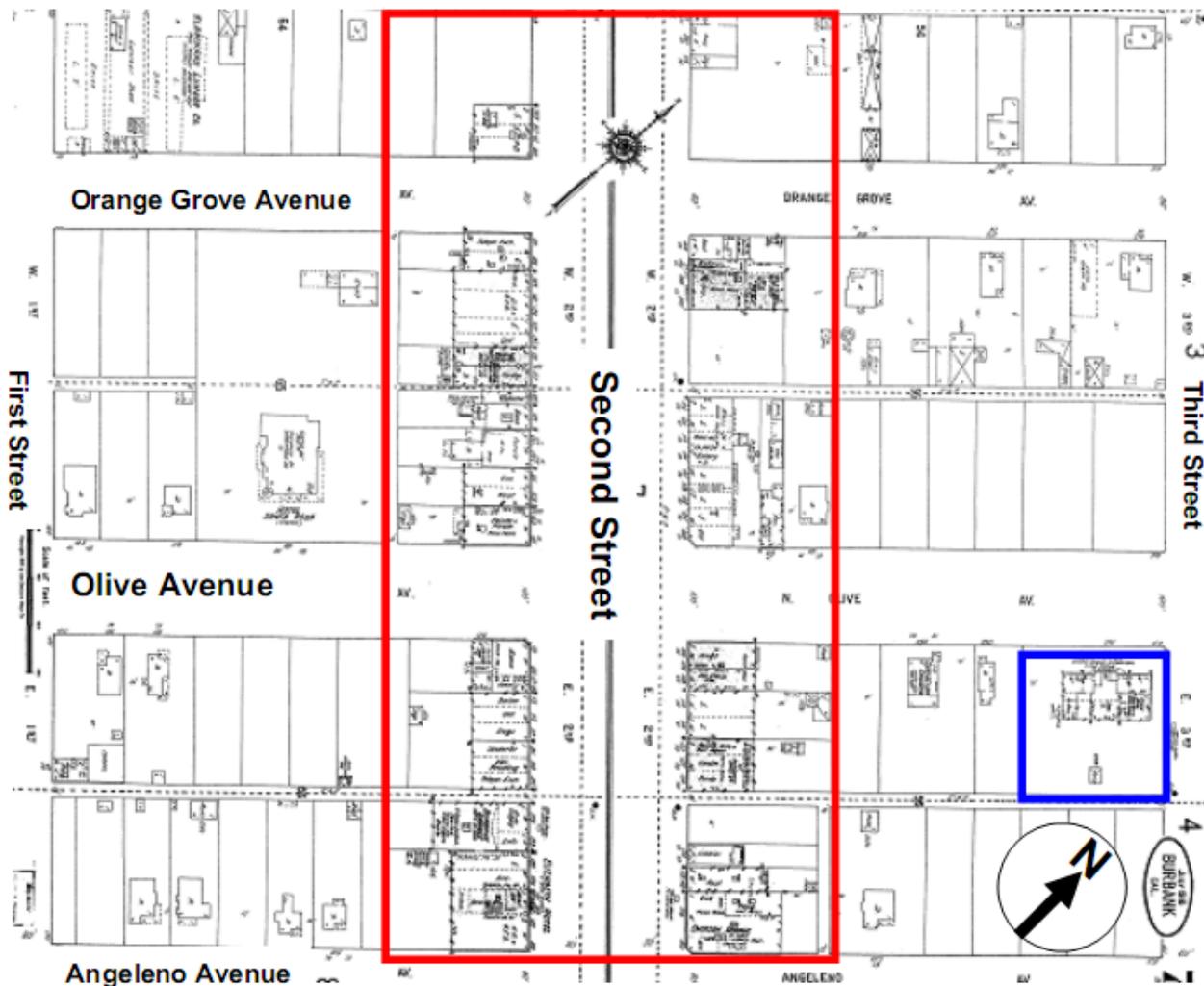


Figure 23. 1918 Sanborn map showing downtown Burbank indicated in red. Blue box indicates location of city hall (<http://sanborn.umi.com.ezproxy>).

New Industries in the 1920s

While the 1910s saw the firm establishment of the city’s commercial core, the 1920s was a period when residential subdivisions were formed and industries were established. During the 1910s, agriculture was still the leading industry in the city. In addition to the ever present vegetable and fruit farms, the city now had numerous chicken and dairy farms in its southern region. However, by the 1920s these areas were gradually transformed into industrial, commercial and residential areas. The first sign of change came in 1917 when the Moreland Motor Truck Company opened a factory in the city. This was the first factory established in the town since the closing of the Burbank Furniture Factory in 1888.



Figure 24. Circa 1920 view of the Moreland Motor Truck company factory. (Burbank Historical Society Museum).

Moreland Motor Truck Company was founded in 1911 by Watt L. Moreland in Los Angeles. A factory building was constructed in downtown Los Angeles in 1912, but within five years, the company was in search of larger quarters.⁵³ The company wanted a location that was within fifteen miles of downtown Los Angeles and had initially considered relocating the factory to Alhambra. Upon

hearing about the move, then Burbank city treasurer Ralph O. Church and Maurice Spazier, a city booster, arranged a meeting with the Moreland Company and offered them free city land. A 25 acre site, owned by longtime resident Henry Luttge, was accepted by the company. Purchase of the land from Luttge, which had a value of \$25,000, was made through donations obtained from local citizens.⁵⁴ Ground was broken on August 9, 1917, at the new site located adjacent to the Southern Pacific Railroad on the west side of Alameda Avenue (see Figure 24).

The relocation of the Moreland Company to Burbank opened up the floodgates for other companies to establish factories in the city. A large number of them either relocated or started new manufacturing plants in the city during the 1920s. Within six years of when the Moreland Company began operations, there were close to ten factories in the city, which included the United States Compression Inner Tube Company (tire manufacturing), Libby, McNeil & Libby Company (canning), Empire China Company (a china factory) and the Andrew Jergins Company of California (soap manufacturing).⁵⁵

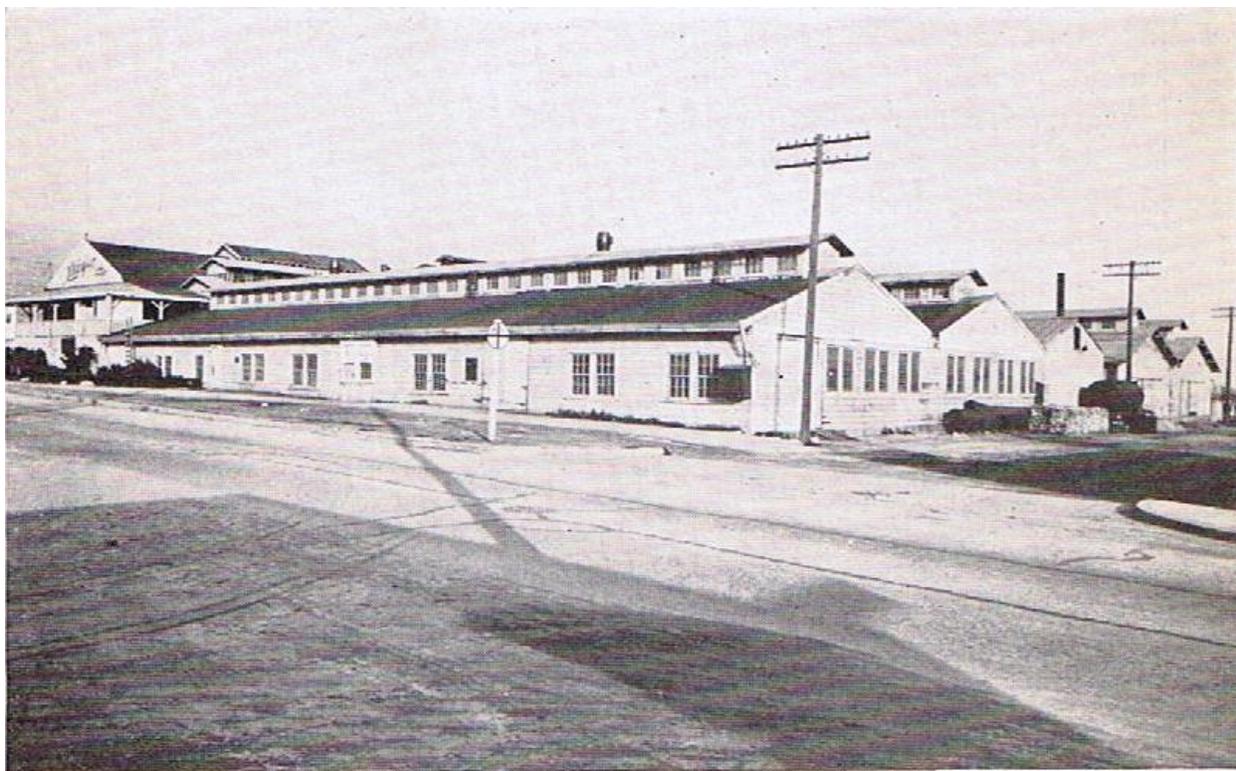


Figure 25. 1926 view of the Libby, McNeil & Libby Company located on the southeast corner of Verdugo Avenue and Flower Street. (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926)

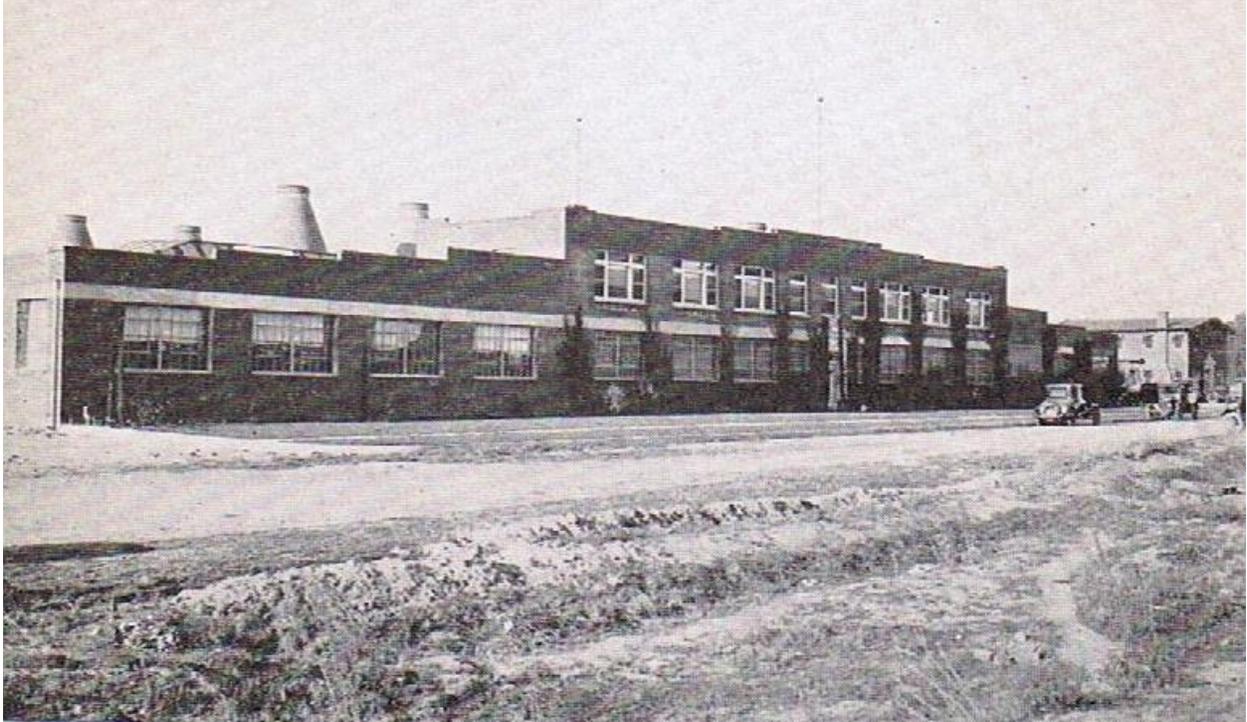


Figure 26. 1926 view of the Empire China Company located on the south side of Empire Avenue just east of Buena Vista Street. (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926)



Figure 27. 1926 view of the Andrew Jergins Company of California located on the northeast corner of Verdugo Avenue and Flower Street. (Rancho de los Santos, Burbank, CA: Burbank Branch Security Trust & Savings Bank, 1926)

With the establishment of industries, the city grew to nearly 3,000 people by 1920, which was double the population total a year prior to the arrival of the Moreland Company. By the fall of 1921, the population had grown to approximately 5,200 people.⁵⁶

Warner Brother's Studios and Lockheed

By 1924, Burbank had a sizable industrial center containing 61 factories that employed 1,278 workers. The industrial presence in the city and the abundance of undeveloped land was more than likely responsible for the establishment of the Warner Brother's Studios and Lockheed during the late 1920s. These two industries eventually made Burbank synonymous with the motion picture (and later television industry) and the aircraft industry during the twentieth century.

Starting in the early 1910s, motion picture companies based in the east coast were relocating to the west coast due to the year round good weather in Southern California. Thus, a large number of film companies had established studios in various parts of Los Angeles County by the late 1910s. Burbank had vast amounts of open land during this time and the city quickly became one of the prime spots in the country for the establishment of film studios. The Historical Film Corporation of America, makers of Christian themed films, became the first motion picture company to establish a studio in the city. On November 11, 1919, the studio purchased 25 acres of land likely located in south Burbank. The company used existing homes, which were part of a farm, as design studios.⁵⁷ The company eventually leased an additional 2,600 acres for use during film production.⁵⁸

First National Pictures, a predecessor to Warner Bros., was founded in 1917 as the First National Exhibitor's Circuit.⁵⁹ First National, in a move to establish the world's largest motion picture studio, purchased 75 acres of land located near the southwestern end of Burbank; the land was a portion of what had been the David Burbank Ranch. Their first choice in terms of location was Hollywood, but the studio was not able to secure a site large enough to meet their needs.⁶⁰ Construction began on March 28, 1926, and was completed within 72 business days (see Figure 28).⁶¹ David Burbank's 1867 residence located within the studio was retained by the studio, but was destroyed in a fire in 1954.⁶² The completed studio complex contained six paved streets and eight sound stages and eventually employed 800 people.⁶³ Within two years after its completion, the studio was under control of Warner Bros. Studio.

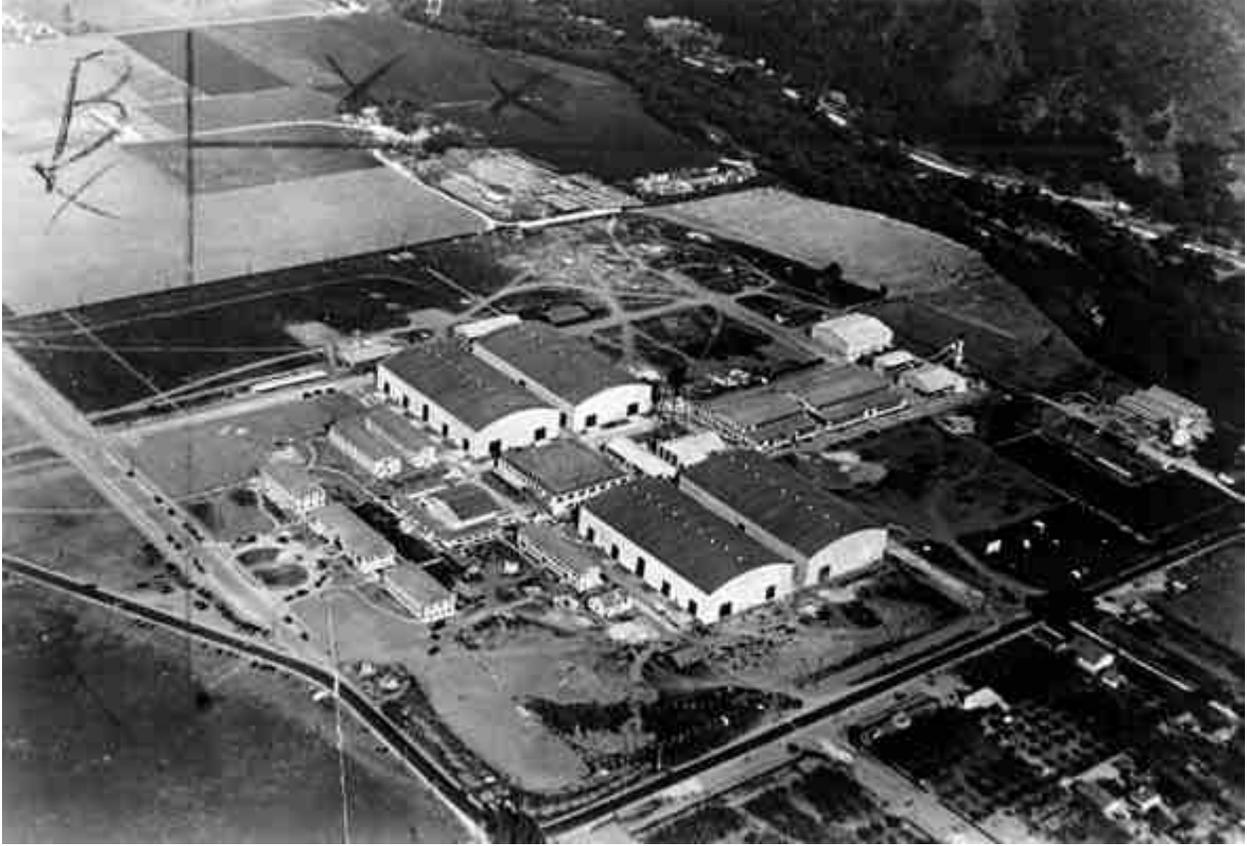


Figure 28. *Circa 1926 aerial view of the First National Studio. (Los Angeles Public Library)*

Identification of Property Types Associated with Industrial and Commercial Development (1912-1928)

(year after incorporation until the Great Depression)

Building/ Resource Typologies:

a. Commercial

28. Downtown Commercial

- a. one and two story Brick Commercial Mixed-Use Buildings
- b. two story mixed use (commercial first floor/ residential second floor)
- c. ca. 1917 hotel in downtown (gone)

29. Commercial Development along Magnolia Blvd. & Burbank Blvd.

- a. One story brick storefronts

b. Industrial/ Manufacturing (not many left) not altered

30. Two-story Brick Offices

31. Tall One Story Manufacturing Buildings located outside of downtown, concentrated outside of downtown area near the Southern Pacific Railroad line (possible district)

32. Steel-framed corrugated metal clad shop buildings

c. Motion Picture Industries

33. two story office buildings- Studios

34. Sound stages & production buildings (tall one story)

35. Back lot stages and studio buildings (streetscapes)

36. Residential buildings in Magnolia Park adjacent to Warner Brothers Studios to house workers

37. Toluca Lake Neighborhood, actors, directors, high style buildings

38. Theater Building along Magnolia

d. Aircraft Industries (Lockheed) (1928)

39. Air strip (near airport today);

40. Lockheed takes over Empire China Factory near Airport to Manufacture Plane Parts (gone)

41. Airplane Hangars near landing strip (gone)

42. Assembly Plant (gone)

e. Civic/ Institutional Buildings

43. City Hall and Fire Station (1916) (gone)

f. Planning/ Public Utilities

44. Magnolia Park Planned Development- (outside town core)

45. Benmar Hills Planned Development- (near town center) incorporating commercial revitalization

46. Establishment of electricity (1913); Overhead Power lines and street lighting

47. Gas line (1912) underground

48. Generating Plant/ Power Plant located at Magnolia and Lake (Olive and the River)

49. City made more improvements to existing water system; reservoirs, laid down pipes, etc.

50. Whitnall Highway (1927)

51. Preservation plan for the old pepper trees along Olive Street (gone)

Description of Property Types Associated with Industrial and Commercial Development (1912-1928)

The expansion of the downtown core following incorporation resulted in the western end extending to just past Orange Grove Avenue and the eastern end extending to Angeleno Avenue. The establishment of the Pacific Electric line along 4th Street (now Glenoaks Boulevard) did not spur any construction of residences in the vicinity of the passenger depot located (along 4th Street) between Palm and Orange Grove Avenues; this was also true of the area surrounding the downtown core.⁶⁴ Commercial buildings and public buildings such as the city hall were constructed with Classical Revival elements and were commonly clad with brick.

The Empire China factory, which was established during the early 1920s, was purchased by the Lockheed Corporation in March of 1928.⁶⁵ The original factory building containing several large kilns, located at what is now San Fernando Boulevard and Empire Avenue, was retained by Lockheed; the building no longer exists and is the site of the Burbank Empire Center shopping center. Airplane hangars and a factory building were constructed by the end of 1928. The company was founded in 1924 by Allen and Malcolm Loughead in Santa Barbara. Formed as Lockheed, the company incorporated in 1926 and was located in Hollywood prior to moving to Burbank. In that same year the company developed the famed single engine Lockheed Vega airplane, which went into production the following year. Soon after their arrival in 1928, Lockheed created an airstrip, located adjacent to the Southern Pacific railroad and west of Hollywood Way, for aircraft testing. During their first year in Burbank, Lockheed produced fifty airplanes and had a staff size of 150 people.⁶⁶

The availability of large acreages of land in the city led to the industrial boom that began in the late 1910s. Manufacturing companies constructed factories south of the downtown core, adjacent to the Southern Pacific rail line; as trains were still the primary mode of transportation (as opposed to motorized vehicles) to move goods, spur lines were created to link the individual factories with the railroad. The factories were situated on lots that ranged in size from three to 11 acres.⁶⁷ The basic layout of the factory complexes consisted of a two-story building containing offices that were typically on the front of the lots and tall one-story manufacturing buildings located behind the office buildings. The office buildings and manufacturing buildings were either steel or wood framed with corrugated metal or brick cladding (see Figure 29).

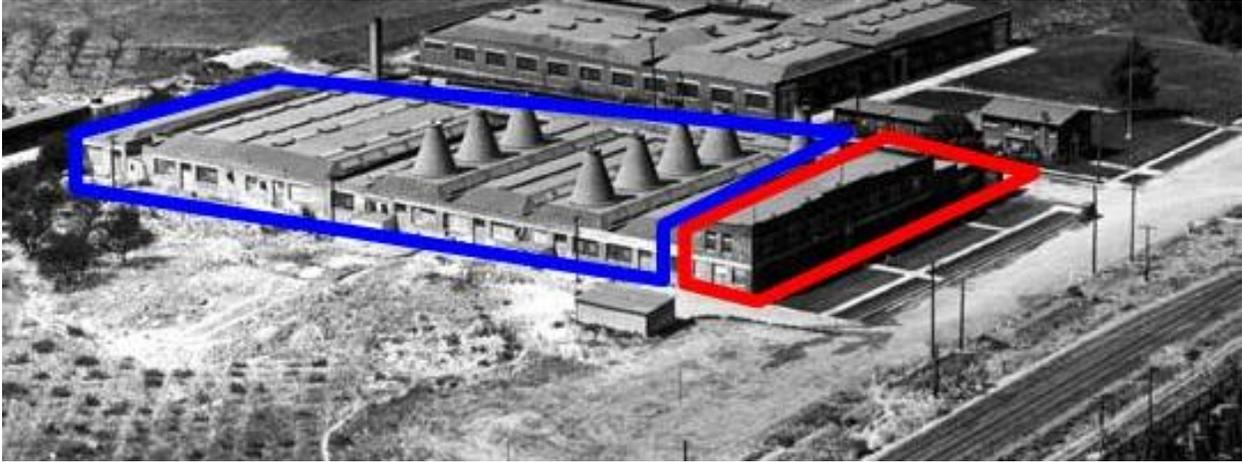


Figure 29. Circa early 1920s image of Empire China Company factory showing a typical layout of a factory from the early 1920s. Red box indicates the office building and the blue box indicates the manufacturing buildings. (Los Angeles Public Library)

When First National Pictures established their studios at the southwestern portion of the city (formerly Rancho Providencia) in 1926, the area was going through a transition from agricultural to residential/commercial. It is likely that the studios chose this part of the city, which was two miles from the downtown core, due to a growing community that had been established three years earlier.

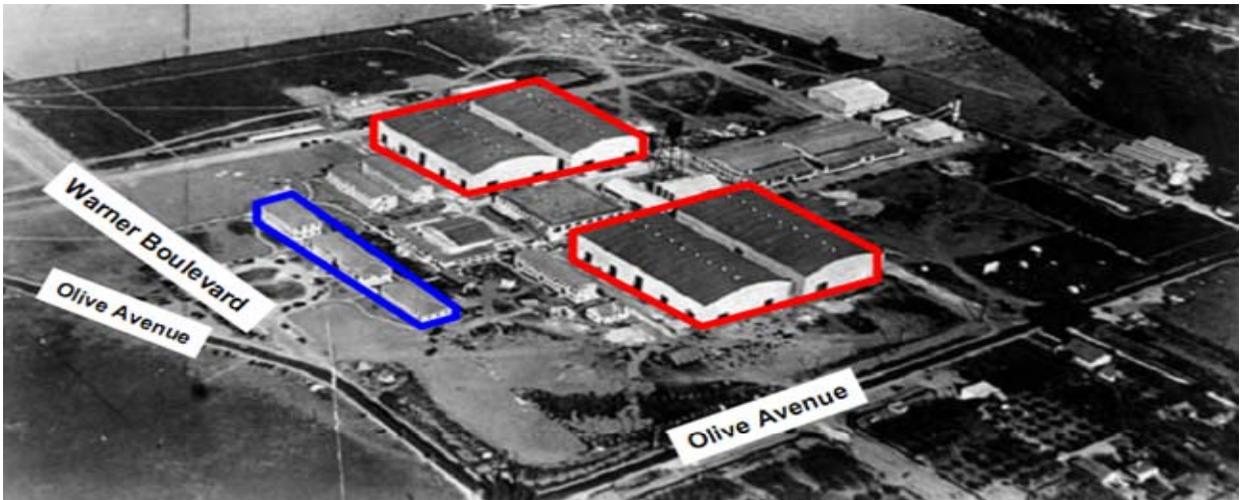


Figure 30. Circa late 1920s image of the First National Pictures studios. Blue box indicates the office buildings and the red box indicates the sound stage buildings. (Los Angeles Public Library)

The layout of the First National Pictures studio lot consisted of three, two-story buildings containing offices that fronted what is now Warner Boulevard and four tall buildings containing the sound stages. The layout was typical of other studios that were built during this period. The large parcel that the studio was situated on made it possible for future expansions.

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Commercial and Industrial Development (1912-1928)

Commercial (Downtown):

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to a population increase; it also led to the further development and infill of the downtown commercial core. Many of these buildings would have commercial on the first floor and residential on the second floors or had professional space in the upper units.



Character Defining Features Include:

- One or two-story (mixed use)
- Wood framed or brick construction
- Flat roof with a straight edge parapet
- Ground floor commercial storefront with upstairs residential or commercial units
- No setback from sidewalks
- Minimal design elements
- No setbacks from street side
- Large picture windows on the first floor with setback entry
- Decorative brick ornament along parapet or between floors

Essential Aspects of Integrity

- **Location:** Downtown Burbank
- **Setting:** Located on subdivided lots with sidewalks; graded tree-lined streets; no setbacks; surrounding commercial area
- **Materials:** Brick or block masonry; wood framing; wood windows, doors and storefronts
- **Design:** One or two-story with a square or rectangular plan; storefronts on the ground floor with upper residential or commercial space; recessed entries, large display windows,
- **Workmanship:** Brick or wood framed construction with wood siding, minimal design elements
- **Feeling:** An early 20th century commercial district with few vacant lots
- **Association:** The economic boom period of the 1910s and 1920s

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design and workmanship. Properties of this nature are often changed on the first floor commercial space; therefore, the property may be significant as a contributor to a historic district if the alterations on the first floor are reversible. Property may be individually significant if it's an excellent example as compared with similar properties of its type or period.

Commercial and Industrial Development (1912-1928)

Commercial (Outside of Downtown along major arterial streets):

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of residential developments at the northeast and southwest sides of the city; it also led to the development of the downtown core and the creation of commercial areas outside of the core along major thoroughfares leading to the new residential developments. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period. Several brick commercial buildings were constructed during this period of development, representing the growth and prosperity of the city up until the Great Depression.



Character Defining Features Include:

- One-story
- Wood framed or brick construction
- Flat roof with a straight edge parapet
- Minimal design elements
- No setback from sidewalks
- Multiple storefronts with large windows and recessed entrance
- Not setbacks from street side

Essential Aspects of Integrity

- *Location:* Located outside of downtown core along major streets leading out of town
- *Setting:* Located on subdivided lots with sidewalks; graded streets; no setbacks
- *Materials:* Brick or block masonry; wood framing; wood windows, doors and storefronts
- *Design:* One-story with storefronts and minimal design elements, some decorative brickwork
- *Workmanship:* Wood framed or brick construction
- *Feeling:* Small early 20th century commercial district outside of the downtown core with a few buildings nearby
- *Association:* The economic boom period of the 1910s and 1920s and commercial infrastructure

Applicable Criteria:

- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architect;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design and workmanship.

Commercial and Industrial Development (1912-1928)

Commercial (Automobile Dealerships)

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of residential developments at the northeast and southwest sides of the city; it also led to the development of the downtown core and the creation of commercial areas outside of the core during this period. Also, the ever increasing popularity of automobiles led to the proliferation of commercial automobile dealerships and automobile related industries in the area. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period.

Character Defining Features Include:



- One-story
- Wood framed or brick construction
- Flat or bow-truss roofs with straight edge or shaped parapets
- No style
- No setback from streetside
- Large tall showroom windows on street-facing elevation
- Attached service garage located at rear of building
- Large service entrance located at side or rear elevations
- Art deco style

Essential Aspects of Integrity

- *Location:* Located outside of downtown core
- *Setting:* Located on subdivided lots with sidewalks; graded streets; no setbacks
- *Materials:* Brick or block masonry; wood framing; wood windows, doors and storefronts
- *Design:* One-story with storefronts and minimal design elements
- *Workmanship:* Wood framed or brick construction
- *Feeling:* Small early 20th century commercial district outside of the downtown core with a few buildings nearby
- *Association:* The economic boom period of the 1910s and 1920s

Applicable Criteria:

- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship and association.
Must be an excellent example of its type as compared to similar properties from the same period.

Commercial and Industrial Development (1912-1928)

Industrial/Manufacturing (Motion Picture Industry):

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of residential developments at the northeast and southwest sides of the city. The establishment of the motion picture studio (Warner Brothers) at the southwest side of the city and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period.

Character Defining Features Include:



- Tall one story (sound stages) and two story (offices)
- Wood or steel framed construction
- Stucco clad
- Spanish Colonial Revival style (offices) and no style (sound stages) (Refer to style guide for character-defining features.)
- Multi-acre lot with back lot sets
- Set back from street side

Essential Aspects of Integrity

- *Location:* Outside of the downtown core
- *Setting:* Located on a multi-acre lot containing offices and sound stages; paved streets within property; fence around perimeter of property; main entry gate
- *Materials:* Wood or steel structure; wood windows and doors; stucco cladding
- *Design:* Tall one-story and two-story with square or rectangular plan; flat or arched roof; wide/tall entrances on sound stage buildings; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood or steel framed construction; cladding; decorative elements based on style
- *Feeling:* A 1920s motion picture studio lot
- *Association:* The economic boom period of the 1910s and 1920s and with the motion picture industry

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state,, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, feeling and association. The setting may be compromised as long as the properties are identifiable as dating to this period. These properties may contribute to a potential historic district.

Commercial and Industrial Development (1912-1928)

Industrial/Manufacturing (General):

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s; these plants were primarily located near the railroad line located just south of the downtown core. Thus, the establishment of the plants led to the creation of residential developments at the northeast and southwest sides of the city. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period.



Character Defining Features Include:

- Tall one-story
- Wood, brick or steel framed construction
- Flat, arched or gabled roof
- Secondary gabled roof with skylights
- Located adjacent to railroad line
- Set back from street side

Essential Aspects of Integrity

- *Location:* Outside of the downtown core and adjacent to a rail line
- *Setting:* Located on a large lot with a single building containing an office and space for manufacturing; adjacent to a rail line
- *Materials:* Brick or block masonry; or wood or steel frame with corrugated metal siding; wood or steel sash windows; wood doors;
- *Design:* One-story with a flat, arched or gabled roof
- *Workmanship:* Brick or block masonry; or wood or steel framed construction; metal cladding on framed buildings
- *Feeling:* Early 20th century industrial area
- *Association:* The economic boom period of the 1910s and 1920s

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, setting, feeling and association. These property types must be determined to be excellent examples of their type as compared to similar properties from the same period; if the property is significant as a historic trend, then the property must have made a significant contribution to the trend.

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Residential Development (1912-1928)

Residential Development (1912-1928)



Residential Development of the 1920s

The establishment of industries resulted in a large increase in the city's population. The influx of people coming into the area led to a surge in residential construction, which transformed the farmlands surrounding downtown Burbank into residential tracts. Several square miles of land were annexed into the city by the 1920s. The largest area annexed during this period was in 1926 when an area consisting of 4.23 square miles located adjacent to the city's northern border was annexed. This area, called Sunset Canyon, is located within the Verdugo Mountains beyond the northern border of Burbank. It was first developed in the early 1920s as the Sunset Canyon Country Club and contained a golf course and several cabins.⁶⁸ These annexations set the basis for residential and commercial development in Burbank during the 1920s.

Two residential subdivisions created during the 1920s left a lasting mark on the city; these were the Benmar Hills and Magnolia Park developments. The first to be developed, Benmar Hills, was located at the foot of the Verdugo Mountains and was on the north side of the commercial core along what is now San Fernando Boulevard. Due to its proximity to downtown Burbank, Benmar Hills was integrated into the city and essentially became part of a model-city master plan (created by planners of Benmar Hills) of which the city likely had a hand in creating.

Benmar Hills

The first sign of development in the northwestern part of the city occurred in 1915 when Oliver Stough sold his 6,000 acre ranch to San Diego investor Arthur J. Casebeer for one million dollars.⁶⁹ This was to be one of the largest land transactions in the city. Land developer, Benjamin W. Marks then purchased the entire ranch from Casebeer in 1919 and he immediately made plans to develop the land. Marks' plan was to build a university, an industrial park, residential tracts, country club, hotel and a new civic center (which was to be bounded by Andover Drive to the north, Amherst to the south, Glenoaks Boulevard to the east and 2nd Street to the west).⁷⁰

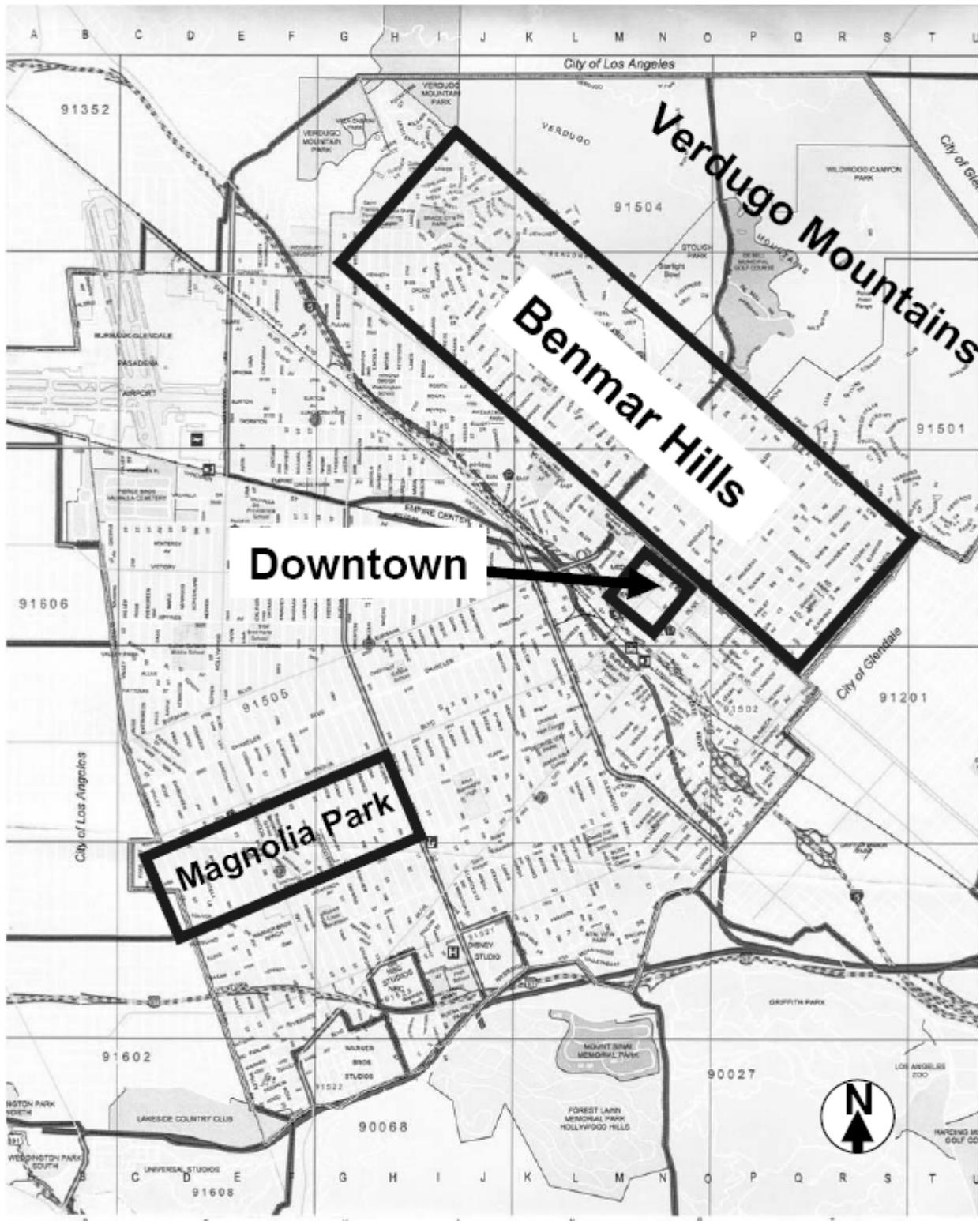


Figure 31. 2007 map of Burbank showing the approximate boundaries of Magnolia Park and Benmar Hills residential developments. (City of Burbank)

By June 1920, the area was named Woodland Heights, and modifications were made to the original plan by the architectural firm Walker and Eisen. The revised plan did not include a university, hotel or country club, but instead included public schools, public parks, museums and a post office. The real estate firm of W. A. Holtman & Company was hired to handle property transactions. Los Angeles based development company, Southern California Corporation (SCC) was hired to plan and manage the new development, which by this time was reduced to 4,000 acres; it appears that the remaining 2,000 acres were developed after World War II . By 1922, a 20 acre site was deeded to the city for the proposed civic center, which was to be located centrally within the development. Burbank High School was constructed in 1922 and located within the new development; the school stood between 3rd and 4th Streets (now Glenoaks Boulevard) and flanked by Delaware Road and Grinnell Drive; the high school has since been demolished.⁷¹ The old Burbank Union High School building became John Muir Intermediate School, but was torn down in 1927 after it was replaced by a new middle school, Burbank Junior High School (later reverting to John Muir Junior High School) in 1924. The Providencia Methodist Church building constructed in 1888 was torn down in 1919 and was replaced in 1922 by a new church. The church, now known as First Methodist Church, constructed the new building at the corner of 3rd Street and Olive Avenue, which was demolished in 1952 to make way for the Los Angeles County Courthouse.⁷²

Following a short period of inactivity in Woodland Heights, the development was renamed Benmar Hills by February of 1923; the new name came from its founder **Benjamin Marks**. However, it appears that by this time Marks was no longer involved with the development project. The SCC planned on widening and paving Second Street, which by the early 1920s had been renamed San Fernando Boulevard. Within two months of the renaming of the development, it was reported that \$1,000,000 in real estate transactions occurred in Benmar Hills.⁷³ By October of 1923, Philip Norton of the Frank Meline Company was asked to handle real estate transactions.⁷⁴ In the following month, famed landscaping design and engineering firm, Olmstead Brothers were hired to oversee the landscaping work. As a steady amount of property for residential tracts were being sold in 1923, Benmar Hills and the original plan of Benjamin Marks was starting to take shape.

At the start of 1924 there were two new elementary schools in the development, which consisted of the Abraham Lincoln and the Joaquin Miller School; a new school building had also replaced the 1891 Edison School by this time.⁷⁵ Burbank based construction company (Perry A.) Farley and (Benjamin F.) Farley, located at 204 E. Second Street, was responsible for the construction of these elementary schools. Farley and Farley was also responsible for building

nearly all of the buildings in the city since 1915, which included city hall constructed in 1916, the Elizabeth Hotel and the Empire China Company building.⁷⁶ Other buildings constructed in Benmar Hills during the early 1920s included the clubhouse for the Burbank Women's Club (located at Olive Avenue and Seventh Street) and a lodge for the newly formed Burbank Elks Club (located on Palm Avenue between San Fernando Road and 1st Street), both in 1924. They were demolished in 1999 and 2000, respectively. In October of 1925, plans were again made for the establishment of a university in the city. A total of 500 acres of land located near the north side of Burbank was deeded by SCC and the city to the organizing body of the university, the University of Southern California. A 267 foot wide road (University Avenue) connecting the civic center area with the proposed school (the University of International Relations) was also planned. However, the University was never built. University Avenue was eventually laid out as a sixty foot wide road leading to Stough Park, a 100 acre park which had been set aside after the 1915 sale of Stough Ranch.

By December of 1925, nearly all of the streets within Benmar Hills had been paved with concrete. A new half million dollar hospital building was constructed by Dr. Elmer Thompson, on the same location of the old hospital at Olive Avenue and 5th Street.⁷⁷ Several one and two-story residences in either the Spanish Colonial or Tudor Revival styles, and ranging in price from \$12,000 to \$30,000, were also constructed by this time. On January 4, 1927, the city had adopted a city charter and a Park Board was formed in order to protect the pepper trees planted along Olive Avenue in 1887, which were gradually being removed by property owners. The Park Board was headed by Octavia Lesueur, who had authored the city charter.⁷⁸ An announcement was made by the newly formed Benmar Hills Corporation (replacing the Southern California Company) on August 14, 1927, for the construction of an additional 5,000 residences at Benmar Hills. By October, the proposed civic center area was landscaped by the Olmstead Brothers. Work began by the end of 1927 on the widening of San Fernando Boulevard from Benmar Hills to the City of San Fernando. The boulevard reached State Route 99 by the end of the decade. Pacific Electric Railway also extended rail lines to the development.⁷⁹ Construction and growth at Benmar Hills came to a halt following the start of the Great Depression on October 29, 1929. By May of 1930, Benmar Hills was purchased by O'Connell and White, a development company, following the foreclosure of the tract.⁸⁰ The development was rechristened Northwood following its acquisition and was not fully developed until after World War II. No building was ever constructed on the proposed civic center site landscaped by the Olmstead Brothers and it is currently (as of 2009) a public park known as McCambridge Park.

Magnolia Park Development

As Benmar Hills shaped the northwestern portion of the city, the Magnolia Park residential development transformed the southwestern part of Burbank. The development was essentially an independent community and appears to have received no financial support from the city. The developer of Magnolia Park was Earl L. White. White arrived in Burbank in 1915 and established a dairy farm at the intersection of Verdugo and Pioneer Avenues (renamed Hollywood Way by 1926) on 400 acres of land located near the southwestern part of city which had just been annexed into the city⁸¹. The development was roughly bounded by Buena Vista Street to the east, Clybourn Avenue to the west, Chandler Boulevard to the north and Clark Avenue to the south.⁸² By 1917, White was formulating plans to create a residential and commercial development on his land. His decision to create an independent community in the southwest corner of the city was likely due to the area's isolation from downtown Burbank for it was located approximately two miles southwest of downtown Burbank. White opened a southern entrance to his development by creating Barham Road, which connected with the Cahuenga Pass running south of Burbank, prior to opening up his subdivision.

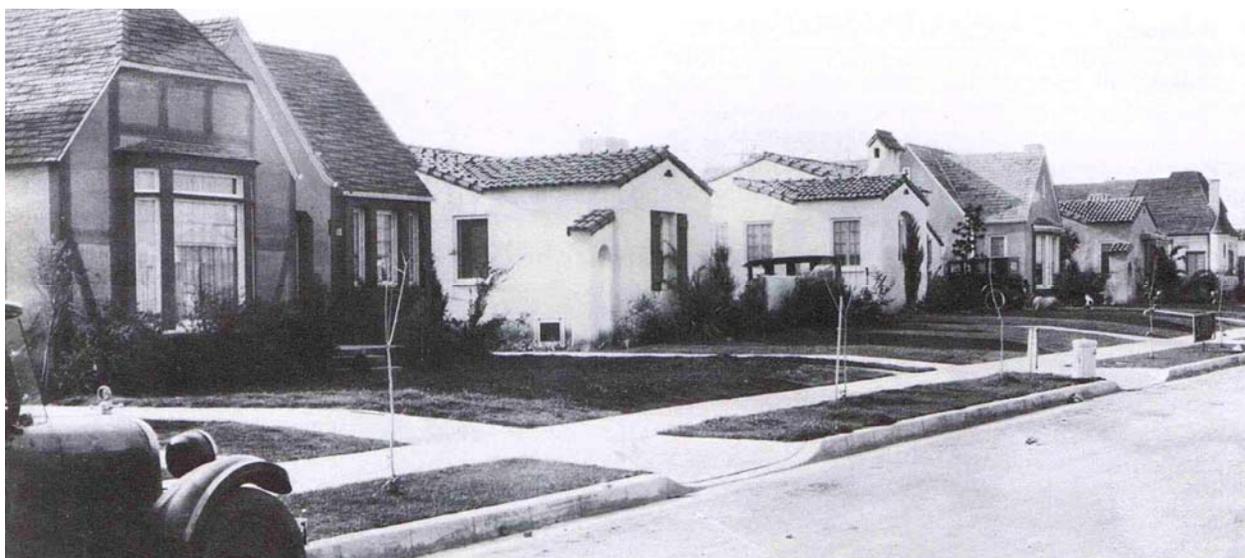


Figure 32. *Circa late 1920s view of the residential section of Magnolia Park. (E. Caswell Perry. Burbank, An Illustrated History, Northridge, CA: Windsor Publications, 1987)*

Starting on March 4, 1923, Earl White offered for sale 300 lots near Magnolia and Pioneer Avenues. The largest lot offered by White was 320 acres; it appears that most of the land that was sold was later developed by the landowners or investors. At around this time an area south of the Magnolia Park development, roughly bounded by Clark Avenue to the north and Alameda Avenue to the south, was being subdivided for the construction of residences; it is likely that the east-west boundaries were similar to that of Magnolia Park.

The name of the development is unknown and it appears that the residences were constructed by individual land owners/investors.⁸³

By December of 1923, White began construction of a two-story bank building at the corner of Magnolia and Pioneer Avenues; the building was to house a Los Angeles based bank⁸⁴. The bank building, Magnolia Service Station, Magnolia Garage (auto repair), a dry goods store, barber and beauty shops formed the basis of Magnolia Park's commercial corridor. By 1926, the Magnolia Park Methodist Church was formed and their church building was constructed at the corner of Magnolia Avenue and Catalina Street; the building still stands (see Figure 33). White established the first radio station (KELW) in Burbank on February 12, 1927.

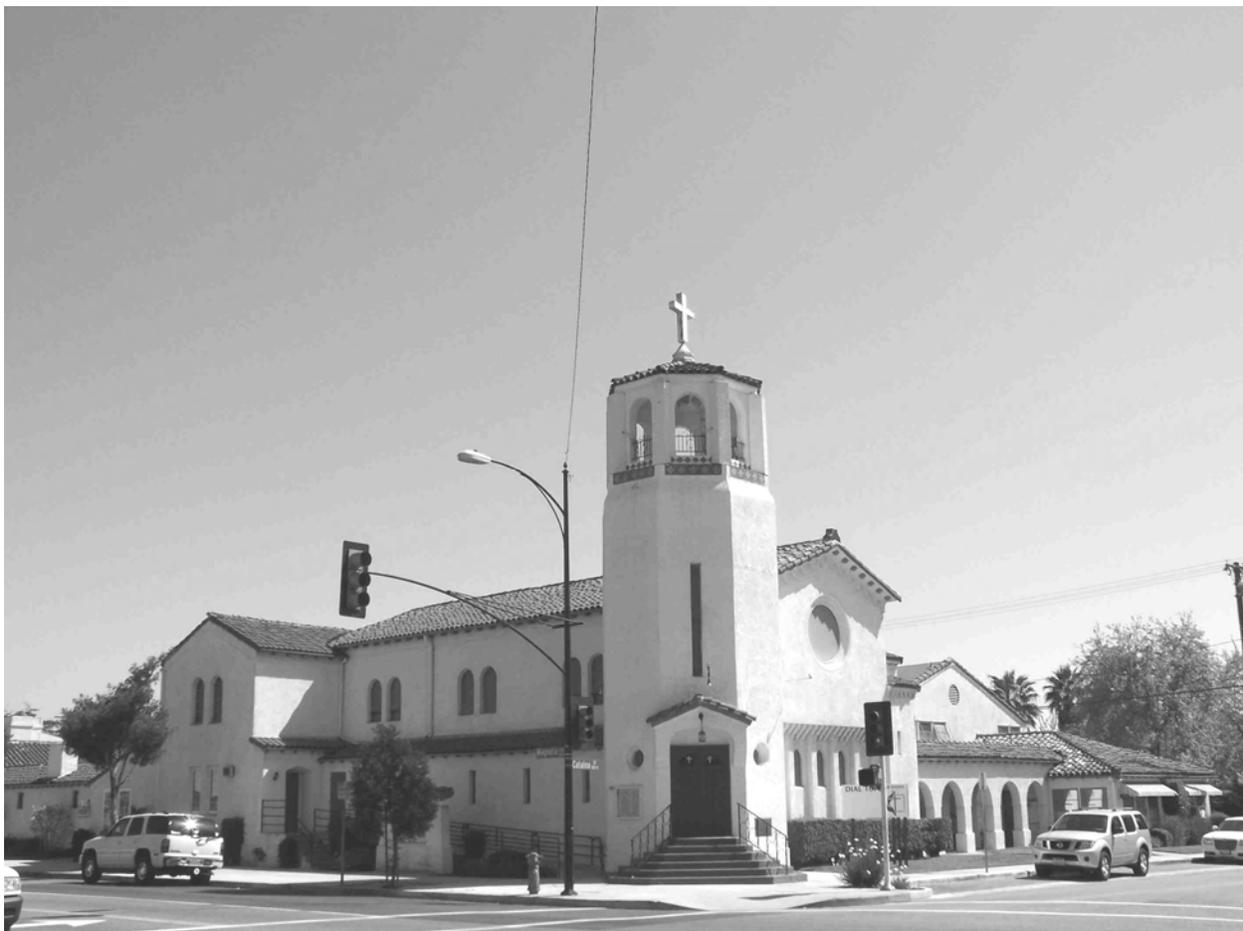


Figure 33. *View of the Magnolia Park Methodist Church (Photo taken by Galvin Preservation Associates, March 2009.)*

By June of 1927 the City announced a proposal to create a new highway that would run diagonally through Magnolia Park. The proposed highway was to be called the Whitnall Highway after then director of the city of Los Angeles

Planning Commission Gordon Whitnall.⁸⁵ The new highway was proposed to extend from the San Fernando Valley to Griffith Park. Its proposed alignment followed an existing segmented road, Edgemont Boulevard, which paralleled the existing Los Angeles Department of Water and Power (DWP) power line; the above ground power lines were installed roughly at the same time as when the area was subdivided in the early 1920s.⁸⁶ Edgemont Boulevard was officially renamed Whitnall Highway by 1930 although the highway was never fully built.

On November 19, 1927, concrete paving of 2.75 miles of Magnolia Avenue, from Magnolia Park through the east side of Burbank, was completed by the Gibbons & Reed Company.⁸⁷ In that same year Earl White became president of the newly formed Magnolia National Bank and the Magnolia Park Mortgage Company, both of which were housed in the bank building located at Magnolia Avenue and Hollywood Way. By 1929, large areas of Magnolia Park had been developed and a newspaper, the *Tribune*, was created specifically for the development.⁸⁸ The homes constructed in Magnolia Park consisted of a mixture of Spanish Colonial Revival and Tudor Revival, both of which were at their height of popularity; some homes were also constructed in the Craftsman style.

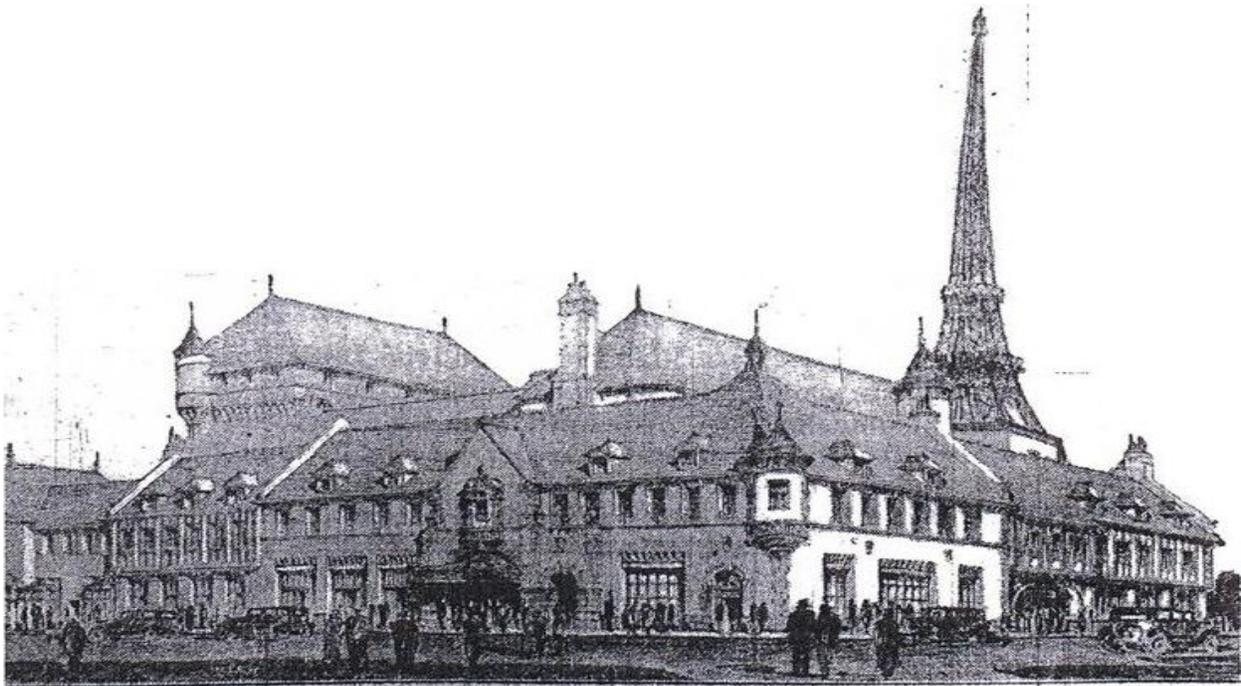
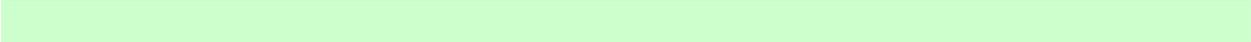


Figure 34. 1930 architect's rendition of the Eifel Theater. ("Theater and Office Building." *Southwest Builder and Contractor*, 24 January 1930, pg.59)

The future of residential and commercial development at Magnolia Park became bleak with the start of the Great Depression. However, White, who had

just formed the Earl L. White Corporation Ltd., appeared to be unphased by the state of the economy. By late November 1929, he made plans to build a 2,000 seat theater and office complex at a cost of \$500,000; the theater was to be part of the Fox West Coast Theater chain. The planned French Normandy style theater, appropriately named the Eiffel Tower Theater, was to also contain fifteen shops in addition to housing White's radio station KELW. A radio tower in the shape of the Eiffel Tower was to be placed on the building (see Figure 34). The architect commissioned to design the theater was Forest J. de Griffith, A.I.A. By February of 1930, White was accepting bids from contractors. However, it appears that the theater was never built.⁸⁹ The end finally came for the Earl L. White Corporation on November 29, 1930, when the company went into receivership. Development of Magnolia Park would not start up again until the late 1930s.



Identification of Property Types Associated with Residential Development (1912-1928)

(year after incorporation until the Great Depression)

Building/ Resource Typologies:

a. Residential

- 52. Magnolia Park (early 1923)
- 53. Benmar Hills (1923)
- 54. Working & Middle Class Single Family Residential
 - a. One story Craftsman cottages and bungalows single family residences (near downtown)
 - b. One story Spanish Colonial Revival cottages
 - c. One-story Tudor Revival cottages
- 55. High Style Single Family Residential (Benmar Hills Area)
 - a. One and Two Story Craftsman residences
 - b. One and Two Story Spanish Colonial Revival residences
- 56. Two story Federal and Colonial Revival residences

b. Multi-family Residential

- 57. Craftsman Duplexes
- 58. Spanish Colonia Revival Duplexes

c. Social Infrastructural Buildings

- 59. Burbank High School (1923)- this building demolished
- 60. Spanish Colonial Revival Style Church constructed in Magnolia Park (1928)
- 61. Methodist Church built in downtown area (1922) on corner of Third and Olive (gone)
- 62. Miller Elementary School- Providencia (ca. 1920s) (present)
- 63. George Washington Elementary School (ca. 1920s) Winona (present)- added onto
- 64. Elk's Lodge (1924) located on Palm Ave. between San Fernando Rd. and First Street (gone)
- 65. Women's Club (1924) Olive Avenue and Seventh St. (gone)
- 66. New hospital built to replace old hospital (1925) located on Olive and Fifth (gone)

Description of Property Types Associated with Residential Development (1912-1928)

Burbank was one of the few cities where a separate development, which was disconnected from its downtown core, was created. When Earl White started the Magnolia Park development in 1923, the area primarily contained farms and ranches. The area had been essentially left untouched by developers during the boom period of the late 1880s. The Magnolia Park residences were constructed at a time when the city’s population was increasing as a result of the industrial boom that began in late 1910s and early 1920s. The pattern of construction in Magnolia Park was somewhat scattered as the homes appear to have been built mostly by individual landowners and investors and not by the developer Earl White himself; this was also true for the areas to the south of Magnolia Park.⁹⁰ The residences were modest in size and style and were situated on rectangular lots that averaged 50’ x 135’ in size.⁹¹ A number of the homes situated on lots that were near the Los Angeles Department of Water and Power’s transmission line right-of-way were set back toward the very rear of their respective lots.



Figure 35. Views of typical 1920s residential housing in the Magnolia Park area. (Photo taken by Galvin Preservation Associates, March 2009.)

The development at the northeast end of the city (Benmar Hills) was larger in scale than Magnolia Park and covered a larger area of the city. Benmar Hills was in a sense reviving the late 1880s development of the PLWC, which also encompassed the downtown core; by this time the eastern end of downtown extended to Tujunga Avenue and the west boundary was Palm Avenue.⁹² The residences constructed in the development ranged in size from a modest one-story residence to a large two-story residence; the latter residences fronted a wide street (Bel Aire Drive) that was lined with palm trees (see Figure 36 upper right). However, much like Magnolia Park, Benmar Hills was only partially

completed due to the effects of the Great Depression and thus the homes constructed during this period (in Benmar Hills) are also scattered throughout the development.



Figure 36. Views of typical 1920s residential housing (ranging from modest to large) in the Benmar Hills area. Bottom photo shows palm tree lined Bel Aire Drive. (Photo taken by Galvin Preservation Associates, March 2009.)

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Residential Development Boom (1912-1928)

Residential (Working and Middle Class Single-Family)

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of small residential developments, of primarily single-family residences, at the northeast and southwest sides of the city. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period. There was several small single-family working and middle class residences constructed as a result.

Character Defining Features Include:



- One-story
- Wood framed
- Craftsman, Tudor or Spanish Colonial Revival styles (Refer to style guide for character-defining features.)
- Constructed on residential lots
- Single-car garage with swing out or sliding doors at rear of property
- Hollywood style (center grass) or a fully paved driveway
- Set back from street side

Essential Aspects of Integrity

- *Location:* Near and outside of downtown core
- *Setting:* Located on subdivided lots with residential landscaping features; associated fencing, one-car garage at rear of lot; paved driveway; sidewalks; graded streets lined with trees
- *Materials:* Wood framed structure; stucco, stone, wood shingle, or horizontal wood board cladding; wood windows and doors
- *Design:* One-story asymmetrical or square plan; full- or partial-width porch; gabled roof with wood or brick porch columns; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* 1910s/1920s housing tract development; working class housing
- *Association:* The economic boom period of the 1910s and 1920s

Applicable Criteria:

- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, and setting. Property must be an excellent example of its type, period and/or style as compared with similar properties within the same context to be individually significant. May have less integrity if located within a concentration and thus contributes to a potential historic district of houses from the same development period or style.

Residential Development Boom (1912-1928)

Residential (High Style Single-Family Residential)

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of residential developments, of primarily single-family residences, at the northeast and southwest sides of the city; a palm tree lined upscale area just north of downtown was also established and several custom built homes were constructed during this period. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period.



Character Defining Features Include:

- Two-story
- Wood framed
- On an elevated lot
- Craftsman, Neoclassical and Spanish Colonial Revival styles (Refer to style guide for character-defining features.)
- Typically architect- or builder-designed
- Detached one or two car garage with porte cochere over driveway
- Retaining wall around front yard
- Centered concrete or brick steps leading to the front porch
- Set back from street side

Essential Aspects of Integrity

- *Location:* Near the downtown core, primarily in Benmar Hills area and along Bel Aire Drive
- *Setting:* Located on raised subdivided lots with residential landscaping features; associated fencing; one or two-car garage at rear of lot with porte cochere; concrete driveway; sidewalks; wide graded streets lined with trees; set in neighborhood with similar high style residences in different architectural styles
- *Materials:* Wood framed structure; stucco, wood shingle or horizontal wood siding; wood windows and doors
- *Design:* Two-story with an asymmetrical or square floor plan; gabled roof with dormers; bay windows; decorative wood shutters; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style; high style design
- *Feeling:* Early 20th century residential single-family neighborhood with high style homes
- *Association:* The economic boom period of the 1910s and 1920s and the upper class community in Burbank

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state,, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, feeling and association. Must be an excellent example of its type, period, or style as compared to similar properties to be individually significant. If the property is significant for an association with a significant individual, then the property may have some compromised integrity of materials. May contribute to an historic district.

Residential Development Boom (1912-1928)

Residential (Multiple-family residential):

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of residential developments, of primarily single-family residences, at the northeast and southwest sides of the city; only a few multiple family residences were constructed in the city during this period and these are located near the city's core as infill. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period. These houses represent the small scale multi-family homes during this period of growth.

Character Defining Features Include:



- One or two-story
- Wood framed
- Two or more apartment units
- Craftsman and Spanish Colonial Revival styles (Refer to style guide for character-defining features.)
- Separate main entrances to units on façade
- Detached garage at rear of lot
- Set back from street side

Essential Aspects of Integrity

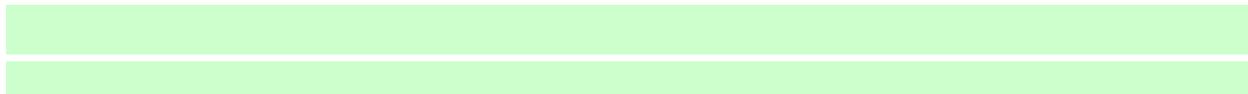
- *Location:* Near and outside of downtown core
- *Setting:* Located on subdivided lots with residential landscaping features; associated fencing; detached garage at rear of lot; sidewalks; graded streets lined with trees
- *Materials:* Wood framed structure; stucco, stone, wood shingle, or horizontal wood siding
- *Design:* One-story square plan; gabled roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* 1910s/1920s housing tract development
- *Association:* The economic boom period of the 1910s and 1920s

Applicable Criteria:

- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, and setting. It is not likely that these properties will be individually significant, but might contribute to a historic district. However, the properties may be significant as one of the last of its type, if it exhibits high integrity as compared to other similar properties within the city or the property may contribute to a potential thematic grouping of multi-family residences from this period.



Residential Development Boom (1912-1928)

Social Infrastructural Buildings (Schools):

Burbank experienced a period of tremendous growth after its incorporation in 1911. At the time of incorporation, the city was primarily a farming town with the population centered near the downtown core. It began to expand outside of its core as numerous manufacturing companies established plants in Burbank starting in the late 1910s. Thus, the establishment of the plants led to the creation of residential developments at the northeast and southwest sides of the city; schools were also constructed within the housing developments. The establishment of the motion picture studio (Warner Brothers) and aircraft manufacturing plant (Lockheed) during the late 1920s set the stage for even further residential and commercial development; however, the start of the Great Depression in 1929 put an end to the boom period.

Character Defining Features Include:



- One or two-story
- Long rectangular floor plan with attached classroom wings
- Wood framed construction; wood sash windows; wood doors
- Gabled roof with red clay tiles
- Stucco cladding
- Archade walkways
- Spanish Colonial Revival style (Refer to style guide for character-defining features.)
- Centered main entrance
- Slightly setback from street side

Essential Aspects of Integrity

- *Location:* Near the downtown core within a residential neighborhood
- *Setting:* Located on a multi-acre lot within a residential neighborhood; a single school building containing classrooms and an office; paved area at rear of school building with playground equipment; landscaped area near façade
- *Materials:* Wood framed structure; exterior stucco cladding
- *Design:* One or two-story with a long rectangular plan with attached classroom wings; gabled roof; long open corridors with arched openings; red clay tile roof; octagonal cupola; tall multi-paned wood windows
- *Workmanship:* Wood framed construction; cladding
- *Feeling:* A 1920s school property
- *Association:* The economic boom period of the 1910s and 1920s

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For the property to be individually significant, it needs to retain its original location and most of its original design, workmanship, setting, feeling and association and must be an excellent example of its type and period as compared with similar properties from the same period and style. The property may contribute to a geographic historic district.



Great Depression (1929-1938)

Great Depression (1929-1938)



Burbank during the Great Depression (1929-1935)

Due to the phenomenal growth of Burbank during the 1920s, the population grew five fold to just below 17,000 people by 1930. By the late 1920s, the city had firmly established its own identity as an industrial suburban community. The Great Depression, however, had an immediate negative effect on land development in the city. Despite the grim prospects, the city showed signs of optimism in 1931 when a new city seal was adopted by the city council. The design of the new seal (see Figures 37 and 38) contained an airplane flying above the city grid, illustrating its move away from agriculture, which the 1911 seal represented.



Figure 37. *The original city seal adopted in 1911. (Mary Jane Strickland and Theodore X. Garcia. A History of Burbank: A Special Place in History, Burbank, CA: Burbank Historical Society, 2000)*

Figure 38. *City seal adopted in 1931. (Mary Jane Strickland and Theodore X. Garcia. A History of Burbank: A Special Place in History, Burbank, CA: Burbank Historical Society, 2000)*

One of the key developments in the city at the start of the Great Depression was the creation of an airport in 1930. Coinciding with the establishment of Lockheed during the late 1920s, an area just west of Lockheed was being transformed into an airfield. In September of 1928, Burbank was being considered as a site for an airfield for the United Aircraft Transport Company. By 1929, Boeing Air Transport, a subsidiary of United Aircraft, purchased 240 acres located near the intersection of Hollywood Way and Vanowen Street. Construction of the airport began immediately and was completed by late 1929. It included a terminal building in the Spanish Colonial Revival style, hangars, an administration building and two runways with an average length of 3,500'

and 300' wide. The airport also contained a 72,000 square foot hangar, the largest of its kind in the nation.⁹³ A factory for Northrop Aircraft Ltd., a subsidiary of United Aircraft, was also constructed at the airport. Soon after its completion, the first airmail shipment was flown from the airport in November of 1929. The first airmail office in the nation was opened at the airport two years later on April 1.⁹⁴ United Air Terminal was officially dedicated on Memorial Day May 30, 1930.⁹⁵



Figure 39. *Circa 1930s view of United Airport terminal building (Los Angeles Public Library).*

The Great Depression, which put a hold on residential development, did not have an immediate impact on the city's manufacturing plants. Certain industries thrived during the depression. In fact, in a 1933 study of Burbank industries, the city was ranked tenth in the state for overall product valuation and seventh in overall wages paid.⁹⁶ Lockheed Corporation became a subsidiary to the Detroit (Michigan) based Detroit Aircraft Corporation when Allan Lougheed sold the company in 1929. In October of 1931, exactly two years after the start of the Great Depression, the Detroit Aircraft Corporation

filed for bankruptcy. As a subsidiary, Lockheed had no control over its fate. By the following June, Lockheed's assets were purchased by an east coast banker and the company was reincorporated later that year. The newly revived company soon took off after their development of the "Electra," a ten-passenger twin engine airplane in 1934. The company employed 400 people by the following year and there was an annual two folds increase in the work force from 1935 to when the company began building the Electra for the British Royal Air Force (RAF) in 1938. In order to build the Electra for the RAF, Lockheed created a subsidiary, the Vega Airplane Company, and built a plant on a thirty acre site located adjacent to the United Air Terminal.⁹⁷ By 1940, Lockheed was able to purchase the airport and it was renamed Lockheed Air Terminal. The Moreland Motor Truck Company, a fixture in the city since 1917, went into receivership in January of 1935. However by the end of the year, the company reorganized and the umbrella of receivership was lifted from the company. The company finally closed in 1941.

Motion pictures, especially musicals worked to boost the morale of the public experiencing the Great Depression. The movie industry flourished in this environment. In 1934, Columbia Ranch studio was established on a forty acre lot located along Hollywood Way between Verdugo Avenue and Oak Street. By 1936, Warner Brothers acquired a total of 110 acres of farmland that adjoined the studio and doubled its original size with the construction fifty buildings. Two years later, Disney Studios established on 51 acres of land located approximately one-half mile east of Warner Brothers Studio along Alameda Avenue and Buena Vista Street.⁹⁸

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Identification of Property Types Associated with the Great Depression (1929-1938)

(beginning of the Great Depression to the end of the Great Depression; very little development in Burbank)

Building/ Resource Typologies:

- a. Commercial
 67. Downtown Commercial (ca. 1930s; stripped ornament)
 - a. Simple stripped ornament
 - b. Art deco/ streamline moderne one story commercial
 68. Commercial Development outside commercial core (very little development)
- b. Residential
 69. Magnolia Park (early 1923)- little development
 70. Benmar Hills (1923)- little development
 71. Working & Middle Class Single Family Residential
 - a. One story minimal traditional- detached one car garage
 72. High Style Single Family Residential (Benmar Hills Area)/ Toluca Lake
 - a. Revival styles (Tudor Revival, Spanish Colonial Revival)
 - b. French Normandy Revival residences
 - c. Storybook Homes- own context?
 73. Multi-family Residential
 - a. Conversion of single family residences into multi-family/duplexes?
- c. Social Infrastructural Buildings
 - b. Public Library (1938) (gone)
 - c. Post Office Building (1937) (existing)
- d. Industrial/ Manufacturing
 74. no new construction during this period
- e. Motion Picture Industries
 75. Columbia Ranch Studio Established (1934) along Hollywood Way (motion picture studios)
 76. Disney Animation Studios (1936) Established adjacent to Warner Brothers
 - a. Streamlined offices
- f. Aircraft Industries
 77. Burbank Airport Opens (United Airport) (1930)
 - a. Passenger terminal building (portions of original building)
 - b. Aircraft hangars (none)
 - c. Landing strips- original three- one ways, now only two (paved over?)
- g. Transportation Related Resources
 78. Drive-In Movie Theater (1938) where Pavilions is now (gone)
- h. Civic/ Institutional Buildings
 79. Fire Stations constructed (gone)
- i. Planning
 80. Bridges constructed over the wash area

Description of Property Types Associated with the Great Depression (1929-1938)

Building construction in Burbank during the Great Depression was only a fraction of that of the 1920s and consisted primarily of industrial buildings; residential and commercial development was at a virtual standstill during this period. Thus the only sign of building activity was on the southwest side of the city with the construction of the Walt Disney and Columbia studios. The creation of both studios in addition to the expansion of Warner Bros. resulted in a dramatic reduction of farmland in southwest Burbank. Only a few farms remained in the city by the end of the 1930s.



Figure 40. Current (2009) view of the (now) Bob Hope Airport terminal building that has been altered. (Photo taken by Galvin Preservation Associates, March 2009.)

Burbank During the Great Depression (1929-1938)

Residential (Working and Middle Class Single-Family):

The Great Depression brought an immediate end to residential and commercial development in Burbank starting in 1929. Despite the lull in development, there was sporadic construction of primarily single-family residences throughout the city, and an airport was constructed on the northwest side of the city. The local industries were for the most part not affected by the Great Depression. Walt Disney established a studio complex in Burbank during the early 1930s, and the workforce at Lockheed began to increase annually after the development of the Electra plane in 1934. Commercial development in downtown and along major thoroughfares outside of the city's core also began to pick up towards the latter part of the 1930s as the affects of the Great Depression began to weaken. Many of these homes were built as infill within the Magnolia Park area, near the new television studios.

Character Defining Features Include:



- One-story, low massing, small to modest in size
- Wood framed
- Spanish Colonial, Tudor Revival or Minimal Traditional (after 1935) (Refer to style guide for character-defining features.)
- One or two-car detached garage
- Some with porte cocheres
- Hollywood style (center grass) or a fully paved driveway
- Set back from street side

Essential Aspects of Integrity

- *Location:* Near and outside of downtown core; infill within existing developments, near studios
- *Setting:* Located on subdivided lots with residential landscaping features; associated fencing; one-car garage at rear of lot with a concrete driveway; sidewalks; graded streets lined with trees
- *Materials:* Wood framed structure; stucco cladding; wood windows and doors
- *Design:* One-story asymmetrical or square plan; porte cochere; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; stucco cladding; decorative elements based on style
- *Feeling:* A 1920s/1930s single-family working class residential neighborhood
- *Association:* The Great Depression period in Burbank; residential development spurred by new industries

Applicable Criteria:

- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, setting, feeling and association. These properties will likely contribute to a historic district or a thematic grouping. Properties must retain most of their original design (size, massing, setback, character-defining features) and materials to contribute to the district. Some minor reversible alterations may be acceptable. For the property to be individually significant, then it must be an excellent example as compared to similar properties or be associated with a significant individual.

Burbank During the Great Depression (1929-1938)

Residential (Multiple-Family Residential):

The Great Depression brought an immediate end to residential and commercial development in Burbank starting in 1929. Despite the lull in development, there was sporadic construction of primarily single-family residences throughout the city, and an airport was constructed on the northwest side of the city; only a few multiple-family residences were constructed during this period. The local industries were for the most part not affected by the Great Depression. Walt Disney established a studio complex in Burbank during the early 1930s, and the workforce at Lockheed began to increase annually after the development of the Electra plane in 1934. Commercial development in downtown and along major thoroughfares outside of the city's core also began to pick up towards the latter part of the 1930s as the affects of the Great Depression began to weaken. Due to the nature of the Depression, there were several more multi-family residential units construction than previous periods.

Character Defining Features Include:



- One or two-story
- Two or more apartment units
- Wood framed construction
- Spanish Colonial or Tudor Revival styles (Refer to style guide for character-defining features.)
- Wood sash windows
- Stucco exterior cladding
- Separate main entrances to units on façade
- Detached garage at rear of lot
- Set back from street side

Essential Aspects of Integrity

- *Location:* Outside of the downtown core
- *Setting:* Located on subdivided lots with residential landscaping features; detached garage at rear of lot; sidewalks; graded streets; street parking
- *Materials:* Wood framed structure; wood sash windows; wood doors; stucco exterior cladding
- *Design:* One or two-story; asymmetrical or square plan with a cross-gabled roof; multi-pane wood sash windows; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* A pre-1938 residential neighborhood with a few vacant lots
- *Association:* The Great Depression period in Burbank; multi-family residential properties

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Needs to retain its original location and most of its original materials, design, workmanship, and setting. It is unlikely that these properties will be individually significant, but may contribute to a historic district unless the property was designed by a significant architect or builder. The property must retain a moderate to high level of integrity to contribute to a historic district. Some minor reversible alterations may be acceptable to contribute to a historic district.

Burbank During the Great Depression (1929-1938)

Residential (Motion Picture Studio Related Homes):

The Great Depression brought an immediate end to residential and commercial development in Burbank starting in 1929. Despite the lull in development, there was sporadic construction of primarily single-family residences throughout the city, and an airport was constructed on the northwest side of the city. Walt Disney established a studio complex in Burbank during the early 1930s. The local motion picture studios constructed a few homes near the studios during this period; it appears that these homes were constructed to house studio employees. Also, it is possible that some of the buildings were designed by out of work set designers due to the “storybook” styles they were constructed in. The local industries were for the most part not affected by the Great Depression.



Character Defining Features Include:

- One to two story
- Wood framed construction
- Storybook style
 - Steeply pitched roof with staggered wood shingle sheathing
 - Rounded roof edge
 - Textured stucco exterior cladding with staggered brick cladding
 - Arched main entryway
 - Cast iron weather vanes or turrets on roof
- Possibly designed by motion picture studio designer
- Set back from street side

Essential Aspects of Integrity

- *Location:* Primarily near motion picture studios located at the southwest side of the city
- *Setting:* Located on subdivided lots with residential landscaping features; associated fencing; one-car garage at rear of lot with a concrete driveway; curved pedestrian walkway; sidewalks and graded streets lined with trees
- *Materials:* Wood framed structure; stucco exterior cladding; wood sash windows; staggered brick exterior cladding, staggered wood shingle or asphalt shingle cladding
- *Design:* One-story Storybook style with an asymmetrical or square plan; steeply pitched gabled roof with staggered wood shingle cladding; multi-pane windows; rounded roof edge; weather vane and turrets on roof; tapered chimney; chinking
- *Workmanship:* Wood framed construction; cladding; Storybook style decorative elements
- *Feeling:* A designer set appearance; story-book feeling residence
- *Association:* The Great Depression period in Burbank and the motion picture industry; set designer architecture

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City’s cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

Due to the rare nature of this building type, it does not need to be at its original location. It does, however, need to retain most of its original design, materials, workmanship, and feeling. These properties may be individually significant or may contribute to a historic district or thematic grouping. Property must be a good example as compared to similar properties.

Burbank During the Great Depression (1929-1938)

Social Infrastructural Buildings (Churches):

The Great Depression brought an immediate end to residential and commercial development in Burbank starting in 1929. Despite the lull in development, there was sporadic construction of primarily single-family residences throughout the city and an airport was constructed on the northwest side of the city. The local industries were for the most part not affected by the Great Depression. Walt Disney established a studio complex in Burbank during the early 1930s and the workforce at Lockheed began to increase annually after the development of the Electra plane in 1934. Commercial development in downtown and along major thoroughfares outside of the city's core also began to pick up towards the latter part of the 1930s as the affects of the Great Depression began to weaken. Despite a lull in development in general in Southern California, the City of Burbank had a few new industries that helped to sustain the economy. As such, a few new churches were built during this period to address the religious needs of the residents.



Character Defining Features Include:

- Tall one or two-story massing
- Wood framed construction
- Spanish Colonial Revival style
- Parking area at rear of lot
- Slightly setback from street side
- Cross gable roof, Spanish clay tiles
- Corner entry
- Corner steeple
- Clearstory windows
- arcade

Essential Aspects of Integrity

- *Location:* Outside of the downtown core within residential neighborhoods or on prominent corners on arterial corridors
- *Setting:* Located on a corner lot within a residential and commercial neighborhood; main church building; classroom wing; landscaped areas near street facing elevations; paved area at rear of lot for parking
- *Materials:* Wood framed structure; stucco cladding; stained glass and wood sash windows; wood doors
- *Design:* One or two-story with an asymmetrical or rectangular plan; gabled roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; craftsmanship details according to architectural style
- *Feeling:* A church building located within a 1920s residential and commercial development
- *Association:* The Great Depression period in Burbank; Spanish Colonial Revival religious architecture

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For the property to be individually eligible, it must retain its original location, most of its setting, design, and workmanship and must be an excellent example as compared to similar properties from the same period and style. It may also contribute to a historic district if it retains a majority of its character defining features from the district's period of significance.

Burbank During the Great Depression (1929-1938)

Industrial/Manufacturing (Airport Terminal Building):

The Great Depression brought an immediate end to residential and commercial development in Burbank starting in 1929. Despite the lull in development, there was sporadic construction of primarily single-family residences throughout the city and an airport was constructed on the northwest side of the city. The local industries were for the most part not affected by the Great Depression. Walt Disney established a studio complex in Burbank during the early 1930s and the workforce at Lockheed began to increase annually after the development of the Electra plane in 1934. Commercial development in downtown and along major thoroughfares outside of the city's core also began to pick up towards the latter part of the 1930s as the affects of the Great Depression began to weaken. The airport appears to have been remodeled after World War II with the growth and prosperity of the city.

Character Defining Features Include:



- Centralized control tower with tall one-story wings
- Steel and masonry framed construction
- Moderne style (Altered from original Spanish Colonial Revival style)
- Fronting a large parking area
- Airplane hangars and runways located at rear of property
- Setback from street side
- Circulation areas for pedestrian loading and unloading
- Near an airstrip

Essential Aspects of Integrity

- *Location:* Outside of the downtown core at the airport
- *Setting:* Located on a multi-acre lot with terminal building; airplane hangars and concrete paved runways at rear of terminal building; paved parking area fronting terminal building
- *Materials:* Steel framed structure; exterior stucco cladding; large glass panes with steel dividers
- *Design:* Symmetrical plan; centralized control tower with tall one-story wings; flat roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Steel framed construction; cladding
- *Feeling:* A depression period airport property; mid-century design remodel
- *Association:* The Great Depression period in Burbank; the aircraft industry; commercial flights

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

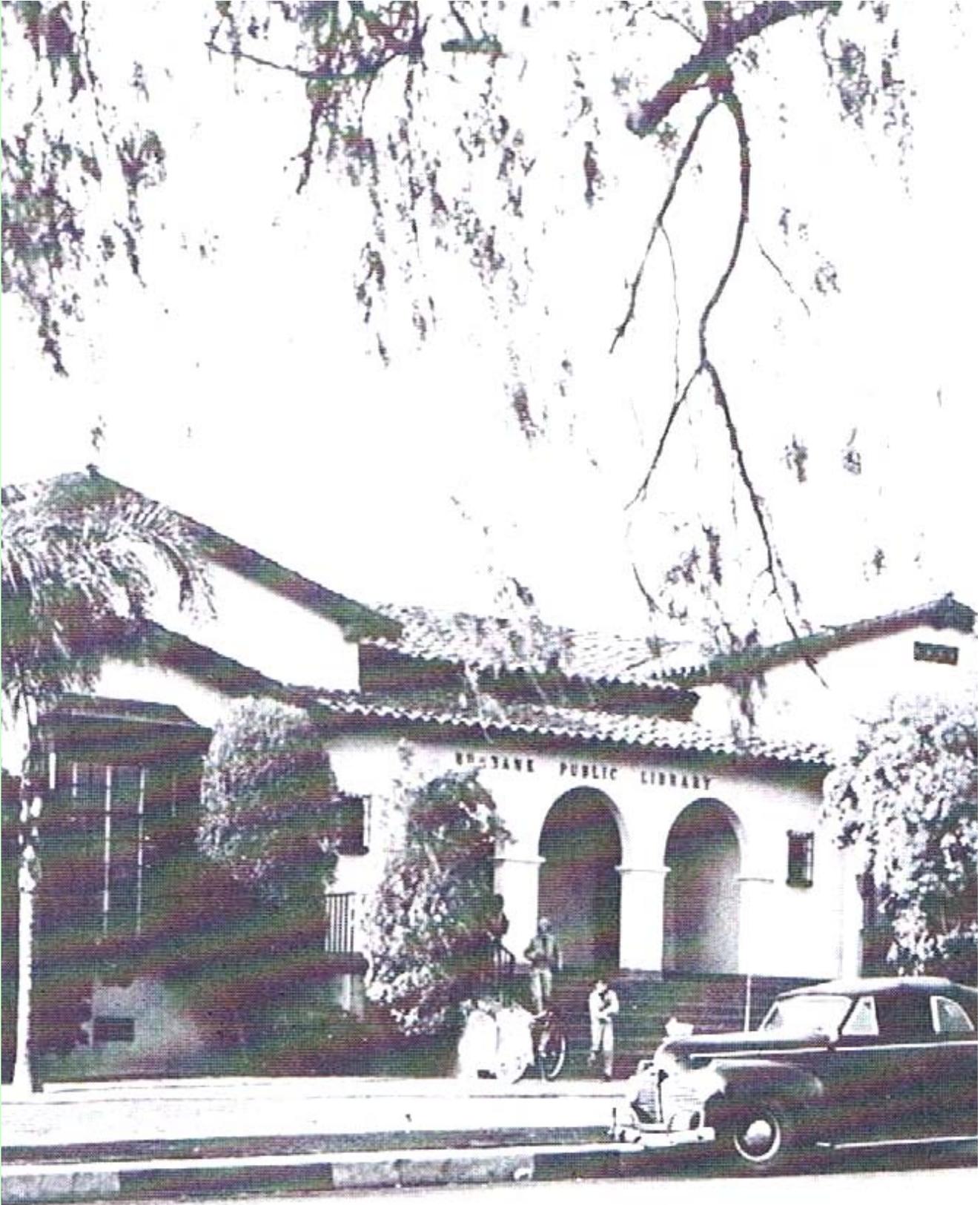
This building has the potential for individual significance. For the property to be individually eligible, it needs to retain its original location, setting, and overall design elements, feeling, and association. Some alterations to the overall workmanship or materials is o.k. It must retain enough of its original character defining features (from the period of the remodel) to retain sufficient integrity to be recognizable as an airport terminal building. There is only one building of this type and style in the city.

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Post Depression / WWII (1939-1945)

Post Depression / WWII (1939-1945)



Post Great Depression Population Boom (1939-1940)

Although building construction was only a fraction of what it had been during the 1920s, there was a resurgence in construction starting in the mid to late-1930s. The resurgence was likely due to the airport and the motion picture studios coming into the area during the early 1930s. In 1935, the city's first permanent library building was constructed at the northwest corner of Olive Avenue and Glenoaks Boulevard (see Figure 41). The one-story Spanish Colonial Revival style, 8,000 square foot library was constructed using funds from the State Employment Relief Association.⁹⁹ Burbank was part of the County of Los Angeles Public Library system since 1913 and had been housed at numerous temporary locations prior to 1935. The creation of the new library led to the formation of a municipal public library system in 1938.¹⁰⁰ This building has since been demolished.



Figure 41. *Circa 1941 view of the Burbank Public Library. (E. Caswell Perry. Burbank, An Illustrated History, Northridge, CA: Windsor Publications, 1987)*

The first post office was established in Burbank two years before the city was founded in 1887. Much like the local library, the city did not have a permanent post office building until the construction in 1937 of a two-story Spanish Colonial Revival style building. It was constructed on the former site of the Burbank Villa hotel which had functioned as an apartment/hotel before

being demolished to make way for the new post office. The post office was made possible through federal funding that resulted in the construction of other post offices in southern California during the late 1930s and early 1940s.¹⁰¹ It was built as part of the Works Progress Administration (WPA) program. WPA was formed by the United States government on May 6, 1935, as part of Franklin D. Roosevelt's New Deal program. It was designed to provide jobs during the Great Depression. By 1938, about 3.3 million people in the country were employed through this program. The Burbank post office building still exists at 135 E. Olive Avenue and retains its original use. Included on the National Register of Historic Places in 1985, it is one of three listed buildings in the city.¹⁰² The construction of both the library and post office fulfilled part of the Benmar Hills development plan, although it was not constructed within the original proposed (Benmar Hills) civic center site.

The late 1930s was a period of economic recovery for Burbank and the rest of southern California. The expansion of the Lockheed manufacturing plant and airport, and the growth of the local motion picture studios and various other industries in the city led to an accelerated growth in population. The Magnolia Park development was reactivated at that time with the construction of several single-family homes by Earl L. White on undeveloped lots located south of Magnolia Boulevard and west of Buena Vista Street. Additionally, a large number of multiple and single-family residences were constructed in areas just south of Burbank Airport and the Lockheed plant. By 1939, Dr. James Citron opened the Magnolia Park Hospital.¹⁰³ Due in part to increased building construction during the late 1930s, in 1940 alone, construction valuation was over 14 million dollars. Lockheed was responsible for four million dollars of this total. The end of the decade also saw the completion of a segment of the Cahuenga Freeway (now Hollywood Freeway) that connected Hollywood with the San Fernando Valley.¹⁰⁴ The new freeway segment linked with Barham Boulevard, which was the southern entrance to the city.

The population had increased from just below 17,000 at the beginning of the decade to just over 34,000 people by 1940.¹⁰⁵ An even greater population increase came, however, after the United States entered World War II following the attack on Pearl Harbor on December 7, 1941. This was due to a period of intense aircraft production at Lockheed.

Burbank during World War II (1941-1945)

Just prior to the start of the war, Burbank was planning to construct a new city hall. City officials were first made aware in 1937 of condition issues of the existing city hall constructed in 1916. Initially the city made plans to rehabilitate and make an addition to the existing building, but it was soon

decided that a new city hall would be built instead.¹⁰⁶ The first proposed location was the 1923 Edison School property, which contained a schoolhouse abandoned since the 1933 Long Beach earthquake.¹⁰⁷ However, by 1940, several vacant lots on the west side of Olive Avenue between 3rd Street and San Fernando Boulevard were chosen for the new city hall. The site was located directly across the street from the 1916 city hall. Architects William Allen and George Lutzi were commissioned to design the new building, and noted muralist Hugo Ballin was hired to design and paint murals in the building's foyer and council chambers. The city received partial assistance from the WPA in the form of \$9,234 for labor costs.¹⁰⁸ The \$400,000 city hall was dedicated on February 12, 1943 (see Figure 42). The old city hall continued to house offices and the fire station for the city until it was demolished in 1959.¹⁰⁹ The 1943 city hall building retains its original use and design today, although there was an annex added in 1964. A portion of Ballin's mural, which were painted on canvas, was removed (and stored) in order to make an entrance to the addition.¹¹⁰ The murals along with portions of the building, which included the council chambers, have since been restored. In 1996, city hall was listed on the National Register of Historic Places.



Figure 42. *Circa 1943 view of Burbank City Hall. (Los Angeles Public Library)*

The city hall was constructed at a time when aircraft production was at its height at the Lockheed plant. Expansion of the plant began in 1940 and by 1941 it had nearly doubled from 668,000 to 1,259,000 square feet. By winter of 1941, Lockheed and its subsidiary Vega had orders totaling over 340 million dollars and employed 44,839 people. The following year the employment figure

had nearly doubled to 80,800 people; a majority of the people employed at the plant came from out of state. Due to the spike in Lockheed's work force, the population of the city increased to 53,899 by August of 1942.¹¹¹

In order to meet the medical needs of the growing population, plans were made for the construction of a new hospital on land donated by Lockheed. The Saint Josephs Hospital was adjacent to the Walt Disney Studios and located at Alameda Avenue and Buena Vista Street. The hospital was dedicated on November 28, 1943.¹¹² A month before its dedication, Dr. Elmer Thompson, who opened the Burbank Hospital in 1905, sold his building to the Monte Sano Hospital Foundation. The hospital retained its original name.¹¹³

Improvements were also made by the Los Angeles County Flood Control District to the city's flood control system following a storm related flood on February 24, 1941, that damaged Lockheed's factory buildings.¹¹⁴ The city had been plagued by many floods since its incorporation, with the worst flood occurring in 1933. This destroyed 400 homes, causing \$5,000,000 in damage and taking the lives of 34 people.¹¹⁵

By around 1943, Lockheed's employment figure peaked at approximately 90,000 people, which broke down to 51,000 men, 35,000 women and 4,000 high school boys. The large number of women employed at the plant was due to the shortage of men who were serving in the war, a nationwide occurrence. A housing shortage occurred in the city due to the large number of people employed at Lockheed and Vega. Unfortunately, rationing of building materials during the war had put residential construction in the city at a virtual standstill. Thus, a large number of people were forced to live in converted garages. In order to ease the effects of the housing shortage, the city lifted an ordinance on September of 1942 that had prohibited the rental of rooms in private homes.¹¹⁶ Many homeowners were encouraged by the city to convert single-family homes into multi-family residences. A "Remodel-for-Victory" office was established in June of 1943 to assist landowners with the home conversions.

Rationing restrictions gradually lifted by 1944 and Earl White was able to construct 598 residences on 155 acres of land at Magnolia Park; the construction of the homes filled in many of the vacant lots of the original Magnolia Park development.¹¹⁷ Also by this time, several duplex apartment buildings were constructed by Fritz B. Burns as part of "Burbank Gardens" along Fairview Avenue near Verdugo Avenue in what had been Magnolia Park. However, the city's housing shortage was still prevalent following the end of the war in August of 1945. The population by the following year was estimated at 62,348, a near two fold increase over the 1940 total population.¹¹⁸ The end of the war resulted in the cancellation of military contracts with Lockheed and

Vega totaling \$1 billion. Despite this blow, Lockheed remained an important supplier of military aircraft for the country during the cold war period that started in the late 1940s and lasted through the late 1980s.

Burbank's population growth during the war was a precursor to the post-war boom period. The growth resulted in the construction of three elementary schools during the war. These were the Thomas A. Edison School (1940) at 2110 W. Chestnut Street, Bret Harte School (1941) at 3200 W. Jeffries Avenue and Henry M. Mingay School (1945) at 3811 Allan Avenue. Although the city was not able to fully solve the housing shortage during the war, this situation still prepared the city for the post-war boom.

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Identification of Property Types Associated with the Post Great Depression/ World War II Period (1939-1945)

(end of the Great Depression until the start of World War II; population boom due to increase in aircraft industry)

Building/ Resource Typologies:

a. Commercial

81. Downtown Commercial
 - a. Simple stripped ornament
 - b. Stripped modern one story commercial
82. Commercial Development along arterial streets outside city core and leading to new development areas; Magnolia Park, Airport, new housing communities and thoroughfares to nearby towns; Victory, Burbank Blvd., Buena Vista, Olive, etc.
83. Corner Markets serving new residential communities

b. Residential- Housing Boom

84. Magnolia Park new infill
85. Benmar Hills- little development
86. New Housing Developments near Victory Blvd. to house war time workers and near Magnolia Park- large tract infill developments
87. Working & Middle Class Single Family Residential
 - a. One story minimal traditional w/ attached garages
 - b. One story ranchettes w/ attached garages
88. High Style Single Family Residential (Benmar Hills Area, Toluca Lake)
 - a. Modern Residences
 - b. Large Ranch style Homes
89. Multi-family Residential- housing shortage during war
 - a. Burbank Gardens
 - b. Conversion of single family to duplexes or multi-family
 - c. Two story Minimal Traditional Apartment Complexes
 - d. Two story French Normandy Apartment Complexes near studios
 - e. Two story Ranch Apartment Complexes
 - f. Two story Modern Apartment Complexes

c. Social Infrastructural Buildings

90. Construction of New Public Schools:

- a. Thomas Edison Elementary (1940)
- b. Bret Harte Middle School (1941)
- c. Henry M. Mingay School (1945)
- d. Three Catholic parochial schools

91. Hospital Constructed in Magnolia Park (1943)

92. St. Joseph's Hospital Constructed near Disney Studios; (1943)

d. Industrial/ Manufacturing

93. Alameda Avenue Industrial District/ probably near Western

- a. Wartime manufacturing; large, one story rectangular buildings

94. Ontario/ Winona/ Burton Avenues

- a. One and two story industrial buildings

e. Motion Picture Industries

95. no new development

f. Aircraft Industries

96. Airplane Hangars (possibly)

97. Light Industrial Buildings- manufacturing plane parts

g. Civic/ Institutional Buildings

98. City Hall (1943)

h. Transportation/ Auto-related Resources

99. Bus system utilized along main corridors;

i. Planning

100. larger tract developments established north of Burbank Blvd.

101. Los Angeles County made improvements to Flood Control System- flood control channels (channelized the river)

102. New streets laid for new housing developments

Description of Property Types Associated with the Post Great Depression/ World War II Period (1939-1945)

Just prior to and during World War II the city experienced a premature growth that most cities experienced after the war. The downtown core had expanded by this period with the eastern end extending roughly to Providencia Avenue and the western boundary extending to Cypress Avenue.¹¹⁹ Pre-war residential and commercial developments in the city were revived. The primary function of the residences constructed during this period was to house the workers employed at Lockheed. Thus residences were constructed near the Lockheed plant and were constructed in the Minimal Traditional or Ranchette style homes; since these were workman’s homes, they were modest in size and were either single-or multiple-family residences. By the end of the war, a large majority of the southwest side of the city had been developed.

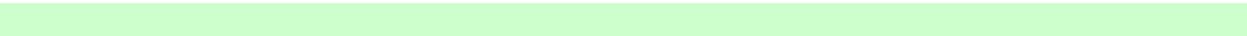


Figure 43. Views of typical early 1940s residential housing (single family and multi-family) at the west side of Burbank. (Photo taken by Galvin Preservation Associates, March 2009.)

The explosion of the aircraft industry in the city during this period resulted in the construction of several small aircraft parts manufacturing plants near the airport located at the northwest sector of the city; east of Hollywood Way and north of Empire Avenue. These buildings were typically one-story front gabled buildings clad in corrugated metal. Main pedestrian entrances were typically on the façade and service entrances were on the side elevations.



Figure 44. Views of typical early 1940s industrial buildings at the west side of Burbank. (Photo taken by Galvin Preservation Associates, March 2009.)



Post Great Depression Population Boom/World War II (1939-1945)

Commercial (Downtown):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Several aircraft related industrial buildings, in addition to other industries, were constructed in the city during World War II. Materials rationing during this period led to buildings designed in very simple forms.

Character Defining Features Include:



- One or two-story
- Wood or steel framed construction
- Flat roof with straight edge parapet
- Simple stripped Modern style (Refer to style guide for character-defining features.)
- Scored stucco or glazed tile exterior cladding
- Cantilevered roof over main entrance
- No setbacks from street

Essential Aspects of Integrity

- *Location:* Downtown Burbank
- *Setting:* Located on subdivided lots with sidewalks and paved streets lined with trees
- *Materials:* Wood or steel framed structure; glass storefront panes with steel dividers; stucco or glazed tile exterior cladding
- *Design:* One-story with a rectangular plan; single storefront with multiple divided windows; additional design features specific to architectural style (Refer to style guide.), corner entries, flush entries
- *Workmanship:* Wood or steel framed construction; cladding
- *Feeling:* A commercial district with buildings designed in various styles and designs
- *Association:* Post Great Depression boom and World War II period, material rationing, wartime design

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. For the property to be individually significant, it must be an excellent example as compared to similar properties or have a significant association or contribution to the WWII period. May contribute to a historic district if the property retains most of its original character defining features.

Post Great Depression Population Boom/World War II (1939-1945)

Commercial (Outside of Downtown along arterial corridors):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Several aircraft related industrial buildings, in addition to other industries, were constructed in the city during World War II. These businesses served the new population in the corridor areas.



Character Defining Features Include:

- One-story or two-story
- Wood framed or brick construction
- Bow-truss or flat roof
- Stripped Streamline Moderne (Refer to style guide for character-defining features.)
- Stucco or brick cladding
- Recessed/angled or curved corner storefronts
- Not setback from street
- Signage as part of architectural design

Essential Aspects of Integrity

- *Location:* Located outside of downtown core along existing arterial commercial corridors
- *Setting:* Located on subdivided lots with wide sidewalks and wide paved streets, no setbacks, street trees
- *Materials:* Wood framed, brick, or concrete block structure; glass storefront panes with steel dividers; stucco or brick exterior cladding
- *Design:* One-story with a rectangular plan; single storefront with multiple divided windows; additional design features specific to architectural style (Refer to style guide.), smooth exterior finish, wide expanses of glass display windows, little ornamentation, stripped geometric design
- *Workmanship:* Wood framed construction; cladding or brick or concrete block construction; lots of glass
- *Feeling:* A commercial district during war period buildings and some vacant lots used for parking.
- *Association:* Post Great Depression boom and World War II period; commercial infill to serve increased population

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. For it to be significant individually, it must be an excellent example as compared to similar properties within the city; may contribute to a historic district if it retains the majority of its original character defining features (in some cases, a few non-significant materials may be altered such as replaced roofing material or a few windows replaced and the building may still contribute to the overall historic district; however this should be determined by a professional in a relevant field).

Post Great Depression Population Boom/World War II (1939-1945)

Residential (Working and Middle Class Single-Family):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Several aircraft related industrial buildings, in addition to other industries, were constructed in the city during World War II. Residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the west side of the city near the Lockheed plant were chosen for the construction of single and multiple-family homes to house defense workers. Many of these residences were mass produced and were designed in a few plans that were repeated throughout the neighborhood. Garages were now attached to the primary residence as a reflection of the changing attitudes toward the necessity of the automobile.



Character Defining Features Include:

- One-story
- Wood framed
- Low pitched Hipped or gabled roof
- Minimal Traditional style (Refer to style guide for character-defining features.)
- Attached or detached one or two car garage with awning style doors
- Set back from street side

Essential Aspects of Integrity

- *Location:* Outside of downtown core, within large development tracts and infill within existing neighborhoods
- *Setting:* Located on subdivided lots with residential landscaping features; detached garage with awning style doors located at rear of property or attached single or double car garages; sidewalks and paved streets lined with trees
- *Materials:* Wood framed structure; wood sash windows; wood doors; exterior stucco and/or wood siding; rock or rolled roofing material
- *Design:* One-story rectangular plan; gabled or hipped roof; bay window; additional design features specific to architectural style (Refer to style guide.), minimal design features, garage
- *Workmanship:* Wood framed construction; cladding; decorative elements specific to style
- *Feeling:* A residential single-family neighborhood with modest working class homes
- *Association:* World War II period working single family housing

Applicable Criteria:

- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. Properties are likely not individually significant, but may contribute to a historic district if they retain the majority of their character defining features.

Post Great Depression Population Boom/World War II (1939-1945)

Residential (High Style Single-Family Residential):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Several aircraft related industrial buildings, in addition to other industries, were constructed in the city during World War II. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. There were few high-style single family residences constructed during this period.



Character Defining Features Include:

- One or two-story
- Colonial Revival or Streamline Moderne (Refer to style guide for character-defining features.)
- Flat or gabled roof
- Wood sash or steel casement windows
- Typically architect or builder designed (not mass produced as part of a tract development)
- Set back from street side

Essential Aspects of Integrity

- *Location:* Near the downtown core and infill within existing neighborhoods
- *Setting:* Located on slightly elevated subdivided lots with residential landscaping features; attached or detached one or two-car garage; concrete driveway; sidewalks and wide paved streets lined with trees
- *Materials:* Wood framed structure; wood or steel sash windows; wood doors; exterior stucco cladding
- *Design:* One or two-story asymmetrical or square plan; flat or gabled roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* A residential single-family neighborhood with a mix of high style homes (different periods)
- *Association:* Post Great Depression boom and World War II period- high style residences

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state,, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. For the property to be individually significant, it must be an excellent example as compared to other similar properties within its period or style. It may also contribute to a historic district if it retains the majority of its original character defining features.

Post Great Depression Population Boom/World War II (1939-1945)

Residential (Multiple-Family Residential):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Due to the shortage in housing, more multiple family residential units were constructed during this period.



Character Defining Features Include:

- Two-story
- Wood framed construction
- Hipped roof or gabled roof
- Minimal Traditional style (Refer to style guide for character-defining features.)
- Main entrance on side elevation with concrete pathway leading from sidewalk
- Detached single car garage for each units with garage building located at rear of property facing an alley
- Set back from street side
- Symmetrical, block plan

Essential Aspects of Integrity

- *Location:* Outside of downtown core, infill within downtown core, groupings along main corridors
- *Setting:* Located on subdivided lots with residential landscaping features; detached garage with awning style doors located at rear of property; sidewalks and paved streets lined with trees, street parking
- *Materials:* Wood framed structure; wood sash windows; wood doors; exterior stucco and/or wood siding, composition roofing material
- *Design:* Two-story rectangular plan; low pitched gabled or hipped roof; minimal design elements; additional design features specific to architectural style (Refer to style guide.), shutters
- *Workmanship:* Wood framed construction; cladding; decorative elements specific to style
- *Feeling:* A World War II era residential multiple-family residential neighborhood
- *Association:* Post Depression boom and World War II period, population increase and housing shortage

Applicable Criteria:

- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. It is not likely that these properties would be individually significant, but would contribute to a cohesive historic district. To contribute to a district, the property must retain the majority of its character defining features.

Post Great Depression Population Boom/World War II (1939-1945)

Social Infrastructural Buildings (Schools):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. New schools were designed along with early housing developments to serve the increase in population and often times were planned within the new developments to serve the children of the new residents. Schools were likely funded by planning developments.



Character Defining Features Include:

- One-story with either attached classroom wings or detached classrooms buildings connected to main school building via covered walkway
- Wood, steel or poured reinforced concrete construction
- Colonial Revival or Streamline Moderne (Refer to style guide for character-defining features.)
- Area surrounding building paved with asphalt
- Play areas associated with school including grassy areas and paved areas
- Associated buildings to include gymnasiums or later additions to the campus
- No setbacks from street side

Essential Aspects of Integrity

- *Location:* Near or outside of the downtown core within new housing developments
- *Setting:* Located on a multi-acre lot; area surrounding building paved with asphalt; landscaped area near façade; no setbacks, parking areas, surrounding residential neighborhoods
- *Materials:* Wood, steel frame or poured reinforced concrete structure; wood or steel sash windows; wood doors
- *Design:* One-story with either attached classroom wings or detached classrooms buildings connected to main school building via covered walkway; centralized main entrance; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood, steel frame or poured reinforced concrete construction; cladding; decorative elements based on style
- *Feeling:* A World War II era school property located within a residential neighborhood
- *Association:* Post Great Depression boom and World War II period, 1940s infrastructural growth in Burbank

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. These properties may be individually significant if they are an excellent example as compared to similar properties and they retain a very high level of integrity, or are designed by a significant architect.

Post Great Depression Population Boom/World War II (1939-1945)

Industrial/Manufacturing (General):

The end of the Great Depression, coupled with the growth of the local film and aircraft industries, ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Several aircraft related industrial buildings, in addition to other industries, were constructed in the city during World War II.



Character Defining Features Include:

- Tall one-story
- Wood, steel framed or reinforced concrete construction
- Flat, bow-truss or a stepped roof with multiple raised sections containing bands of skylights
- Street facing office section with attached rear section containing manufacturing plant
- No style or Art Deco Moderne style façade (Refer to style guide for character-defining features.)
- Concrete paving around building
- Set back from street side or with no setbacks

Essential Aspects of Integrity

- *Location:* Outside of the downtown core, near airport, industrial zones
- *Setting:* Located on a large lot; paved areas surrounding the building; related fencing; sidewalks
- *Materials:* Wood, steel or reinforced concrete structure; steel, wood sash or glass block windows; wood doors; exterior stucco cladding
- *Design:* Tall one-story with a long rectangular plan; street facing office section with attached rear section containing manufacturing plant; cantilevered roof above centralized main (office) entrance; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood, steel or reinforced concrete construction; cladding
- *Feeling:* A World War II era industrial neighborhood that contains other similar type industrial buildings
- *Association:* Post Great Depression boom and World War II period

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. May be individually eligible if it is an excellent example as compared to similar properties within its context or it has a strong association or contribution to the War effort. Must retain a majority of its character defining features. It may contribute to a geographic or thematic district/grouping if it retains a moderate level of overall integrity.

Post Great Depression Population Boom/World War II (1939-1945)

Commercial (Movie Theaters):

The end of the Great Depression coupled with the growth of the local film and aircraft industries ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city, near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall. Despite the Depression, the television and movie industry picked up during the 1930s and several theaters were constructed in Southern California as a result.

Character Defining Features Include:



- Tall one-story
- Wood or steel framed construction
- Flat roof with tall façade parapet (for vertical signage)
- Art Deco and Streamline Moderne styles (see Character defining features of each)
- No setbacks from street side
- Paved parking area located at rear of lot
- Recessed entry
- Large marquee displaying the movies

Essential Aspects of Integrity

- *Location:* In city core and on arterial corridors leading out of city
- *Setting:* Located on a large lot within a commercial neighborhood; paved area at rear of lot for parking
- *Materials:* Wood or steel framed structure; exterior stucco cladding; wood doors
- *Design:* Tall one-story with a rectangular plan; flat roof; no windows on the side elevations; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood or steel framed construction; cladding
- *Feeling:* A theater building located within a 1920s residential and commercial development
- *Association:* Post Great Depression boom and World War II period

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For the property to be individually significant, the building needs to retain its original location, materials, design, workmanship, and feeling. It also must be an excellent example of its type and style as compared with similar properties in the City. It may contribute to a geographically defined mixed use historic district, but it must retain most of its character defining features. Some minor reversible alterations acceptable.

Post Great Depression Population Boom/World War II (1939-1945)

Social Infrastructural Buildings (Hospitals):

The end of the Great Depression coupled with the growth of the local film and aircraft industries ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city, and near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall.

Character Defining Features Include:



- One-story
- Wood framed construction
- Spanish Colonial Revival style
- No setbacks from street side
- Parking area at rear of lot
- Modest in size and design

Essential Aspects of Integrity

- *Location:* Outside of the original downtown core
- *Setting:* Located on a large lot within a residential and commercial neighborhood; paved area at rear of lot for parking
- *Materials:* Wood framed structure; exterior stucco cladding; wood doors and windows; red clay tile roof cladding
- *Design:* One-story with an asymmetrical plan; gabled roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed structure; cladding
- *Feeling:* A circa 1930s residential hospital
- *Association:* Post Great Depression population boom and World War II period, social infrastructural buildings from the post-war period

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- I *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For this property to be individually eligible, then the building needs to retain its original location, setting, materials, design, workmanship, feeling and association. There are very few properties of this nature within the city, therefore some alterations to the materials and workmanship are acceptable as long as the property retains its overall feeling and association. This property may contribute to a residential mixed use district.

Post Great Depression Population Boom/World War II (1939-1945)

Social Infrastructural Buildings (Churches):

The end of the Great Depression coupled with the growth of the local film and aircraft industries ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city, near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, churches, a hospital and a city hall. Very common traditional architectural styles for this period include the Colonial Revival style and the Spanish Colonial Revival style.



Character Defining Features Include:

- Tall one-story
- Gabled roof with steeple containing belfry
- Spanish Colonial and Colonial Revival style
- No setbacks from street side
- Symmetrical plan
- Tall narrow windows, some with stained glass
- Entry porch or stoop; portico and nave
- Located in residential neighborhoods on corner lots
- Street parking or small parking lots to side or rear of property

Essential Aspects of Integrity

- **Location:** Outside of the downtown core
- **Setting:** Located on a corner lot with main church building within a residential and commercial neighborhood; classroom wing; landscaped areas near street facing elevations; paved area at rear of lot for parking
- **Materials:** Wood framed structure; stucco cladding; stained glass and wood sash windows; wood doors
- **Design:** One or two-story with an asymmetrical or rectangular plan; gabled roof; additional design features specific to architectural style (Refer to style guide.)
- **Workmanship:** Wood framed construction; stucco cladding (varies depending on style)
- **Feeling:** A church building located within a 1930s/1940s residential and commercial area
- **Association:** Post Great Depression boom and World War II period

Applicable Criteria:

- It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- It is representative of the work of a notable builder, designer, or architects;*
- It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For the property to be individually significant, the building needs to retain its original location, setting, materials, design, workmanship and feeling and it must be an excellent example as compared with similar properties of the same type, period, and style. It may contribute to a geographic historic district if it reflects significant geographical patterns; the property must retain the basic form, design, feeling and association.

Post Great Depression Population Boom/World War II (1939-1945)

Infrastructural Buildings (Civic Buildings):

The end of the Great Depression coupled with the growth of the local film and aircraft industries ignited a population boom in Burbank during this period. Commercial and residential development, which had already started picking up in the latter part of the 1930s, was further boosted by the boom. During World War II, as wartime production at Lockheed was at an all time high, the city experienced a housing shortage due to the increase of the workforce at Lockheed during the war period. Areas located at the southwest side of the city, near the Lockheed plant, were chosen for the construction of single and multiple-family homes to house defense workers. Existing commercial corridors along major thoroughfares outside of the downtown were expanded during this period and improvements to the city's social infrastructural system were also made with the construction of schools, a hospital and a city hall.

Character Defining Features Include:



- Two or three-story massing
- Steel framed and masonry construction
- Flat roof with parapet
- Art Deco or Stripped Moderne/ WPA style
- Symmetrical plan with centralized main entrance
- Setback from street side with grand set of stairs leading to main entry
- Large lobby area with high ceilings
- Mature landscaping; off site parking
- Flag poles, fountains, public art

Essential Aspects of Integrity

- *Location:* Downtown core within civic center
- *Setting:* Located on a large corner lot; large landscaped area near façade; water fountain; paved area at rear for parking
- *Materials:* Steel framed structure; reinforced concrete and terra cotta decorative exterior cladding; metal and glass doors; steel sash windows
- *Design:* A four-story centralized tower with a centralized entrance with two and three story wings; overall asymmetrical plan; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Steel framed construction; reinforced concrete exterior
- *Feeling:* A downtown area with pre-1940s commercial and governmental buildings
- *Association:* Post Great Depression boom and World War II period; civic infrastructure

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

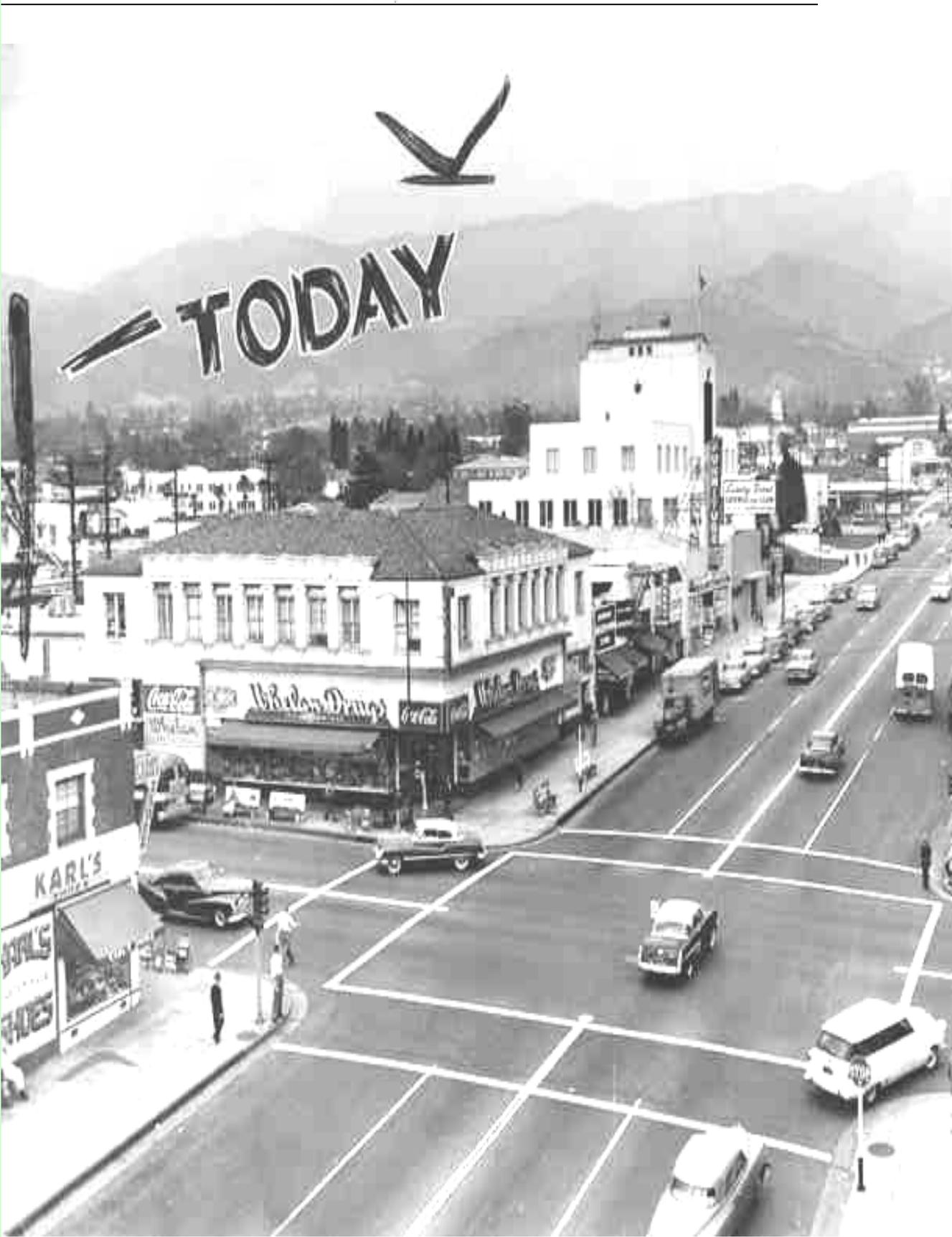
Buildings of this type are highly likely to be individually eligible; the building needs to retain its original location, setting, materials, design, workmanship, feeling and association. The property may contribute to a civic center or downtown historic district, if such a district exists or it may contribute to a thematic grouping of civic buildings from the same period in Burbank's history. Some minor reversible alterations acceptable.

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Post WWII Burbank (1946-1965)

Post WWII Burbank (1946-1965)



Burbank During the Post-war Years (1946-1960)

Burbank's housing shortage situation became a priority for the city as service men and women began arriving in late 1945. Construction began immediately of temporary housing consisting of Quonset huts constructed on 100 acres of industrial zoned land. 5,000 army barracks refurbished for residential use were also made available for the returning veterans.¹²⁰ Coinciding with the creation of temporary housing for veterans, the U.S. Government chose Burbank as a site to build temporary housing, consisting of wood barracks and trailer homes, for Japanese Americans returning from interment camps. Construction of these barracks began by mid-October 1945 in Glenoaks Park (now McCambridge Park), located near the corner of Amherst Drive and Scott Road. Temporary housing areas for the evacuees were also constructed at two other locations, at Lomita Street and Magnolia Boulevard (see Figure 45), and at Winona Avenue and Hollywood Way, which was located adjacent to the Lockheed Air Terminal. By mid-November 1945, approximately 430 Japanese Americans evacuees were housed at the temporary housing sites. Some of the evacuees were former residents of Burbank.



Figure 45. View taken in November of 1945, of barracks that housed Japanese Americans at Magnolia Boulevard and Lomita Street. (The Bancroft Library, University of California, Berkeley)

A temporary housing site, containing 100 trailers, was established for returning veterans and their families at a site located at Burbank and Victory Boulevards by January of 1946. Glenoaks Park also housed a number of returning veterans by this time. On July 1, 1947, the Japanese American evacuees, which by this time numbered approximately 1,000, were vacated from the temporary housing sites to make way for development.¹²¹ The remaining post-war housing sites were also cleared for development.

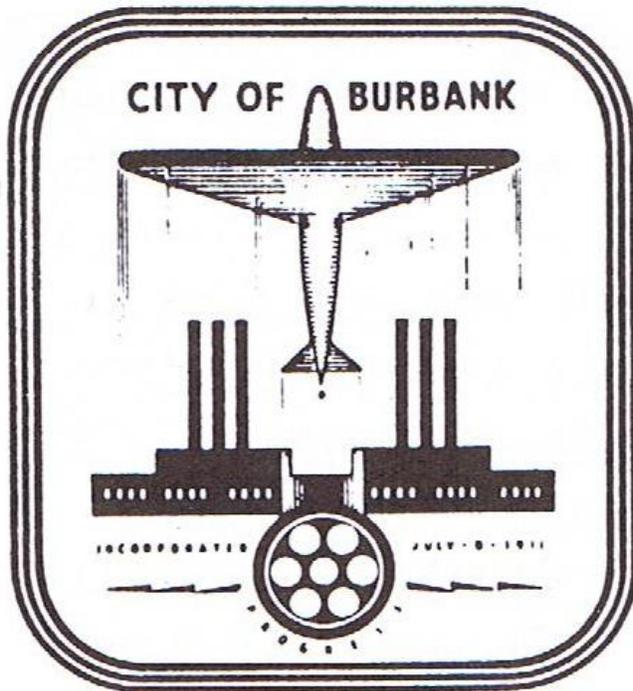


Figure 46. City seal adopted in 1946. (Mary Jane Strickland and Theodore X. Garcia. *A History of Burbank: A Special Place in History, Burbank, CA: Burbank Historical Society, 2000*).

Burbank revised its city seal in 1946 (see Figure 46). Redesigned by Walt Disney Studios, it was similar in concept to the existing seal, but as the old seal emphasized future progress, the new one showed that Burbank was an industrial center. The new seal retained the airplane, but added a silhouette of an industrial building and a film reel underlined with the word “Progress.”¹²²

Agriculture was the first vital industry in Burbank during its formative years prior to incorporation in 1911. However, its significance to Burbank economy began to diminish by the 1920s as farm and ranchlands were being purchased for land development. The post-war years, however, signaled the true end of agriculture in Burbank. Dominic Morro, who owned a 54 acre farm located on N. Glenoaks Boulevard and one that was 16 acres near the Walt Disney Studios, decided to subdivide his own land in 1949. The Morro farm was one of the last farms of its size left in the city.¹²³ The James J. Jeffries farm, which was originally 107 acres, had been subdivided over the years and only the house and barn remained when Jeffries died in 1953. The barn was sold and moved to Knott’s Berry Farm soon after his death and the house was destroyed in a fire in 1959, although efforts were being made to restore the home.

The city’s population increased from 62,348 in 1946 to 78,577 in 1950.¹²⁴ There were also 400 industries, which employed 31,195 people in the city at the start of the 1950s.¹²⁵ The post-war period was essentially a continuation of the 1920s construction boom.

Grandview Residential Development

The Grandview Building Company (GBC), headed by Edward K. Zukerman and Barney R. Morris, announced on May 6, 1951, the creation of a \$15,300,000 housing tract on a portion of the former Benmar Hills development (see Figures 47 & 48).

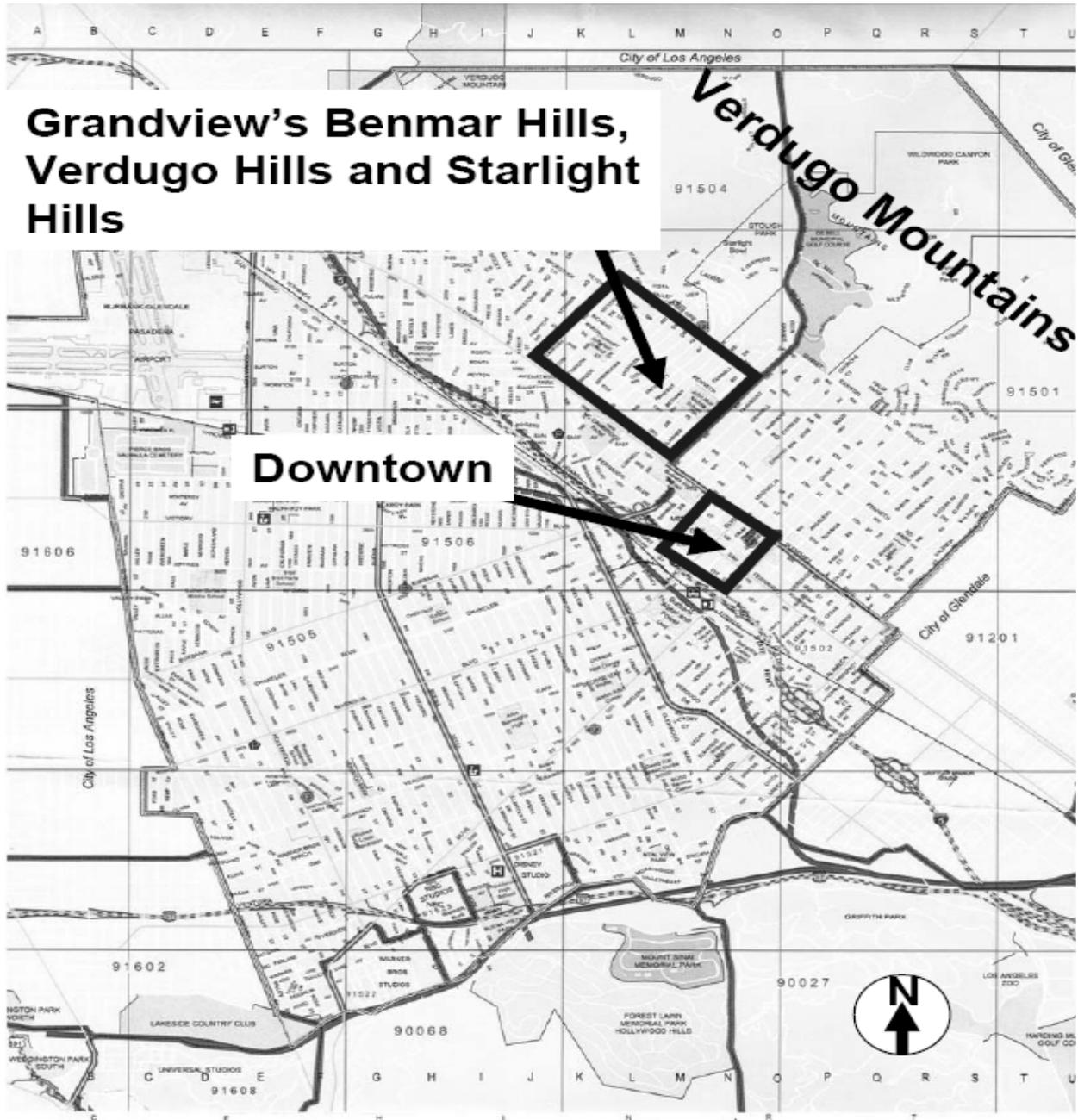


Figure 47. Large box shows a concentrated area of the Grandview Building Company’s residential developments as shown on a 2007 map of Burbank. (City of Burbank)

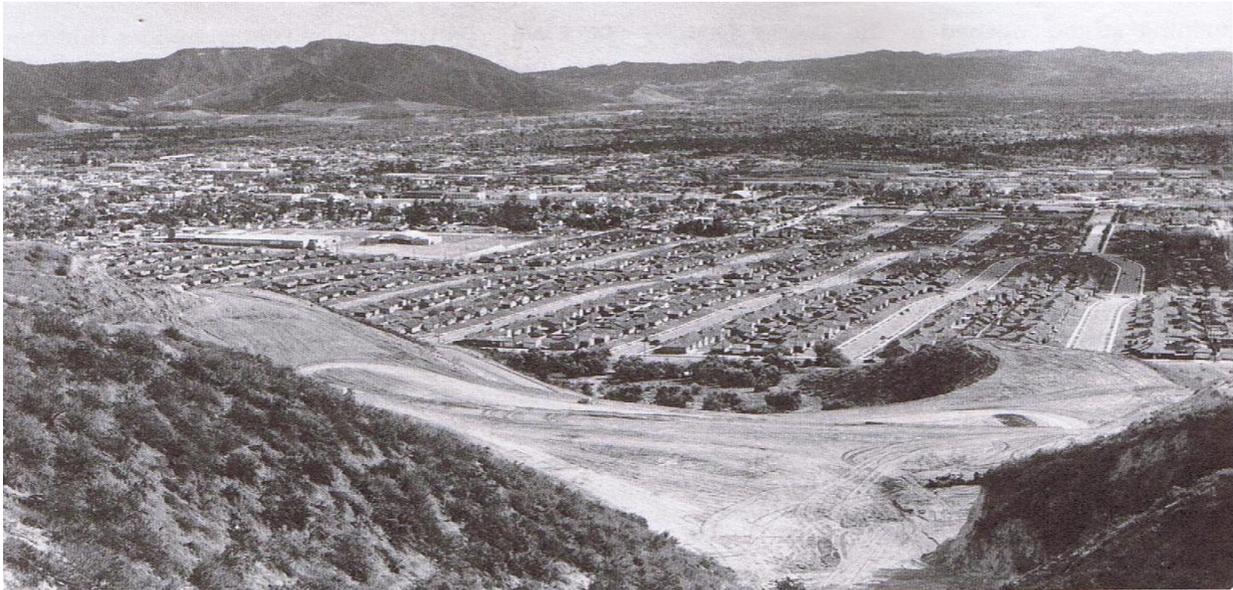


Figure 48. Circa 1950s view looking southwest at Grandview's Benmar Hills housing development. (Mary Jane Strickland and Theodore X. Garcia. *A History of Burbank: A Special Place in History, Burbank, CA: Burbank Historical Society, 2000*)

The development, named Grandview's Benmar Hills, involved the construction of 875 homes on 175 acres of undeveloped land located just north of Glenoaks Boulevard. The development was bounded by Cambridge Street to the west, Delaware Road to the east, 6th Street to the south and 10th Street (now Bel Aire Drive) to the north. Los Angeles architect Allen G. Siple, A.I.A. designed 25 variations of the proposed homes, which were either in the Minimal Traditional or Ranch style (see Figure 49).¹²⁶

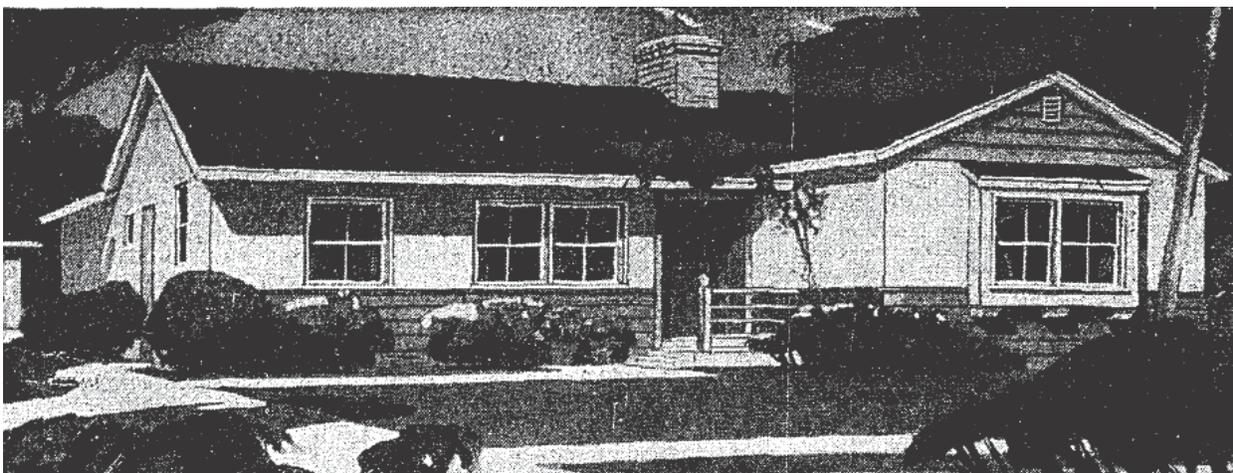


Figure 49. Architect's rendering of one of the 25 different style variations of homes at Grandview's Benmar Hills housing development. ("New Model Home to be Seen at Benmar Hills." *Los Angeles Times*, 12 August 1951, [E2].)

A majority of the new homes, including a total of twelve model homes, were completed by the time GBC began selling them on June 24, 1951.¹²⁷ The real estate company Walter W. Mansfield & Associates was hired to sell the houses; from 1952-53 Mansfield served as mayor of Burbank.¹²⁸ By July 8th in the same year, \$2,500,000 worth of homes were sold, and by September sales figures amounted to nearly \$6,000,000.¹²⁹ Thirty percent of the homes were occupied by the following month.

Following the success in Benmar Hills, the Grandview Verdugo Hills housing development was opened in November of 1951. The development, which contained 96 homes, was located west of Benmar Hills and was situated along 6th Street between Cambridge and Irving Drives.¹³⁰ By February of 1952, nearly all of the homes had been sold. By June, GBC announced the construction of 87 homes on an extension to Verdugo Hills. The new extension, Verdugo Terrace, was located along 6th Street. An extension was also made to Benmar Hills in the following year, with the construction of 140 homes along Kenneth Road between Scott Road and Eton Street.¹³¹ The last extension made to Benmar Hills by GBC was in 1956 when Starlight Hills was created. The extension was located adjacent to Starlight Theater, an amphitheater located in Stough Park.¹³² Close to 1,500 homes were constructed by GBC at Benmar, Verdugo and Starlight Hills developments during the 1950s. A campus of the Los Angeles State College was also constructed in 1951 along Sunset Canyon Drive and adjacent to Benmar Hills at McClure's Canyon; GBC was not involved with the construction of the campus.¹³³ The creation of the residential development by GBC and the formation of the college essentially fulfilled the original plan for Benmar Hills conceived nearly forty years earlier by Benjamin Marks.

As residential developments in the northwestern part of the city were shaping the city, the rest of Burbank was also being transformed by changes directly related to the annual population increase during the 1950s. In order to meet the needs of the growing city, numerous public buildings were constructed during this period. In 1953, a 250 bed wing was added to Saint Joseph's Hospital and a new Los Angeles County hospital was also constructed. With more children in the city during the post-war, new schools were constructed to relieve the overcrowding at existing ones. Schools that were constructed during this period were Providencia Elementary School (1952) located at 1919 N. Ontario Street and John Muir Junior High School (1952). The latter relocated to the Benmar Hills residential area at Kenneth and Delaware Roads from its 1924 location; further south at Cypress Avenue and San Fernando Boulevard.¹³⁴

The motion picture studios and Lockheed also experienced a period of growth during the 1950s, although some setbacks occurred with a series of fires at Warner Brothers Studios. The growing popularity of television was a challenge that the motion picture studios faced during the decade. The challenge began when National Broadcasting Corporation (NBC) established its television broadcasting headquarters in 1952 at Alameda and Olive Avenues. By the late 1950s the local film studios began construction of sound stages to be specifically used for television production. Lockheed constructed a \$20,000,000 office building along Empire Avenue and by 1956 the company embarked on a \$92,000,000 expansion program.¹³⁵ The Lockheed Air Terminal had a large increase in passenger flow starting in 1951, with 740,000 people using the airport for travel; the popularity of rail was decreasing as air travel by this time was becoming the preferred means of travel. In order to meet the needs of the growing population and to keep up with the growth of the industries, the city's infrastructure and other support systems had to be modernized.

In anticipation of the demand for electricity, Burbank Water and Power (BWP) constructed a power generating plant in 1950 at 164 Magnolia Boulevard between Victory and San Fernando Boulevards (see Figure 50).



Figure 50. *View of the Burbank Water and Power, power plant located at 164 Magnolia Boulevard (Photo taken by Galvin Preservation Associates, March 2009).*

With electrical needs increasing annually, a second (steam) electric power generating plant was constructed in 1953, and a plant made to serve the northeastern part of the city was constructed in 1956. In 1959, BWP embarked on one of the largest construction project to date when the Olive Avenue Power Plant was built at a cost of \$9,000,000. The agency also increased the capacity of the city's water system during this period by constructing an 11,000,000 gallon reservoir in 1956 and also installing five miles of water mains; it is likely that the original reservoirs installed when the city was founded in 1887 was no longer in use by this time. By this time the city had over forty miles of water mains in operation. Storm related flooding was still prevalent in the Burbank/Glendale area, including the San Fernando Valley, despite improvements made to the flood control system in the 1940s. The Los Angeles Flood Control District embarked on a major improvement project to the city's existing flood control system starting in 1956. The "Eastern Flood Control System" project was completed by the end of 1964.¹³⁶

The Pacific Electric Railway had been a fixture in Burbank since its incorporation in 1911. By the early 1950s, however, the trolley line was struggling to survive in the city. A few years earlier, rationing of materials and the temporary stoppage of civilian automobile production during World War II gave the Pacific Electric a new lease on life with ridership at its highest level in the history of the railway. However, by the late 1940s, the trolley was gradually being supplanted by the automobile and its popularity began to drop significantly. When the Pacific Electric Railway's presence in Burbank entered its fifth decade, an effort was made to improve the system in order to boost ridership. In 1952 Pacific Electric invested over \$92,000 for the construction of a new double track line along Glenoaks Boulevard, which essentially replaced the existing track (along Glenoaks Boulevard).¹³⁷ Despite these efforts to improve the system, its use was still dropping. On June 20, 1955, the final trolley car left the Burbank depot for downtown Los Angeles, thus ending electric trolley service for the city and neighboring Glendale. The loss of Pacific Electric severed a direct transportation link with downtown Los Angeles.¹³⁸ However, the writing was on the wall since the 1920s when automobiles first became prevalent in the city. In some ways, the loss of Pacific Electric was not devastating, but rather it signaled the start of a new era for Burbank. Just as Pacific Electric exited Glendale, construction of the Golden State Freeway (Interstate-5) through the center of the city began. It replaced the existing State Highway 99 (San Fernando Boulevard).



The Golden State Freeway, which is specifically the segment of I-5 between Orange County and Kern County, was part of a network of freeways in Los Angeles County that was created largely due to the booming automobile culture of the 1950s. The Burbank segment of the freeway was to be constructed parallel with and nearly adjacent to San Fernando Boulevard. By the late 1950s, the segment was constructed through the eastern edge of Griffith Park and had reached Alameda Avenue.¹³⁹ (see figure 51). By 1959, the freeway was completed to Sun Valley, which is located near the northwest border of Burbank; overpasses were constructed for Olive Avenue, and Burbank and Magnolia Boulevards. The Burbank segment of I-5 was officially opened on July 11, 1961.¹⁴⁰ The Ventura Freeway (SR 134), which linked with U.S. 101, was constructed through southern end of Burbank in the early 1960s.

Figure 51. 1957 view of the construction of I-5 looking southeast. (Courtesy Los Angeles Public Library online photographic archive).

Burbank During the 1960s

The construction of the Burbank segment of the Golden State Freeway through the city created a vital commercial link with other cities in Southern California; when the entire stretch was completed by the late 1960s, it linked Burbank with San Diego County to the south and to the California-Oregon border to the north. This link, however, came with a price in that a physical division was created between the northeastern and southwestern portions of the city; some residential areas of the city were also divided by the freeway. In a three year period from 1957 to 1960, the population dropped from 90,966 to 89,764 people. The drop was attributed to residents being displaced by the construction of the freeway; a number of buildings in the path of the freeway were either moved or demolished.¹⁴¹ Additionally, the role of the Southern

Pacific in commerce was diminished by the freeway, as trucking gradually replaced the rail in the transport of commercial goods. These changes coupled with the diminishing amount of undeveloped land in the city posed some challenges for the city during the 1960s.

At the start of the decade, Burbank had 32,701 residential buildings. Over 75 percent were single-family residences. As vacant land had become scarce, a trend began in residential construction which shifted from single-family to multiple-family residences. The shift was made possible by the rezoning of certain residential areas. During 1962-63 alone over 1,200 apartment buildings were constructed and only 24 single-family residences were built in the city. Non-residential construction was also occurring in the city as a new fire station was built along Olive Avenue between 3rd Street and Glenoaks Boulevard in 1961, and a new 42,000 square foot two-story library building was constructed in 1963 along Glenoaks Boulevard between Magnolia Boulevard and Olive Street, replacing the existing 1938 library building.¹⁴² An industrial park was also constructed near Vanowen Street and Hollywood Way in 1963.¹⁴³ However, there were clear signs that the post-war construction boom had ended as residential construction dwindled by the late 1960s and the last remaining farmlands in the northern part of the city were developed by 1967.¹⁴⁴

By the late 1960s, Burbank began to feel some of the negative effects of the post-war boom, for construction of residences outside of the city's core (downtown) had decentralized the population. Thus, the downtown commercial district suffered as commercial strips were constructed along the major thoroughfares that flanked the residential areas.¹⁴⁵ In order to increase business in downtown, the city approved a plan in early 1966 for the creation of a pedestrian mall along San Fernando Boulevard between Angeleno Avenue and Magnolia Boulevard.¹⁴⁶ The Golden Mall involved the closing of San Fernando Boulevard to automobile traffic and creating a street paved in concrete and accented with large planters. The roads intersecting San Fernando Boulevard remained open to auto traffic. The mall was dedicated in November of 1967 and 120 existing stores became part of the new mall (see Figure 52).¹⁴⁷ As a result of the pedestrian mall concept, downtown Burbank experienced a resurgence of business activity. However, the resurgence was short lived and business dropped off during the 1970s, which led to longtime downtown establishments either leaving the city or going out of business.¹⁴⁸ The pedestrian mall was eventually re-opened to automobile traffic by 1989.¹⁴⁹



Figure 52. Circa 1967 view of Golden Mall. (E. Caswell Perry. *Burbank, An Illustrated History*, Northridge, CA: Windsor Publications, 1987)

The city of Burbank experienced a lull period in development soon after the creation of the Golden Mall. However by the late 1970s, the city began to rebound and on June 28, 1978, the airport was purchased from Lockheed through a tri-city authority. That same year the city adopted a new city seal, which is still in use (as of 2009). The newly named Burbank-Glendale-Pasadena Airport is the largest privately owned municipal airport in the United States. Despite the sale of the airport, Lockheed continued to be a major industry in the city up until the closure of its Burbank plant in 1990.¹⁵⁰ Today the City of Burbank continues to be a prominent media and entertainment oriented city¹⁵¹

Identification of Property Types Associated with the Post World War II Period in Burbank (1946-1965)

(end of World War II until the end of the post war boom period)

Building/ Resource Typologies:

a. Commercial

103. Commercial Development along arterial streets outside city core and leading to new development areas; Magnolia Park, Airport, new housing communities and thoroughfares to nearby towns; Victory, Burbank Blvd., Buena Vista, Olive, etc.
104. Auto Markets; Parking lots and Shopping Centers

b. Residential- Housing

105. Grandview Benmar Hills
106. New Housing Developments near Victory Blvd. to house war time workers and near Magnolia Park- large tract infill developments
107. Temporary Housing for Veterans and Japanese Americans
 - a. Converted Barracks
 - b. Trailer Homes
 - c. Quonset Huts
108. Working & Middle Class Single Family Residential
 - a. Ranch style; attached garage with L Shaped plan
 - b. Sunset Canyon Residences
 - c. North Burbank Housing Developments- foot of Verdugo Mountains (change in planning)- cul-de-sacs
109. High Style Single Family Residential (Benmar Hills Area)
 - a. Large Two-story Colonial Revival homes
 - b. Large Ranch style Homes
 - c. Large Modern
 - d. Architect Designed Homes-
110. Multi-family Residential-
 - a. Two story Ranch Apartment Complexes
 - b. Two story Modern Apartment Complexes
 - c. Two story Courtyard Apartments
 - i. "L" Shaped Plan- located along Hollywood Blvd.
 - ii. "U" Shaped Plan- Kling Street

c. Social Infrastructural Buildings

- 111. Construction of New Churches:
 - a. Downtown
 - b. Colonial Revival Church; Burbank Blvd.
- 112. Expansion of St. Joseph's Hospital (1953)

d. Industrial/ Manufacturing

- 113. Lockheed Office Building along Empire Avenue (1956)
(gone)
- 114. General Motors Training Facility (1954)

e. Motion Picture/ Television Industries

- 115. NBC Television Studios Constructed (1952) along Alameda Ave.

f. Aircraft Industries

- 116. Lockheed Air Terminal (Burbank Airport) Increased Capacity; suspect construction associated with that (conversion, alteration, or re-build of the terminal building)

g. Civic/ Institutional Buildings

- 117. Burbank Water and Power Building (1950) along Magnolia
- 118. Burbank Water and Power Building (1953)- Hollywood Way
- 119. Burbank Water and Power Building (1956)
- 120. Olive Avenue (at Lake) Power Plant (1959)
- 121. other general Civic buildings in downtown area

h. Transportation/ Auto-Related Resources

- 122. Car Washes
- 123. Motels
- 124. Drive In Restaurants
- 125. Large Shopping Centers/ Strip Malls
- 126. Supermarkets
- 127. Freeway Construction (I-5 and Hwy 134)

i. Planning

- 128. Los Angeles County continues improvements to Flood Control System- flood control channels
- 129. Freeway On and Off Ramps
- 130. North Burbank Residential Cul-de-sacs

Description of Property Types Associated with the Post World War II Period in Burbank (1946-1965)

The residential areas of the city that were established from the 1920s through the 1940s were completely filled in by the 1960s with residences constructed primarily during the 1950s. The Grandview Building Company (GBC) tract home development at Benmar Hills during this period was essentially the first tract home development in Burbank with a developer constructing the homes rather than individual owner/investors. The establishment of NBC studios just south of the Grandview development in 1951 and the expansion of the Lockheed plant in the 1950s appear to have led to the revival of the former Benmar Hills development. No further expansion of the downtown core occurred during the post-war period.

The residences constructed at the Grandview development consisted of Ranch or Contemporary style homes that were typical of homes constructed throughout California during the post-war period. The uniformity of style and size of the residences were also typical traits of tract homes from this period. The residences constructed by GBC in the early 1950s were smaller in scale than those built by them in the late 1950s.

By the post-war period, undeveloped areas at the southwest side of the city was in the form of (former) temporary housing sites and vacant lots at Magnolia Park and various areas to the south. By this period, the division between the southwest and northeast sides of the city was clearly defined; the residences constructed southwest of San Fernando Blvd (see Figure 53) was primarily industrial buildings and single- and multiple-family residences along Victory Boulevard.



Figure 53. Views of typical residential housing at the southwest side of Burbank. (Photo taken by Galvin Preservation Associates, March 2009.)



Figure 54. 2007 map of Burbank showing the southwest side of the city. (City of Burbank)



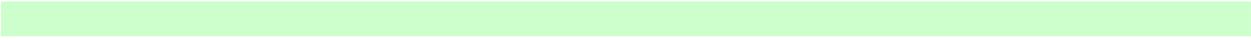
Figure 55. Views of typical residential housing at the southwest side of Burbank. (Photo taken by Galvin Preservation Associates, March 2009.)

During this period a commercial corridor was established along Burbank Boulevard between Buena Vista Street and the Los Angeles border to the west; the commercial corridor was not as concentrated as the more established Magnolia Boulevard.¹⁵² Other commercial corridors were also developed along Olive Avenue, Buena Vista Street and Victory Boulevard. A number of buildings constructed during this period were built to accommodate the automobile, which by this time was the preferred mode of transportation. Thus, drive-thru restaurants and car washes were built along the major thoroughfares at the southwest side of the city (see Figure 56 bottom row).



Figure 56. Views of typical commercial building at the southwest side of Burbank. (Photo taken by Galvin Preservation Associates, March 2009.)

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Post-War Burbank (1945-1965)

General Commercial (Outside of downtown core):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals.



Character Defining Features Include:

- One-story with multiple storefronts
- Wood framed construction
- Angled storefronts and recessed entries
- Large unobstructed glass display windows
- Cantilevered roof over storefronts
- Mid-century style commercial (Refer to style guide for character-defining features.)
- No setbacks from street
- Parking lot at rear
- No setbacks from street side
- Metal framed doors and windows

Essential Aspects of Integrity

- *Location:* Outside of downtown core along arterial corridors
- *Setting:* Located on a subdivided lot with a small paved area in the rear for parking; no setbacks, commercial strip
- *Materials:* Wood framed structure; glass storefront panes with steel dividers; stucco exterior cladding
- *Design:* One-story with a rectangular plan; single storefront with multiple divided windows; cantilever roof over storefront; additional design features specific to architectural style (Refer to style guide.), stripped ornamentation
- *Workmanship:* Wood framed construction; cladding; horizontal ribbing along cantilevers
- *Feeling:* A post-war commercial district with other similar type commercial buildings
- *Association:* Post-war Burbank; commercial infill

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. For this property to be individually significant, it needs to be an excellent example as compared with other similar properties of its type and style; it may contribute to a historic district if it retains the majority of its character defining features and has a high level of integrity.

Post-War Burbank (1945-1965)

Transportation Related Commercial (Car Washes):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. With an increased reliance on the automobile and the social changes in the use of the automobile, many automobile related industries popped up during this period, including car washes, service stations, drive thru restaurants and laundries.

Character Defining Features Include:



- One-story
- Steel framed construction
- Long rectangular building with open sides
- Situated on large corner lots with wide driveway ramps
- Setback from street
- Mid-century style commercial (Refer to style guide for character-defining features.)
- Paved area typically around perimeter of building
- Large neon sign on corner of property
- Washing equipment
- Large signage to see carwash from fast moving vehicles

Essential Aspects of Integrity

- **Location:** Outside of the downtown core along arterial corridors
- **Setting:** Located on a large corner lot with a car wash building; paved areas around perimeter of building; large neon or back-lit sign on street facing side of property; setback from street
- **Materials:** Steel framed structure; steel roof cladding
- **Design:** Long one-story with a rectangular plan; car wash section with open sides; steel structure also used as decorative element; additional design features specific to architectural style (Refer to style guide.)
- **Workmanship:** Steel framed construction; cladding
- **Feeling:** A post-war car wash
- **Association:** Automobile related resources in Post-war Burbank

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. These properties will likely be individually significant if they are excellent examples of its type and period; may also contribute to a thematic district.

Post-War Burbank (1945-1965)

Transportation Related Commercial (Motels):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. Motor courts and motels began to spring up along the arterial corridors leading out of the city to accommodate visitors and passersby through the city. These buildings allowed the visitors to drive right up to their room and often had a central swimming pool. The design of these motels also reflected the popular architectural design motifs of the 1950s and 1960s including tiki, safari, and beach culture to express the warm weather and southern California attitude that was proliferated in the movies.



Character Defining Features Include:

- One or two-story
- Tiki, safari, or beach influenced architectural design
- Wood framed construction
- Asymmetrical or rectangular shaped floor plan
- Gabled or hipped roof
- Mid-century style commercial (Refer to style guide for character-defining features.)
- Typically situated on corner lots with wide driveway ramps
- Setback from street side
- Large parking area with parking stalls fronting unit entrances
- Large neon sign near street

Essential Aspects of Integrity

- *Location:* Outside of the downtown core along arterial corridors leading out of city to adjacent cities
- *Setting:* Located on a large lot with a motel building; large street-facing neon or back-lit sign; paved areas near motel building for parking; landscaped areas near building; setback from street, swimming pool
- *Materials:* Wood framed structure; wood or aluminum sash windows; wood doors; stucco or stone exterior cladding, decorative concrete block, neon signage
- *Design:* One or two-story asymmetrical or rectangular plan; gabled or hipped roof; “U” shaped, “L” shaped or “V” shaped plan with parking and pool on the interior; individual rooms opening out to an interior corridor or patio area, additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements based on style
- *Feeling:* Roadside architecture and surf safari motels of the 1950s and 1960s
- *Association:* Post-war Burbank automobile related commercial architecture; transition from “hotels” to “motels”

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, and workmanship. These property types are individually significant if they maintain the majority of their character defining features and they are excellent examples as compared to similar properties of the type and style. May also contribute to a geographic or thematic district.

Post-War Burbank (1945-1965)

Transportation Related Commercial (Drive-thru Restaurants):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. These properties marked the importance and dependence on the automobile and changed the social behavior of society. Many of these properties are located on corner lots for ease of maneuvering an automobile and illustrate the "fast food" mentality. Many of these restaurants were independently owned and operated and continue to thrive today.

Character Defining Features Include:



- One-story
- Wood framed construction
- Square floor plan
- Mid-century or Google style commercial (Refer to style guide for character-defining features.)
- Typically situated on corner lots with wide driveway ramps
- Drive-up and walk-up windows on building
- No setbacks from street side
- Parking area at rear of lot
- Pole-mounted neon sign near street side and/or signage on leading edge of roof

Essential Aspects of Integrity

- *Location:* Outside of the downtown core along arterial corridors
- *Setting:* Located on a moderate sized corner lot; street-facing neon or back-lit sign; paved area near building for parking; constructed close to street side; along commercial strips
- *Materials:* Wood framed structure; exterior stucco cladding; glass panes with steel dividers; wood doors
- *Design:* One-story with a square plan; angled walk-up and drive-thru windows, no interior seating, (see individual architectural styles for character defining features), decorative signage to attract drivers
- *Workmanship:* Wood framed and steel construction; cladding; decorative signage
- *Feeling:* A post-war commercial district
- *Association:* Post-war Burbank

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (f) *It has a unique location or singular physical characteristics(s) or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Burbank;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design and workmanship. For these properties to be individually eligible, the property must retain the majority of its original character defining features as compared with other similar properties within its type and style. This property may contribute to a historic district or may contribute to a thematic grouping of automobile related resources. For the property to contribute to a historic district, then the majority of its significant character defining features and aspects of integrity must be retained.

Post-War Burbank (1945-1965)

Transportation Related Commercial (Coffee Shops):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. As people became increasingly dependent on the automobile, new businesses were designed to accommodate drivers by allowing the driver to drive into a stall and be served their food from a waitress at the car window. Often the waitresses would move around on roller skates. These coffee shops catered to the automobile and exemplify the new automobile culture in the city with car hops, fancy cars and outside dining.



Character Defining Features Include:

- One-story
- Wood or steel framed construction
- Asymmetrical or rectangular shaped floor plan
- Mid-Century or Googie style commercial (Refer to style guide for character-defining features.)
- Typically situated on corner lots with wide driveway ramps
- Parking area at rear of lot with parking stalls near building
- Constructed close to or setback from street side
- Pole- or pylon-mounted neon sign near street side and/or signage on leading edge of roof to attract automobiles

Essential Aspects of Integrity

- **Location:** Outside of the downtown core along arterial corridors and on large corner lots
- **Setting:** Located on a large corner lot with multiple driveway ramps; street-facing neon sign; planters near façade of building; paved area at rear for parking; constructed close to or setback from street side, commercial strip corridors
- **Materials:** Wood or steel framed structure; glass panes with steel dividers; steel and glass doors; exterior stucco cladding
- **Design:** One-story with an asymmetrical or rectangular plan; additional design features specific to architectural style (Refer to style guide.), exaggerated roof line, outdoor seating, drive up stalls
- **Workmanship:** Wood or steel framed construction; cladding; decorative elements specific to style, neon sign
- **Feeling:** 1950s and 1960s drive in coffee shop, googie style architecture and automobile resources
- **Association:** Post-war Burbank automobile culture

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architect;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building needs to retain its original location, setting, materials, design, workmanship, feeling and association. For the property to be individually eligible, it must retain the majority of its original character defining features and be an excellent example as compared with similar properties, be the first of a kind or the last of a kind. These properties may contribute to a geographic or thematic historic district or grouping of properties. To contribute to a district, the property must retain its essential form and design, and most of its original materials.

Post-War Burbank (1945-1965)

Residential (Working and Middle Class Single-Family):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. Many of the working and middle class single family residences were constructed in tract developments or as infill in the ranch style, which was the predominantly popular style for residences during this period.

Character Defining Features Include:



- One-story, emphasis on horizontality or
- Long, rectangular, “L” shaped or rambling plan
- Wood framed construction
- Moderately pitched cross gable or hipped roof
- Minimal Traditional (most pre-1955), Ranch, or Ranchette styles (Refer to style guide for character-defining features.)
- Detached (most pre-1955) or attached two-car garage (post 1955)
- Breezeway between garage and house
- Setback from street side
- Driveway leads to attached garage

Essential Aspects of Integrity

- *Location:* Outside of downtown core, within new tract developments, specifically in the northeast side of the city near the base of the mountains
- *Setting:* Located on subdivided lots with residential landscaping features; attached garage with awning style doors; sidewalks and paved streets lined with trees
- *Materials:* Wood framed structure; wood sash windows; wood doors; exterior stucco and/or wood siding
- *Design:* One-story rectangular plan; moderately pitched gabled or hipped roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; decorative elements specific to style
- *Feeling:* A post-war residential single-family working and middle class neighborhood.
- *Association:* Post-war residential development boom in Burbank

Applicable Criteria:

- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

It is not likely that this property would be significant individually. However for the property to be individually eligible, it would have to have a strong association with a significant individual or trend and retain its original location, setting, materials, design, workmanship, feeling and association. It is more likely that the building would contribute to a historic district. To contribute to a district, it would need to retain its basic form, setting and design and retain a moderate to high level of materials and workmanship.

Post-War Burbank (1945-1965)

Residential (High Style Single-Family Residential):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. Some residential houses during this period were not designed as part of large development tracts, but rather were designed by individual architects, builders, or property owners. These buildings stand out from the typical tract designs as they are of higher style.



Character Defining Features Include:

- Larger, one or two-story (or split level), rambling plans
- Wood framed construction
- Low/wide frontage
- (Contemporary) Ranch style or revival styles (Refer to style guide for character-defining features.)
- Not part of a housing development
- Typically custom designed either by an architect or builder
- Set back from street side
- Detached or attached two-car garage
- Implementing custom stylistic features

Essential Aspects of Integrity

- *Location:* Near or outside of the downtown core on individual residential lots
- *Setting:* Located on subdivided lots with residential landscaping features; attached two-car garage with awning doors; breezeway; concrete driveway; sidewalks and wide paved streets lined with trees, larger homes
- *Materials:* Wood framed structure; wood, steel or aluminum sash windows; wood doors; exterior stucco or stone or brick cladding
- *Design:* One-story or two stories with an asymmetrical or rectangular plan; flat or hipped roof; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; special elements specific to architectural style
- *Feeling:* A post-war residential single-family neighborhood, architect or builder designed residential homes
- *Association:* Post-war residential boom in Burbank; changes in architectural preferences, modernism

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (b) *It is identified with persons or events significant in local, regional, state, or national history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architect;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For the property to be individually eligible, the building needs to retain its original materials, design, workmanship, feeling and association. It must be an excellent example of its type and style as compared with similar properties. These properties may contribute to a historic district if they retain most of the original character defining features.

Post-War Burbank (1945-1965)

Residential (Multiple-Family Residential):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. To accommodate the significant increase in population, several new apartment complexes were built during this period. Many of the complexes were designed in modern and ranch styles, which were popular at the time, although the form and layout of the apartment complexes were changing to include new designs such as large courtyard style apartments. This change in the apartment design reflected the social changes of garden courts and communal living.



Character Defining Features Include:

- Two story
- “L” shaped, “U” shaped, or “O” shaped plan
- Flat roof
- Wood framed construction
- Mid-century style multiple-family residential (Refer to style guide for character-defining features.)
- Stone cladding, glazed clay tiles or mosaics used on façade
- Some with lobby areas enclosed with glass panes with steel dividers
- Typically with a central courtyard and swimming pool
- No setbacks from street side, subterranean parking, parking in rear

Essential Aspects of Integrity

- *Location:* Outside of downtown core, near the fringe of the city on multi-family zoned lots
- *Setting:* Located on a large lot with residential landscaping features; multiple apartment complexes, attached garages, subterranean parking or carports incorporated into building; concrete driveway; sidewalks and paved streets lined with trees
- *Materials:* Wood framed and steel structure; glass panes with steel dividers; wood, steel or aluminum sash windows; wood doors, aluminum sliding doors
- *Design:* Two or three-story with an asymmetrical or rectangular plan; interior courtyard; glass-enclosed lobby area; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; rock cladding; decorative elements specific to style
- *Feeling:* A post-war multi-family residential neighborhood.
- *Association:* Post-war residential boom in Burbank

Applicable Criteria:

- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

It is not likely that one of these buildings will be individually eligible unless it is an exemplary example of its type and period as compared to other similar properties of the same type and style. For the property to be individually eligible, then the building must retain its original location, setting, materials, design, workmanship, feeling and association. It is more likely that these properties would contribute to a historic district. For the property to contribute to a historic district, the property must retain its original location, form, design, workmanship, feeling and association. Some of the materials may be compromised, but the majority of the original character defining features must be in place for the property to convey its significance.

Post-War Burbank (1945-1965)

Residential (Temporary Housing for Veterans and Japanese Americans):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. Temporary housing units were constructed in the city for returning veterans and displaced Japanese Americans released from internment camps. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Many of the temporary housing developments are now gone or the buildings have been moved; however a few of these buildings can be spotted near the airport and near their original locations.

Character Defining Features Include:



- One-story with long rectangular floor plan
- Front gable- barrack style with full width front porch
- Simple wood framed construction or steel framed with corrugate metal siding (Quonset huts)
- No Style
- Centered main entrance
- Few, tall narrow windows with wood surrounds
- Simple wood exterior siding (or metal for Quonset huts)

Essential Aspects of Integrity

- *Location:* Outside of the downtown core near the industrial areas by the airport
- *Setting:* Located on a multi-acre lot with other similar barrack or Quonset hut (temporary) residential buildings with multiple units; paved or unpaved roads within property
- *Materials:* Wood or steel framed structure; wood windows and doors, wood or corrugated metal exterior siding
- *Design:* One-story with a long rectangular floor plan with separate entrances (for each residential units); buildings in rows with grid pattern streets; little to no ornamentation
- *Workmanship:* Wood or steel framed construction; wood cladding
- *Feeling:* Located within a post-World War II temporary housing development
- *Association:* Post-war Burbank temporary housing for Japanese and returning Vets

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

These buildings were temporary and movable in nature and therefore the building does not need to retain its original location and setting; however it needs to retain most of its design (form), workmanship and enough materials to recognize the building as being associated with the post-war temporary housing in Burbank. It is unlikely that these buildings will be individually significant unless they are the last of their kind or are associated with a significant person or event; however, they are likely significant as a thematic grouping or potentially a geographical district, if such a district exists. For the property to contribute to a thematic grouping, it needs to retain its basic form and design.

Post-War Burbank (1945-1965)

Social Infrastructural Buildings (Churches):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, became residential and commercial developments. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools, churches and hospitals. Many new churches were constructed to serve the needs of the growing community; however, by this period, beginning with the Catholic Church, many denominations were rejecting the styles of the older church in search for a "new church." As such, the tradition designed for churches past (gothic revival) were replaced with newer, more modern architectural styles that reflected stylized Hebrew tents and used more simple, geometric, and modern forms. These new buildings reflected the changing cultural attitudes toward the modern church.



Character Defining Features Include:

- Tall one-story
- Wood or steel framed construction
- Gabled roof (some with a steep pitch)
- Colonial Revival (traditional) or Mid-century Modern (non-traditional) styles (Refer to style guide for character-defining features.)
- Church steeple
- Sanctuary and classroom areas
- Paved area at rear for parking
- Courtyards and open gathering spaces
- Crosses or religious symbols

Essential Aspects of Integrity

- *Location:* Near or outside of the downtown core, within or near new housing developments or along arterial corridors, near parks and social gathering areas
- *Setting:* Located on a large lot with church building with a separate educational building; landscaped areas near church building; paved areas for parking; constructed up to street side
- *Materials:* Wood or steel framed structure; stained glass, wood, steel or aluminum sash windows; wood doors; stucco or stone exterior cladding
- *Design:* Tall one-story with a rectangular plan; flat or gabled roof; street-facing centralized main entrance; additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Wood framed construction; cladding; stained glass; decorative elements specific to style
- *Feeling:* Church property located within a post-war residential neighborhood or commercial district
- *Association:* Post-war residential boom in Burbank, mid-century cultural values

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) *It is representative of the work of a notable builder, designer, or architects;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

For these properties to be individually eligible, the building must retain its original location, setting, materials, design, workmanship, feeling and association and must be an excellent example as compared with similar properties. If the property is determined significant for cultural or historical associations, then the property must contain a majority of its character defining features.

Post-War Burbank (1945-1965)

Industrial/Manufacturing (Aircraft Parts Manufacturing):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. Several industrial and manufacturing buildings were constructed during the war and after the war to construct, manufacture, and provide parts for the aircraft industry. Many of these buildings were located near the airport and near the Lockheed facilities. The buildings are simple and industrial in form to accommodate the manufacturing of parts.



Character Defining Features Include:

- One-story
- Steel framed construction
- No style; utilitarian
- Front gabled roof or barrel arch (Quonset huts)
- Corrugated metal cladding
- Public entrance on façade
- Large sliding service entrance doors on sides
- Surrounded by chain link fencing
- Large open paved areas to maneuver machinery and vehicles

Essential Aspects of Integrity

- *Location:* Outside of downtown core in industrial zones; near airport and former aircraft industries
- *Setting:* Located on a large lot; area near building paved for outdoor storage or parking; other industrial buildings nearby
- *Materials:* Steel framed structure; steel sash windows; wood or pressed steel doors; corrugated metal exterior cladding
- *Design:* One-story with a rectangular plan; a front gabled or arched roof; single building containing an office and space for manufacturing; service entrance on side or rear elevations; public entrance on the façade, multi-light metal sash industrial windows
- *Workmanship:* Steel framed construction; corrugated metal cladding
- *Feeling:* A post-war industrial Burbank; aircraft manufacturing parts
- *Association:* Post-war Burbank aircraft manufacturing facilities

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

The building may be individually eligible for a significant achievement or innovation; for this criterion, the property would need to retain its original location, design, and association. However, it is not likely that one of these buildings would be individually significant; however it may contribute to an industrial district. To contribute to a historic district, the property needs to retain its original location, setting, materials, design, workmanship, feeling and association. Some minor reversible alterations are acceptable.

Post-War Burbank (1945-1965)

Industrial/Manufacturing (General):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, were eliminated for residential and commercial development. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. As a result of the increase in industries, several industrial and manufacturing buildings were constructed throughout the city during this period.

Character Defining Features Include:



- One-story
- Wood, steel or masonry framed construction
- Flat, bow truss or a stepped roof with multiple raised sections containing bands of skylights
- Primarily no style, although some are stripped modern
- Stucco or brick cladding
- Street facing office section with attached rear section containing manufacturing space
- Cantilevered roof over street-facing main entrance
- Large roll up service entrances on side elevations

Essential Aspects of Integrity

- **Location:** Near or outside of the downtown core, within industrial zones, near rail line, near airport
- **Setting:** Located on a large lot; area near building paved for outdoor storage or parking
- **Materials:** Wood or steel framed structure; steel or wood sash windows; wood or pressed steel doors; exterior stucco or corrugated metal exterior cladding
- **Design:** One-story with a rectangular plan; flat, bow-truss or stepped roof; front portion of building containing an office and rear portion containing manufacturing space; service entrance on side or rear elevations; public entrance on the façade; cantilevered roof over façade entrance
- **Workmanship:** Wood or steel framed construction; cladding
- **Feeling:** A post-war industrial and manufacturing
- **Association:** Post-war industrial Burbank

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (e) *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*

Eligibility Requirements (Minimum Qualifications for Eligibility)

It is not likely that these buildings will be individually eligible unless they are significant for an achievement or innovation that was produced within. However, they may contribute to a historic district of industrial properties. For the property to contribute to a historic district, the building needs to retain its original location, setting, materials, design, workmanship, feeling and association. Some minor and reversible alterations are acceptable.

Post-War Burbank (1945-1965)

Industrial/Manufacturing (Airplane Hangars):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Existing commercial corridors in the city were expanded and a large number of automobile friendly businesses were established along these corridors. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. The local airport grew in size to accommodate commercial flights and the main terminal building was remodeled. Additionally, several new air-related buildings were constructed near the airport to accommodate an increase in shipping by air, including airplane hangars and other related industrial buildings.

Character Defining Features Include:



- Tall one-story
- Rectangular plan
- Steel framed construction
- Few doors and windows
- No style
- barrel roof
- Corrugated metal cladding
- Large paired sliding hangar doors

Essential Aspects of Integrity

- *Location:* Outside of the downtown core area; near airport, along airstrip
- *Setting:* Located on a multi-acre lot with paved areas around hangar for outdoor storage and vehicular and plane access
- *Materials:* Steel framed structure; exterior corrugated metal cladding; large multiple metal sliding doors
- *Design:* Tall one-story with a rectangular plan; barrel roof; full width openings on ends of building
- *Workmanship:* Steel framed construction
- *Feeling:* A post-war industrial area; airport hangars from the 1940s-1960s
- *Association:* Post-war Burbank as an aircraft production center and a new commercial airport

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (i) *It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

It is not likely that these property types would be individually significant; however they may contribute to a historic district or grouping of thematically related resources unless the property is associated with a business or industry that has made a significant contribution to the development of Burbank. For the property to contribute to a historic district, the building needs to retain its original setting, materials, design, workmanship, feeling and association and most of its original character defining features.

Post-War Burbank (1945-1965)

Infrastructural Buildings (Municipal Power General Plants and Sub-Stations):

The post-war period was marked by another boom period which was due in part to the influx of returning veterans into the city and the general migration of the nation's population westward. The local film and aircraft industries, which had been fixtures in the city since the 1920s, were still the key employers in the city. Housing tracts established during the 1920s and located at the north and south sides of the city were revived during this period; vacant lots at the (1920s) tracts were filled in with primarily single-family residences. The last vestiges of agriculture, which were located primarily in the southwestern part of the city, were eliminated for residential and commercial development. In order to meet the needs of the growing population, improvements were made to the city's infrastructural system with the construction of several power generating plants throughout the city and the construction of schools and hospitals. The construction of these power plants marked the progress and growth of the city as a residential and industrial center. Hence the utility buildings are designed with an imposing presence.



Character Defining Features Include:

- Two-story
- Heavy massing
- Large, open lobby area
- Adjoining office buildings
- Adjacent transforming station
- Reinforced concrete or steel framed construction
- Flat roof
- Mid-century stripped modern style (Refer to style guide for character-defining features.)
- Flag poles out front, public art, and/or fountains

Essential Aspects of Integrity

- *Location:* Outside of the downtown core; evenly spaced throughout the city, located in new housing development areas to service annexed areas within the city
- *Setting:* Located on a multi-acre lot with associated equipment and ancillary buildings located at rear of property; landscaped areas near façade; constructed up to or set back from street side
- *Materials:* Reinforced concrete or steel framed structure; steel sash windows; large glass panes with steel dividers; wood or steel and glass doors
- *Design:* Two-story with an asymmetrical plan; flat roof; emphasis on geometry of architecture; heavy massing, stylized modern classical elements, additional design features specific to architectural style (Refer to style guide.)
- *Workmanship:* Reinforced concrete or steel framed construction; decorative elements specific to style
- *Feeling:* A post-war power generating or sub-stations located within a commercial and industrial area
- *Association:* Post-war residential, commercial and industrial growth in Burbank

Applicable Criteria:

- (a) *It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;*
- (c) *It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (g) *It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;*
- (h) *It is singular to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;*
- (j) *It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

Eligibility Requirements (Minimum Qualifications for Eligibility)

These properties have a high potential for individual significance. For the building to be individually eligible, the building needs to retain its original location, setting, materials, design, feeling and association. It may also contribute to a thematic grouping of similar properties. There are very few properties of this type in the city and they all have the potential to be significant both individually and as a thematic grouping.



Architectural Style Guide

Architectural Style Guide



Architectural Style Guide

Folk Victorian

The Folk Victorian style was prevalent in southern California from the late 1870s to the 1890s and primarily related with agriculture. The style is defined by an overall simple folk house style (pre-1870s) form that is accentuated by Victorian decorative features; these decorative features were primarily used on the front porch. In Burbank, the style was primarily used in the design of farmhouses constructed during the late 19th century.



Character Defining Features Include:

- Square floor plan
- Gabled roofs with boxed or open eaves
- Channel drop wood siding
- Tall wood sash windows
- Spindlework porch detailing
- Gingerbread trim used on porch

Queen Anne

The first Queen Anne Revival style buildings appeared in southern California starting in the late 1880s and remained popular through the 1900s. As mass produced machine-made building materials had become readily available by the late 1880, there was a more liberal use of Victorian design elements on buildings. Thus even a modest sized home could have intricate design features that would only previously have been seen on high style buildings. The Queen Anne Revival style was used in the design of both residential and commercial building during the late 1880s boom period in Burbank.



Character Defining Features Include:

- Asymmetrical floor plan
- Gabled roofs with exposed decorative trusses
- Returns on gables
- Corner brackets
- Channel drop wood siding
- Patterned wooden wall cladding
- Bay windows
- Tall wood sash windows
- Spindled porch posts
- Spindle work friezes

Craftsman

The Craftsman style was inspired by the work of two California brothers Charles Sumner and Henry Mather Greene during the early 1900s. While the designs of Greene and Greene were typically large and intricately detailed homes for wealthy clients, a simpler middle-class version of the Craftsman home surfaced in about 1910 and quickly became the most popular building style in southern California of the early part of the twentieth century. This was also true in Burbank, where it commonly used in the design of single and multiple-family residences constructed in the city during from the 1910s through the late 1920s.



Character Defining Features Include:

- Rectangular or square floor plan
- Moderate to low pitched gabled roofs with oversized eaves with exposed rafters
- Wood knee brackets
- Wood shingle or horizontal siding
- Patterned wooden wall cladding
- Wood main entry door with beveled lights
- Squared or angled bay windows
- Wood sash windows mullions on upper sash
- Stucco clad, stone or brick porch piers

Neoclassical Revival

The Neoclassical style is closely related to both the Greek Revival and Colonial Revival styles. The Neoclassical Revival style is primarily distinguished from the Greek Revival or Colonial Revival styles by its ornate detail. The style was popularized as a result of the Columbian Exposition of 1893, which took a classical theme in its architecture. The exposition received wide publicity, and its “classical” pavilions, which in reality mixed classical and colonial revival architectural elements, created a national interest in the style. The Neoclassical Revival style can often be found mixed with Colonial Revival elements. The style was predominantly popular in southern California from the late 1890s through World War II. In Burbank, the Neoclassical Revival style was used in the design of high style single-family residences constructed in the city during the 1920s.



Character Defining Features Include:

- Rectangular floor plan
- Symmetrical façade
- Gabled roofs with exposed decorative trusses
- Horizontal wood siding
- Multi-pane wood sash windows
- Oriel windows
- Double height porch portico
- Porch columns with Ionic or Corinthian capitals

Colonial Revival

The style made its first appearance in southern California from the 1900s to the early 1950s. The Colonial Revival style resulted from a rejection of the Queen Anne Revival style, and a desire to return to a more “traditional” American building type. The style is closely related to the Neoclassical Revival and Georgian Revival styles. In Burbank, the Colonial Revival style was used in the design of high style single-family residences and commercial buildings from the 1920s through the 1950s.



Character Defining Features Include:

- Rectangular floor plan
- Symmetrical façade
- Front gabled roof with shallow eaves
- Main entryway topped by a decorative crown or pediment
- Horizontal wood or stucco exterior cladding
- Multi-pane wood sash windows with decorative wood shutters
- Wood paneled door

Spanish Colonial Revival

The Spanish Colonial Revival style was popular in southern California from 1915 to the 1930s. The style grew out of a renewed interest in the Spanish Missions in the Southwest and the Monterey Revival. The architectural features of this style are intended to reflect traditional Spanish architecture with local building materials, such as Adobe brick or stucco. The style was used in the design of single and multiple-family residences constructed in the city during from the 1920s through the early 1930s.



Character Defining Features Include:

- Asymmetrical or rectangular floor plan
- Flat or low-pitched gabled roof with red clay tile sheathing
- Textured stucco cladding
- Multi-pane wood casement windows
- Rustic wood door with cast iron hardware
- Arched or rectangular doorways

Tudor Revival

The Tudor Revival style was popular in southern California from the 1910s to the 1930s. The style is based on late Medieval English cottage styles. The style came in two forms consisting of simple stripped version (see image below) and modest to high style versions. The style was used in the design of single and multiple-family residences constructed in the city during from the 1920s through the early 1930s.



Character Defining Features Include:

- Asymmetrical or rectangular floor plan
- Steeply-pitched hipped or gabled roof with cross gabling
- Half timbering on the gable ends
- Textured stucco cladding
- Multi-pane wood casement windows
- Arched or rectangular doorways

Art Deco (Streamline) Moderne

The Art Deco Moderne style was popular in southern California from the late 1920s to the late 1940s. The Art Deco style was introduced at the Paris Exposition in 1925. More high-style variations are sometimes referred to as “Zig Zag Moderne”, because of the geometric patterns used as decoration in the style. Another variation of the style, Streamline Moderne, was a more stripped down version as compared to Zig Zag Moderne. This version of the Art Deco Moderne was popular from the mid-1930s to the late 1940s. The Streamline Moderne style was used in the design of residential, commercial and industrial buildings constructed in the city during from the late 1930s through the late 1940s. There are no examples of Zig Zag Moderne style buildings in the city.



Character Defining Features Include:

- Rectangular floor plan
- Flat roof
- Textured stucco cladding
- Steel casement or glass block windows
- Pylons or centralized tower on commercial buildings
- Curved building corners

Minimal Traditional

The Minimal Traditional style made its first appearance in southern California starting in the mid-1930s. The style experienced surge in popularity at the start of the post-war and remained popular until the mid-1950s. The Minimal Traditional style was a response to the economic Depression of the 1930s and was the best suited style for the mass production of homes. This was also true during the housing shortage immediately following the end of World War II. The Minimal Traditional style was a highly popular style in the design of working and middle class residences in the city, both single and multiple-family, from the early 1940s to the mid-1950s.



Character Defining Features Include:

- Rectangular floor plan
- Moderately pitched hipped or gabled roof with open eaves
- Textured stucco cladding
- Wood sash double-hung windows
- Bay windows
- Arched or rectangular doorways

Ranch

The Ranch style made its first appearance in southern California starting in the mid-1930s in the form of Ranchette style residences. The style was inspired by adobe rancho homes during the Spanish and Mexican periods in California from 1824-1848. The Ranch style became popular starting in the early 1950s during the post-war housing boom. Unlike the Minimal Traditional style, the Ranch style was also used in the design of custom made high style homes in addition to tract homes. Another variation of the Ranch style was the Contemporary Ranch, which had low pitched or flat roof, a long rectangular plan; this variation was a more stripped down version of the basic Ranch. The Ranch style was a popular style in the city from the early 1950s to the mid-1960s and was used mainly in the design of single-family residences.



Character Defining Features Include:

- Rectangular floor plan
- Moderately or low pitched hipped or gabled roof with open eaves
- Wood shingle or rock roof cladding
- Wavy or straight edge verge boards
- Textured stucco or horizontal wood board siding
- Wood sash double-hung windows with diamond pattern mullion
- Decorative wood paneling on garage door

Mid Century (Multiple Family Residential)

The Mid-century style became popular in southern California starting in the late 1940s and remained popular until the mid 1960s. The style was used in the design of multiple-family residences starting in the mid-1950s in the form of “Dingbat” apartments. Dingbats consisted of boxy multi-story apartment buildings that typically had style elements confined to the street facing elevations. The Dingbats also made use of its interior spaces by having parking spaces incorporated into the building itself. The Dingbats remained popular in southern California through the 1960s. In Burbank, the Mid-century Dingbat was a popular style in the design of apartments from the late 1950s to the mid-1960s.



Character Defining Features Include:

- Asymmetrical or rectangular floor plan
- Flat roof
- Slab sided façade
- Scored concrete or mosaic tiles on façade
- Aluminum sash sliding windows

Mid Century (Commercial/Industrial)

The Mid-century style was first used in the design of commercial buildings in southern California at the beginning of the post-war period and remained popular until the mid-1960s. The Mid-century style commercial buildings are also referred to as “Googie”, which is a term used for buildings that are related to the automobile culture. Example property types include coffee shops, car washes, drive-thru restaurants, bowling alleys among others. Elements of the style were also seen in strip commercial establishments, social infrastructural buildings, government buildings and on some residences. The Googie style was used in the design of several automobile related businesses in Burbank during the post-war period.



Character Defining Features Include:

- Large exaggerated or angled roofs
- Abstracted geometric patterns
- Thematic designs
- Use of natural and synthetic materials in exterior and interior
- Large angled plate glass windows



Guide to Resource Evaluations

Guide to Resource Evaluations



Application of Evaluation Criteria for Historic Properties

The previous section of this report identified the important patterns, themes, events, persons and architectural types and styles for the City of Burbank and defined the property types that reflect each of the identified historical themes. The previous section also established the eligibility requirements and integrity thresholds for determining the historic significance of identified resources. This section will build on the identified property types and explain how the National Register and California Register criteria are to be applied and what associated or physical characteristics and kinds of integrity a property must have to meet the National Register and California Register.

Additionally, this section will explain how the City of Burbank local criteria are to be applied to determine the historic significance of resources and will identify recommended changes that may be needed to Burbank's criteria to better identify resources for listing on the local register.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The criteria for inclusion in the **National Register of Historic Places** include those properties that are:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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. That has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The criteria for inclusion in the **California Register of Historical Resources** include any object, building, structure, site, area, place, record, or manuscript which 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 an 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 (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

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

Burbank Register of Historical Places and Structures of Merit

Currently, the City of Burbank has ten (10) criteria for designation of historic places or structures of merit within the city. The city's historic preservation ordinance defines a historical place or structure of merit as "any site or specific improvement, manmade or natural, which has special character or special historical, cultural, architectural, archaeological, community or aesthetic value as part of the heritage of the City of Burbank or the United States or which has been designated as historically significant in federal or state registers of historic places." The criteria include the following:

- (a) It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;
- (b) It is identified with persons or events significant in local, regional, state, or national history;
- (c) It embodies distinctive characteristics of a type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- (d) It is representative of the work of a notable builder, designer, or architect;

- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related groupings of properties which contribute to each other and are unified aesthetically by plan or physical development;
- (f) It has a unique location or singular physical characteristic(s) or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Burbank;
- (g) It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
- (h) It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- (j) It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

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Recommendations

Recommendations



Recommendations

In addition to preparing a historic context for the City of Burbank, GPA was also requested to look at the current planning materials and provide recommended changes based on the studies found during this project. Specifically, the city requested that GPA 1) review the current criteria for the City and identify changes that may be needed to better identify resources for listing on the local register; 2) provide recommendations for addressing historically significant resources (including priorities for future survey efforts); 3) provide recommendations for changes to the preservation ordinance and the Historic Preservation Plan; 4) Identify limitations in the ordinance and plan and make recommendations for amendments that would better facilitate the identification of potentially significant historic resources.

Recommendations for Addressing Historically Significant Resources

This historic context provides the framework for resource identification and evaluation; however, it does not specifically identify historically significant resources that are worthy of designation. The most effective preservation programs and ordinances are supported by thorough, methodical studies and surveys of the community's archaeological and historic resources. Historic building surveys provide information for local governments and are a key element in making preservation planning complementary with the development goals of the City.

Therefore, GPA recommends that the Heritage Commission continue to carry out its duties as outlined the Burbank Municipal Code to conduct a series of historic resource surveys to keep a current register of historical places and structures of merit and to recommend to the City Council that sites or buildings be designated as historical places, historic districts or structures of merit.

Specifically, GPA recommends that the City continue to carry out the following activities within their jurisdiction:

1. Review, refine, and add to this historic context to include more information on the identified themes, districts, and resource types;
2. Conduct a series of systematic surveys of the city to identify properties that might be eligible for local designation;
3. Identify threatened or vulnerable areas (or resources) within the city that are subject to immediate development and inventory those areas (or resources) to inform future planning decisions;

4. Prioritize survey efforts in accordance with the recommendations outlined below;
5. Review and update the city's existing historic preservation ordinance in accordance with the recommendations below;
6. Review and revise the criteria for the designation of properties and distinguish between criteria for "historical places", "historic districts", and "structures of merit";
7. Identify and designate properties that meet the criteria established in the local historic preservation ordinance and make the information available to the public;
8. Consider designating district areas and creating design guidelines to help regulate improvements within the district areas;
9. Review environmental documents affecting potentially significant historical resources in accordance with the California Environmental Quality Act (CEQA) and consider methods to avoid or minimize impacts that could cause a substantial adverse change on the significance of those resources; and
10. Consider establishing incentive programs or methods to reward or assist property owners of historic properties (such as Mills Act property tax abatement programs, variances, façade improvement loan programs, etc.).

Identification of Potential Districts Areas

As part of this current study, the project team conducted a city-wide windshield survey to identify significant development patterns and property types. As part of this windshield survey, although the project team did not inventory or record any individual buildings, the project team did preliminarily identify a few areas that have a concentration of properties that may constitute a historic district.

According to the National Register Bulletin 15 (*How to Apply the National Register Criteria for Evaluation*), a district "possesses a significant concentration, linkage, or continuity of sties, buildings, structures, or objects united historically or aesthetically by plan or physical development". Additionally, the City's criteria for designation of historic places or structures of merit include one criterion (e) for the designation of historic districts. This criterion reads, "It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related groupings of properties which contribute to each other and are unified aesthetically by plan or physical development."

Following is a list of areas that the project team identified as potential district areas that the City may consider studying in future surveys.

1. **Sunset Canyon.** This area was annexed into the city in 1926; it consisted of 4.23 square miles located adjacent to the city's northern border and was the largest area annexed at the time. The area is located within the Verdugo Mountains beyond the northern border of Burbank. It was first developed in the early 1920s as the Sunset Canyon Country Club and contained a golf course and several cabins. This area may reflect a significant geographic pattern that was associated with different areas of settlement or growth and/or distinctive examples of community planning (local criterion i) or it may have a unique location or singular physical characteristic(s) or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Burbank (local criterion f).
2. **Benmar Hills.** This area was one of two residential subdivisions that were created during the 1920s that left a lasting mark on the city. Benmar Hills was the first to be developed of the two and was located at the foot of the Verdugo Mountains on the north side of the commercial core along 2nd Street (now San Fernando Boulevard). Due to its proximity to downtown Burbank, Benmar Hills was integrated into the city and essentially became part of a model-city master plan (created by planners of Benmar Hills) of which the city likely had a hand in creating. This area is roughly bounded by Sunset Canyon Drive, Glenoaks Blvd, Cambridge Drive, and Alameda Avenue. Future surveys of this area should clearly define the development patterns over time including properties that were constructed as part of the area's initial design and subsequent plans. This area may have small geographically definable areas possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related groupings of properties which contribute to each other and are united aesthetically by plan or physical development (local criterion e) and the area as a whole may reflect a significant geographic pattern that was associated with different areas of settlement or growth and/or distinctive examples of community planning (local criterion i).
3. **Magnolia Park.** This area was an independent residential development that was laid out in the southwestern part of Burbank in the late teens and early 1920s by developer Earl L. White. The development was roughly bounded by Buena Vista Street to the east, Clybourn Avenue to the west, Chandler Boulevard to the north and Clark Avenue to the south. By 1917, White was formulating plans to create a residential and commercial development on his land but it took years for the residential neighborhoods to fill in entirely. However, the area has a concentration of working class

residential buildings designed in the Craftsman and period revival styles. Some of the later residences were filled in with residences in the minimal traditional style. Therefore, the area may constitute a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of property which contribute to each other and are unified aesthetically by plan or physical development (local criterion e).

4. **Bel Aire Drive & surrounding streets**. Although located within the Benmar Hills area, the residences along Bel Aire Drive and surrounding streets are distinct from the rest of the Benmar Hills area because the area largely comprises large, high style, single family residences that face onto Bel Aire drive, which is lined by tall palm trees. Some of the adjacent streets might also contribute to the significance of this area as a geographically definable area possessing a concentration of historic properties that are representative of the work of notable builders, designers, or architects and that embody the distinctive characteristics of a type, period, or method of construction (criteria c, d, e).
5. **Burbank Gardens**. By 1944, rationing restrictions that had been in place during the war were gradually lifted. As a result, many new homes filled in vacant lots of the original Magnolia Park development. Also by this time, several duplex apartment buildings were constructed by Fritz B. Burns as part of “Burbank Gardens” along Fairview Street near Verdugo Avenue in what had been Magnolia Park. Today, this area still has a very intact collection of multi-family residences from the 1940s in a variety of architectural styles that were popular at the time that might reflect special elements of the City’s cultural, social, economic, aesthetic, or architectural history (criterion a), or it may embody the distinctive characteristics of a style, type, period, design ideology, or method of construction (local criterion c), or represents a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development (local criterion e).
6. **Kling Street Apartments**. There is a very intact and good collection of mid-century courtyard apartment buildings located along Kling Street and Sarah Street in the southwest section of the City. This area may embody the distinctive characteristics of a style, type, period, design ideology, or method of construction (local criterion c) and it may be a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of

properties that are unified aesthetically by plan or physical development (local criterion e).

7. **Miniature houses along Hollywood Way.** There is a small collection of miniature houses located along Hollywood Way between Alameda Avenue and Oak Street. These houses appear to have been designed by the same designer/architect and may be associated with the Warner Brothers Ranch property or Warner Brothers Studios. The small collection of residences may exemplify or reflect special elements of the City's cultural, aesthetic, or architectural history (local criterion a), or they may embody distinctive characteristics of a style, type, period, design ideology, or method of construction and may be a valuable examples of the use of indigenous materials or craftsmanship (local criterion c), they may be representative of the work of a notable builder, designer, or architect (local criterion d), or they may represent distinctive properties based on an historic, cultural, or architectural motif (local criterion h).

8. **Mid-Century Apartment Complexes along Hollywood Way.** There is a large collection of two-story, "L"-shaped, multi-family residential properties located along Hollywood Way between Burbank Blvd. and Victory Blvd. These apartment buildings were constructed during WWII when there was a housing shortage and just after WWII when there was a large population boom in the city. This is the first period in Burbank's history when multi-family residences were constructed in large volumes. The area may exemplify the City's cultural, social, and economic history (local criterion a) and may contribute to the significance on an historic area being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development (local criterion e).

9. **Country Club Drive.** This area includes the narrow canyon areas of County Club Drive in the northern section of town within the Verdugo Mountain areas. This street has a distinctive feel with residences constructed along the canyon areas; many of the residences are old and are constructed with local stone. Therefore, this area may embody distinctive characteristics of a period or method of construction or may be a valuable example of the use of indigenous materials or craftsmanship (local criterion c), or it may have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood (local criterion f).

Priorities for Future Survey Efforts

The project team recommends that the City continue their survey efforts by conducting a series of thematic studies. Due to the size of the city, GPA has broken down the following studies by priority;

1. **Review Appendix D: list of potentially significant properties listed in the City's Historic Preservation Plan.** Identify which contexts each property represents and determine if the property meets the eligibility requirements as a historic property under any of the registration programs.
2. **Conduct a city-wide survey of resources associated with the early history of Burbank.** There are very few resources left from the earliest periods of Burbank's historical development. Therefore, the project team recommends that the City conduct an intensive level survey of all the buildings constructed prior to 1912 and identify potentially significant properties that represent the contexts and themes identified in this historic context.
3. **Conduct a thematic study and survey of industrial and commercial development in the city.** This study would include a survey of the commercial, industrial, and manufacturing buildings that were constructed prior to 1928. Some of the properties identified may include buildings associated with the motion picture and aircraft industries; however, these properties might also be included in specific thematic studies and intensive level surveys of the motion picture and aircraft properties. Identify all of the remaining properties of these types from this period and evaluate the buildings for historic significance individually, and as thematic groupings of buildings.
4. **Conduct intensive-level neighborhood surveys of Benmar Hills and Magnolia Park Developments.** Conduct an intensive level survey of these two potential district areas. Prepare a district record for each identified historic district, define boundaries and identify contributing and non-contributing resources for each district. Consider preparing design guidelines for alterations to existing properties or for new infill design within the district boundaries. Within the Benmar Hills Development area, consider the potential for smaller district areas, such as the Bel Aire street area.
5. **Conduct an intensive-level survey of Social Infrastructural Buildings in the city.** This study would include an intensive level survey of all of

the City's schools, churches, hospitals, and social clubs and/or fraternal buildings. The project should include an intensive level survey of these buildings and evaluation for historic significance within each identified historic period. Consider applying a multiple property approach to evaluating these buildings for historic significance.

6. **Conduct a thematic study and survey of Civic/Institutional Buildings in the city.** This study would include the civic infrastructural buildings in the city such as fire stations, water and power buildings, post offices, public libraries, roads and utilities, etc. The project should include an intensive level survey and possible nomination of buildings that exhibit a very high level of integrity.
7. **Conduct a thematic study of properties associated with the television and movie industry.** This study would include developing a more focused context on the television and movie industry and the influences it has had on the City of Burbank. The survey would identify specific properties associated with the television industry and the influences it had on the housing and development of the city. The project would include an intensive level survey of the television studios and associated ranches and specific attention would be given to the intensive-level survey of the small row of single family residences (miniature houses) along Hollywood Way as well as the storybook and thematically-influenced architectural styles and designs throughout the city.
8. **Conduct a thematic study of properties associated with the aircraft industry and WWII.** This survey would identify all of the significant buildings, structures, objects, and districts that are associated with the aircraft industry and WWII including the airport, plane manufacturing plants and facilities, airplane hangars, small industrial buildings for part manufacture, suburban housing tracts to house workers, and temporary housing for the Japanese and returning veterans. This survey would include an intensive level district survey of the potential mid-century multi-family residential district along Hollywood Way, a district study of the small 1940s industrial buildings near the airport, as well as a cultural landscape study of the former temporary housing areas during and after the war.
9. **Conduct a thematic study of transportation related resources in the city.** There is a nice collection of mid-century automobile related resources in the city including car washes, motels, drive in restaurants, large shopping centers, strip malls, and supermarkets. Therefore, the

City should consider conducting an intensive-level thematic survey of these resources.

Recommendations for Changes to the Historic Preservation Ordinance

The City of Burbank established a Burbank Heritage Commission and a historic preservation ordinance 3381 on September 6, 1994 and in 1996 the City applied to the Office of Historic Preservation to become a Certified Local Government (CLG). As such, the City has demonstrated interest in preserving its historic resources. However, the City has also requested that GPA review the City's existing ordinance and make recommendations on how to improve or change the ordinance to better achieve the City's preservation objectives.

The California Office of Historic Preservation has prepared a Technical Assistance Manual on Drafting Effective Historic Preservation Ordinances (Technical Assistance Bulletin 14). The purpose of the manual is to assist California's local governments in creating or revising a historic preservation ordinance. However, because all communities have different goals for their preservation programs, the manual does not present a model ordinance or suggest a one-size-fits-all approach to the ordinance drafting process. Likewise, GPA recommends that the City periodically review and refine its historic preservation ordinance utilizing Technical Assistance bulletin 14. Only the City may consider and determine which types of resources that the city wants to protect, the degree of protection the City wants to provide to historic resources, and how to balance property owner rights and development pressures with historic preservation in the city.

Although every City's historic preservation ordinance varies to address the needs of each individual community, many ordinances have nine common sections. These sections include 1) Purpose, 2) Enabling Authority, 3) Establishment of Preservation Commission, 4) Procedures and Criteria for Designation of Historical Resources, 5) Procedures and Criteria for Actions Subject to Review, 6) Consideration of Economic Effect of Designation or Review of Action, 7) Appeals, 8) Enforcement, and 9) Definitions. Therefore, GPA has closely analyzed the ordinance, following Technical Assistance Bulletin 14, and provided recommendations for consideration to tighten the content and language of the existing ordinance under each of the nine sections.

Section 1: Purpose

This section of the ordinance addresses the reasons for preserving historic architecture within the community as well as the specific types of historical resources that should be protected. This section should clearly articulate the

community's goals. It is important that the City review a series of questions provided in Technical Bulletin 14 to help clarify the goals for the City if the City intends to revise this section. The City of Burbank's historic preservation regulations (Division 6) states that "the recognition, preservation, protection and use of the historical resources are required in the interest of health, prosperity, social and cultural enrichment and general welfare of the people." The Section also lists eight points as to the purpose of the article.

In general this section already covers many points for the preservation of resources within the community, including safeguarding the City's heritage, encouraging public understanding, strengthening civic pride and beauty, discouraging demolition of designated historic buildings, promoting conservation of historic places, promoting private and public use of historic places for education, safeguarding property rights and making information available to the public.

Section 1 Recommendations:

1.1 Add two additional clauses to purpose section. However, there are two additional areas that the City might consider as to the purpose of the section. These two areas include the general conservation of energy and natural resources by maintaining current buildings (green alternative) and the potential economic benefits to property owners for the preservation of historically significant resources.

Section 2: Enabling Authority

In California, local governments enjoy broad authority to adopt preservation ordinances as part of their police power established in the state constitution, and also from specific state statutes that enable the local government to act to protect the health, safety, and welfare of their citizens. In California, courts have made clear that land-use regulations, including zoning and historic preservation ordinances, are authorized under the public welfare component of the police power. Additionally, state statutes specifically authorize local governments in California to acquire and protect historic resources and community aesthetics to further public welfare. However, local governments are also constrained from taking private property to public use without just compensation.

Section 2 Recommendations:

2.1. Disclose Enabling Authority. In the interest of disclosing information to the public and strengthening the chance of surviving judicial scrutiny, the City might consider adding a section within the ordinance to clearly disclose the

authority under which the City has enacted the historic preservation ordinance.

Section 3: Establishment of Preservation Commission

This section identifies the local entity charged with administering and enforcing the ordinance and lists their specific responsibilities. The City of Burbank established a Heritage Commission by Municipal Code § 2-1-420. The Heritage Commission is composed of five (5) residents of the city with a demonstrated interest, competence, or knowledge in historic preservation. The City requires that at least two (2) members of the Commission have professional backgrounds in a discipline related to historic preservation. The term of office is four (4) years.

In addition to the establishment and composition of the commission, this section also outlines the scope of powers and duties of the commission. Currently, the City of Burbank’s Heritage Commission serves as an advisory committee to the City Council. Their powers and duties include:

- a. To consider all sites or specific improvements in the City which the Commission, on the basis of information available or presented to it, has reason to believe may be eligible for designation as historical places or structures of merit;
- b. To recommend to the City Council that sites or specific improvements whether man made or natural, including but not limited to buildings, structures, vegetation, or works of art having a significant historical cultural, architectural, archaeological, community or aesthetic value as part of the heritage of the City be designated as historical places, historic districts or structures of merit;
- c. To keep current and publish a register of historical places and structures of merit;
- d. To make recommendations to the City Council on applications for permits for demolition, removal or alteration of any building defined herein as a “historical place or structure of merit”;
- e. To encourage public understanding of an involvement in the unique architectural and environmental heritage of the City through educational and interpretive programs; such programs may include lectures, tours, walks, reports or publications, films, open houses and special events;
- f. To explore means for the protection, retention and use of any designated or potential historical places and structures of merit;
- g. To encourage private efforts to acquire property and raise money in behalf of historic preservation; however, the Commission is specifically denied the power to acquire any property or interest therein for or on behalf of itself or the City;

- h. The Commission may recommend and encourage the protection, enhancement, appreciation and use of structures of historical, cultural, architectural, community or aesthetic value which have not been designated as historical places but are deserving of recognition as structures of merit so as to emphasize their importance in the lifestyle of Burbank; the Commission may, with the property owner's written consent, take such steps as it deems desirable to recognize these structures without imposing any regulations or controls upon them, including, but not limited to, listing, certificates, letters or plaques;
- i. The Commission may seek to create rehabilitation loan programs, and/or architectural consultation services, to pursue state, federal or other grants, or to engage in other activities designed generally to promote historic preservation and specifically to provide incentives for property owners to consent to have their properties officially designated as historic places;
- j. The Commission may conduct, and periodically update, a survey of potential historic places/structures of merit. The consent of the owner of a place/structure identified by a preliminary review shall be obtained prior to further research being conducted for the purpose of ascertaining the significance of the place/structure. With the owner's consent, and the subsequent substantiation of significance in conformance with established criteria, a place/structure may be placed on the "Eligibility List", as defined in Section 10-1-928. With the written approval of the property owners, the Commission may prepare or cause to be prepared nominations to the national Register of Historic Places of those properties considered eligible for such designation;
- k. To perform any other functions that may be designated by resolution or motion of the Council.

Section 3 Recommendations:

3.1 Clearly define professional qualifications. The City might consider listing out what professional disciplines would constitute a related field to historic preservation, including but not limited to; history, architectural history, architecture, archaeology, planning, landscape architecture, etc. To maintain the City's status as a California Certified Local Government (CLG), the city must maintain a minimum of two professionals on the commission with professional credentials to ensure that the commission will have the necessary technical expertise to adequately review matters before the preservation commission. For each discipline, the CLG Guidelines outline the minimum professional qualifications in various disciplines, which are codified in the Code of Federal Regulations (36 CFR 61); the City might consider adopting and referencing these established qualifications.

3.2. Clearly differentiate between powers and duties. Currently, the ordinance states that the Commission acts as an advisory body to the City Council. Therefore, their duties include review and recommendation of actions to the City Council. Therefore, the ordinance should clearly state which actions the Commission has the authority (power) to review and recommend to the City Council and what activities are the ongoing duties of the Commission. Some of the powers may include the following:

- Review all applications for alteration, demolition, or removal of designated historical places or structures of merit and make a recommendation for the approval, denial, or conditions of approval to the City Council of such application.
- Review all applications (request) for designation of a property as a historical place, historic district, or structure of merit and make a recommendation to the City Council for the approval, denial, or modification to the application of such designation.
- Review City's designation criteria for historic places, historic districts and structures of merit and make recommendations to the City Council for changes to the designation criteria or procedures, as appropriate.

Some of the duties may include the following (as revised from current duties):

- Maintain and publish a current register of historical places, historic districts and structures of merit;
- Periodically survey, or cause to be surveyed, the City of Burbank to identify properties that would be eligible for designation of the city's historic register of historical places, historic districts, and structures of merit. Periodically update and maintain a current list of properties eligible for designation.
- Establish, maintain, and periodically review and update the Criteria for designation of historic places, historic districts and structures of merit to the City's official register of historic places.
- Promote public understanding and education of the City's unique architectural and environmental heritage by conducting, or causing to be conducted, educational and interpretive programs on the city's history and architecture. Such programs may include lectures, tours, walks, reports or publications, films, open houses and special events.
- Explore means for the protection, retention and use of any designated or potential historical places, historic districts and structures of merit.
- Establish and manage programs that encourage the recognition, appreciation, and enhancement of historical places, historic districts and structures of merit; such programs may include commemorative listings, plaque programs, neighborhood signage programs, certificates, letters, and/or design award programs.

- Seek to identify and facilitate preservation incentive programs to assist property owners with the ongoing maintenance and upkeep of their historical places, historic districts, and structures of merit. Such programs may include rehabilitation loan programs, architectural consultation services, state and federal grant programs, or property tax abatement programs.
- Explore means for the ongoing protection, retention and reuse of any designated or eligible historical place, historic district, or structure of merit.
- Perform any other functions that may be designated by resolution or motion of the Council.

3.3. Re-write powers and duties in a consistent, succinct, clear, and active tense. Currently, the current powers and duties are written in a non-consistent format, some of the duties are vague and confusing, and some of the duties include multiple duties or extraneous information. Therefore, GPA recommends that the City review and revise the current list of powers and duties to edit them for clarity. This can be accomplished by keeping each power and duty succinct, by keeping the format and tense consistent, and by writing each power and duty in the present active tense.

Example 1:

b. To recommend to the Council that sites or specific improvements whether man made or natural, including but not limited to buildings, structures, vegetation, or works of art having a significant historical, cultural, architectural, archaeological, community or aesthetic value as part of the heritage of the City be designated as historical places, historic districts or structures of merit;

The format and tense of this power is not consistent with the rest of powers and duties. Additionally, it is difficult to read and comprehend what the action is that is to be taken by the Commission because it is muddled by long dangling modifiers. Some of the information in this power should be removed and defined in a separate section.

Consider Changing to:

b. Review all applications (request) for designation of a property as a historical place, historic district, or structure of merit and make a recommendation to the City Council for the approval, denial, or modification to the application of such designation.

(The information on “sites or improvements, whether man made or natural...etc.” can be included in the definition of a historical place, historic district, or structure of merit).

Example 2:

j. The Commission may conduct, and periodically update, a survey of potential historic places/structures of merit. The consent of the owner of a place/structure identified by a preliminary review shall be obtained prior to further research being conducted for the purpose of ascertaining the significance of the place/structure. With the owner’s consent, and the subsequent substantiation of significance in conformance with established criteria, a place/structure may be placed on the “Eligibility List”, as defined in Section 10-1-928. With the written approval of the property owners, the Commission may prepare or cause to be prepared nominations to the National Register of Historic Places of those properties considered eligible for such designation.

The format and tense of this power is not consistent with the rest of powers and duties. Additionally, it contains multiple duties (conduct and update survey, maintain eligibility list, obtain owner consent, and nominate properties to the National Register) and includes extraneous information and limitations that is better suited for the section on designation procedures (consent of owner, preliminary review, research, established criteria, written approval of property owner, etc). GPA recommends that the City consider separating this duty into three separate duties and remove the extraneous procedural information and move it to the section on designation procedures.

Consider changing to:

- j. Maintain and publish a current register of historical places, historic districts and structures of merit.*
- k. Periodically survey, or cause to be surveyed, the City of Burbank to identify properties that would be eligible for designation of the city’s historic register of historical places, historic districts, and structures of merit. Maintain and periodically update a current list of properties eligible for designation on the City’s historic register.*
- l. Nominate properties to the National Register of Historic Places that meet the criteria for inclusion in that program that are historically significant to the city, state, or nation.*

GPA further recommends that the City consider allowing the Commission to maintain a list of eligible properties without the owner’s consent to be used for planning and informational purposes only and requiring owner consent for the

designation of properties to the City's historic register that might provide for or allow the owner to be eligible for some form of financial incentive or reward for being listed on the City's historic register. The procedures for designation and the limitations and review processes should be addressed in a separate section and not in the powers and duties section of the ordinance.

3.4. Add additional powers and duties. There are a few additional activities that are beneficial to the general welfare of the public that the City might consider adding to the Heritage Commission's list of duties and powers. They include:

- Acceptance of easements and other less-than-fee simple donations of property;
- Recommend design guidelines for designated historic districts and review applications for alterations to buildings located within historic districts for conformance with the design guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties;
- Review and comment on environmental documents that have the potential to cause a substantial adverse change on the significance of a designated historical place, historic district, or structure of merit or to a property that the city has identified on its list of eligible properties;
- Enforcement of ongoing maintenance requirements for historical resources;
- Acceptance of preservation funds from various sources to be used toward furthering the historic preservation program within the city; and
- Review of zoning amendments and comprehensive plans relating to historic preservation.

Additionally, the City might consider increasing the powers of the Heritage Commission to allow the Commission to approve or deny demolition permits for properties that have been designated as historical places, historic districts, or structures of merit, and allow the decisions to be overridden by appealing to the City Council.

3.5. Disclosure of Pecuniary and Personal Interests. The City might consider adding a section or clause within this section that requires commissioners to disclose any potential direct or indirect gain or loss that could flow from a commission decision.

Section 4: Procedures and Criteria for Designation of Historical Resources

This section outlines what types of historical resources should be protected and how. It also discusses the distinction between different levels of historical significance and what the procedures are for designating properties to the city's

official list of historical resources (ie. historical places, historic districts, and structures of merit).

The most effective preservation ordinances are supported by thorough, methodical studies and surveys of the community's archaeological and historic resources. Therefore, resources of potential historical significance should be surveyed and the archaeological, architectural or historical significance of individual resources and districts documented before designation takes place. Using the survey as a guide, then the city can chose those resources worth preserving; these should be the properties that meet the criteria listed in the city's ordinance.

It is important to note that the inclusion of an individual building, structure, site or district in a survey of potentially eligible historic resources is not the same as designation. A survey (or inventory) of properties is an information gathering tool to be used by decision makers and does afford the properties protection or restrictions. However, under CEQA, the decision makers must consider the effects on the environment, which include historic resources. If a property is listed as a potentially eligible resource on a city's inventory or survey, then it is presumed to be historically significant for the purposes of CEQA.

Currently, the City of Burbank has ten (10) established criteria for designation of historic places or structures of merit (Section 10-1-927) and provides procedures for the designation of historic places or structures of merit (Section 10-1-928). It defines "historical place or structure of merit" as "any site or specific improvement, manmade or natural, which has special character or special historical, cultural, architectural, archaeological, community or aesthetic value as part of the heritage of the City of Burbank or the United States or which has been designated as historically significant in federal or state registers of historic places."

Current Designation criteria include the following:

- a. It exemplifies or reflects special elements of the City's cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;
- b. It is identified with persons or events significant in local, regional, state, or national history;
- c. It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- d. It is representative of the work of a notable builder, designer, or architect;
- e. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than fifty (50) percent

- of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- f. It has a unique location or singular physical characteristic(s) or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Burbank;
 - g. It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
 - h. It is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural, or architectural motif;
 - i. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
 - j. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

Section 4 Recommendations:

4.1. Distinguish between a historical place and structure of merit. The ordinance currently only has one definition for “historical place or structure of merit,” although it does not distinguish between the two. Are these two one in the same, or is one a higher rank of significance than the other? Is one term intended to refer to buildings (habitable places) and the other structures (non-habitable objects such as bridges)? If they are intended to be one in the same, then GPA recommends removing one of the terms to avoid confusion or clarify the definition of each (building versus structure or object). If they are intended to be separate and unequal (one being officially designated (historical place) and the other “structures of historical, cultural, architectural, community or aesthetic value which have not been designated as historical places but are deserving of recognition as structures of merit so as to emphasize their importance in the lifestyle of Burbank” (Heritage Commission’s powers and duties item *h*), then GPA recommends clearly defining each term and establishing eligibility requirements for each of the two terms separately.

4.2. Clarify and standardize the general terms for historical places. GPA recommends that the City review the terms used throughout the ordinance and consolidate the use of terms relating to historic properties to avoid confusion regarding the program’s intent. The following terms are used throughout the document, which are similar, yet inconsistent:

- “sites or specific improvements,”
- “historical places or structures of merit,”

- “structures of historical, cultural, architectural, community or aesthetic value,”
- “historical resources,”
- “potentially significant historic places, structures or improvements,”
- “properties, improvements, or structures,”
- “building, structure or improvement,”
- “place, structure or improvement found on the inventory,”
- “place or structure,”
- “structure or improvement,”
- “property, structure or improvement,”
- “historic place, structure or improvement or contributor to a historic district,”
- “designated place, structure, or contributor,”
- “historical place or structure of merit,”
- “property,”
- “designated historic place, structure or improvement of merit,”
- “designated historic place or structure of merit,”
- “designated historic places and/or structures,”
- “an historic site,”
- “place or structure,”
- “particular structure or other feature involved,”

GPA therefore recommends that the City select only a few terms to be used consistently throughout the ordinance and provide clear and concise definitions for those terms. Additionally, GPA recommends that the City of Burbank adopt terms and definitions that are consistent with other established registration programs such as the National Register of Historic Places and the California Register of Historical Resources because these programs are consistent, familiar and understandable to the general preservation community. Therefore, GPA recommends that the City consolidate the terms used in the ordinance to the following:

1. City of Burbank’s Register of Historical Places- the City of Burbank’s official list of properties that have been recommended by the City’s Heritage Commission for designation by the City Council to be placed on an official register of properties that are historically significant to the City. The City of Burbank’s Register of Historical Places also includes all properties that have been formally listed on the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources, and the State of California Points of Historical Interest. Inclusion in the City’s Register of Historical Places may provide certain protections and/or restrictions on the property in accordance with the City’s Historic Preservation Ordinance and designation for

inclusion in the City's register is subject to the approval of the property's owner.

2. designated historical place- any property that has special character or aesthetic value in the historical, cultural, architectural, archaeological, or social heritage of the City of Burbank that has been officially designated by the City Council and recommended by the Heritage Commission because the property meets at least one of the City's designation criteria established in the City's Historic Preservation Ordinance.
3. City of Burbank's List of Eligible Historical Places- a list of properties that have been identified as eligible historic places in the City of Burbank that is used to inform City planners and officials on the presence or absence of potentially significant historical resources for future planning and decision making. This list includes properties that have not been formally designated to the City's Register of Historical Places and may include properties that have been identified through a survey or inventory as well as those properties that have been determined eligible for the National Register of Historic Places, the California Register of Historical Resources, or California Points of Historical Interest under independent studies or programs, including the California Environmental Quality Act (CEQA). Inclusion in the City's List of Eligible Historical Places may not provide the property any form of protection or restriction and is not subject to owner approval.
4. eligible historical place- any property that has special character or aesthetic value in the historical, cultural, architectural, archaeological, or social heritage of the City of Burbank and that appears to meet at least one of the designation criteria for inclusion in the City's Register of Historical Places, the California Register of Historical Resources, and/or the National Register of Historic Places.
5. property- any individual or grouping of buildings, structures, objects, sites, landscapes, districts, place, area or improvements that are natural or manmade and owned by a public or private entity (each individual term can be defined in the definition section to be consistent with the National Register and California Registers).
6. historical resource- this is a term that is consistent with the California Public Resources Code and includes, but is not limited to, any object, building, structures, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.
7. structure of merit (optional- if City chooses to have a distinction from a historical place)- To be determined; not recommended at this point, unless a survey identifies a grouping of buildings that do not meet the criteria for inclusion in the City's Register of Historical Places, but may

still warrant recognition as important to the lifestyle of Burbank (from Commission duties and responsibilities item h).

4.2. Add designation of historic district as a property (historical place). Currently, the City of Burbank’s designation criteria includes one criterion (e) that eludes to a historic district (*being a geographically definable area possessing a concentration of not less than fifty (50) percent of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development*) and it makes reference to contributors to historic districts, but it does not clearly define what a historic district is and what a contributing building to a historic district is. Additionally, eligibility requirement and designation procedures might be different for individual historical places and districts. Therefore, GPA recommends that the City include a definition of a historic district and a definition of a contributing and non-contributing building. The City should also include separate designation procedures to include defining boundaries, identifying contributing and non-contributing buildings, and information on specific requirements for designation such as having property owners vote or requiring a majority property owner approval, etc.

4.3. Remove reference to National Register of Historic Places criteria. Section 10-1-927 currently states “*Prior to any site or specific improvement (or any portion thereof) being designated as a historic place or structure of merit (of historical value), any or all of the following National Register of Historic Places criteria shall be applied.*” This paragraph should be modified as it is an untrue statement; the following criteria are not the National Register of Historic Places criteria, but instead are the criteria that the City of Burbank has established for designation of “historic places or structures of merit”. Therefore, GPA recommends revising this introductory paragraph to the following:

- *Prior to any property being designated as a historical place in the City of Burbank, any or any of the following criteria shall be applied:*

4.4. Adopt California Register Criteria as part of local criteria to better integrate with CEQA. In the State of California, local agencies are required to consider the effects of their discretionary actions on the environment in accordance with the California Environmental Quality Act (CEQA). Historical resources are recognized as part of the environment under CEQA (PRC Section 21002(b), 21083.2, and 21084.1). The Public Resources Code defines a historical resource as a property that is listed on (or determined by the lead agency to meet the criteria for inclusion on) the California Register of Historical Resources. Therefore, in an effort to streamline the CEQA process and to integrate the local eligibility requirements with the State eligibility requirements, GPA recommends that the City consider adopting the four

criteria for inclusion in the California Register as the first four criteria for local register designation. Therefore, any future surveys, studies, or identification of properties meeting the local registration criteria would automatically be considered “historical resources” for the purposes of CEQA. This would avoid confusion between separate eligibility criteria of the two programs and would effectively streamline the overall planning and environmental process as multiple evaluations and documentation would not be required for projects requiring review under CEQA. As a result of integrating the four California Register Criteria, some of the current City of Burbank designation criteria that are similar or duplicative would need to be removed or modified appropriately. The California Register Criteria include the following:

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

4.6. Review, revise and consolidate criteria for designation. Some of the current City of Burbank designation criteria for historical places are redundant or unclear. Therefore, GPA recommends that the City review, revise (and possibly consolidate), and simplify the existing criteria for designating historical places within the city. Additionally, the following City of Burbank designation criteria are similar to the California Register criteria and may need to be integrated or revised if the City adopts the California Register criteria:

- a. It exemplifies or reflects special elements of the City’s cultural, social, economic, civic, aesthetic, engineering, architectural, or natural history;
- b. It is identified with persons or events significant in local, regional, state, or national history;
- c. It embodies distinctive characteristics of a style, type, period, design ideology, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- d. It is representative of the work of a notable builder, designer, or architect;
- g. It embodies elements of architectural design, detail materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

4.5. Provide definitions for key terms or phrases within the designation criteria. Currently there are a few key terms that are used within the designation criteria that are unclear as to their meaning or intent. These terms include the following:

- Exemplifies- does this mean it is *an* example of or *an exemplary example* of?
- Identified with persons or events- does this mean a tenuous connection to a person or event, or does the association need to have been a significant influence or contribution?
- Representative of the work- does this mean an *example* of one of many or a *significant body* or indication of a *significant contribution* or *transition* of their work?
- Notable builder, designer, or architect- is notable the same as a “Master”? What region does the builder, designer, or architect need to have worked; within the city, region, state, or nation?
- What does similar to other distinctive properties based on a motif mean? Does this mean that every McDonalds sign in the city is eligible? Does this mean that every post war single family residence that is similar to all the other post war single family residences in the city is eligible?
- What is a distinctive property or distinctive examples of park or community planning? Does it mean “serving to distinguish; characteristic” or “having a special quality, style, attractiveness, or notable”?
- Few- Is this the last three (3), twelve (12) or twenty (20) within the city? Is it the last one of three, three of twelve, or twelve of 2,000? Is it a percentage of what once existed?
- Possessing distinguishing characteristics- the word distinguish can be interpreted in two different ways, which gives two very distinctive meanings; one means to perceive as different or distinct or set apart (as in a distinguished man), whereas the other meaning is characteristic (adjective) or divide into classes/classify (verb used with object), which implies it has the classifying characteristics of.

Section 5: Procedures and Designation and Criteria for Actions Subject to Review

The intent of this section is to set forth a procedure to ensure that an owner of a property proposed for historic designation is given notice of the prepared designation and an opportunity for a hearing. This section also includes procedures for what types of information are required to designate a property and who has the final decision on designation.

Currently the City of Burbank has an established procedure for the designation of Historical Places. The steps include 1) conducting a citywide assessment and preliminary information gathering (windshield survey), 2) placing properties on a citywide eligibility list, 3) review and recommendation by the heritage commission, 4) council designation, 4) and recording a covenant on the property. Additionally, the ordinance requires owner's written consent for the city staff to research a property for evaluation for designation.

Section 5 Recommendations:

Practical experience around the country shows that it is difficult to craft an effective historic preservation program if owner consent is required. Inevitably, the city will lose significant structures or deleterious alterations will be made. However, in some cases, practical and political considerations may dictate that owner consent provisions be present in order to ensure passage of a preservation ordinance. It appears that owner consent is very important to the City of Burbank, as it is stated in several sections within the ordinance. However, for the purposes of planning, it may be necessary to know what properties are historically significant for their requirements under other decision making processes such as the California Environmental Quality Act (CEQA). As the ordinance is currently written, the City cannot even research or cause to be researched, a property without the owner's consent. It is understandable for the need of owner's consent to designation of properties to the Register, if the act of placing the property on the Register might have some form of adverse implication, such as design restrictions, etc. However, owner's consent may not be necessary or required to conduct surveys, inventory properties, and determine what properties meet the eligibility criteria. Therefore, GPA recommends that the City consider the following in regard to the designation procedures:

- 5.1. Prepare step-by-step guidelines for the public, planning staff, Commissioners, and City Council.
- 5.2. Allow for owner consent on designations; provide for majority owner objection for historic districts.
- 5.3. Include information on who can apply for the designation (property owner, city staff, Heritage Commission, general public) of a property and what information is required to substantiate designation.
- 5.4. Clarify if "days" means calendar days or business days.
- 5.5. Modify owner consent requirement for properties to be placed on the Eligibility List.

5.6. Discuss whether or not interiors are subject to protection or whether or not they contribute to the significance of the historical place.

5.7. Specify what information is to be included in an application/ nomination format.

5.8. Specify if there will be any fees associated with the designation process.

Section 6: Definitions

Currently, the City of Burbank’s historic preservation ordinance does not include a section on definitions, with the exception of “historical place or structure of merit” (Section 10-1-926) and “property owner” (Section 10-1-928[F]). The following list includes terms that are currently used throughout the ordinance that the City should consider defining:

- Alteration
- Application complete
- Building
- Building Official
- Certificate of Economic Hardship
- Certified Local Government
- City Planner/ City Staff (cross reference)
- Citywide eligibility list/ List of eligible properties (cross reference)
- Commission/Heritage Commission (cross reference)
- Conservation
- Construction
- Council/City Council (cross reference)
- Covenant
- Days (specify calendar or business days)
- Demolition
- Designation Process
- Destruction
- Distinctive characteristics
- Environmental Impact Report (EIR)
- Extreme financial privation/ adversity (cross reference)
- Few remaining examples
- Good Repair
- Guidelines for Maintenance or Repair
- Historic district
- Historical places

- Improvement
- Landscape
- Maintenance
- National Register of Historic Places
- Neglect
- Notable builder, designer, or architect
- Object
- Permit to alter or remove an historic site
- Preservation
- Property
- Property owner
- Reasonable use
- Reconstruction
- Register of historic places and structures of merit
- Rehabilitation
- Request for Designation
- Restoration
- Secretary of the Interior's Standards for the Treatment of Historic Properties
- Site
- Specific improvement
- Structure
- Structures of merit

Other essential terms that should be defined in a typical ordinance (as outlined by Technical Bulletin 14) include, but are not limited to:

- Historical resource
- Contributing building or structure
- Significant features or characteristics
- Dangerous building
- Certificate of Appropriateness (if applicable)
- Project
- Environmental change
- Affected property

General Ordinance Revisions and Recommendations:

1. Distinguish between interiors and exteriors
2. Be consistent throughout document with terminology
3. Distinguish between major and minor alterations that are subject to review by the Heritage Commission

4. Consider reviews of alterations to properties that are eligible for designation, but not designated
5. Consider incorporating some types of incentives or eligible benefits to property owners of designated historical places
6. Consider incorporating enforcement of violations to general maintenance requirements.
7. Consider incorporating regulation of demolition by neglect and public safety exclusions.

List of Preparers and Acknowledgements

The City of Burbank's Citywide Historic Context was prepared under contract to the City of Burbank by Galvin Preservation Associates Inc. (GPA). The work was completed between October 2008 and August 2009. The GPA team members who participated with the project are Andrea Galvin and Ben Taniguchi.

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Andrea Galvin, principal architectural historian with GPA, served as the overall project manager for this project. She has a Master of Science Degree from the University of Pennsylvania in Historic Preservation, a Certificate in Preservation Planning from Istanbul Technical University, and a Bachelor of Science Degree in Environmental Design from the University of California, Davis. Ms. Galvin was the primary contact person for the city; she peer reviewed the historic context, prepared recommendations for the city and finalized the overall summary report.

Ben Taniguchi, historian II with GPA, developed the historic context and prepared the draft summary report. He also conducted the oral history interviews.

The GPA key team members meet the Secretary of Interior's Professional Qualifications for History and/or Architectural History as set forth in 36 CFR Part 61.

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- **Donald Baldaseroni**, Vice Chair
- **Craig Bullock**, Chair
- **Marisa DiDomenico**
- **Todd A. Niesen**
- **Arthur M. Solis**

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- ¹⁵⁰ <http://www.ci.burbank.ca.us/citymanager/history.htm>
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