

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1994

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Glendale

other names/site number Glendale Hotel

2. Location

street & number 701 East Broadway not for publication

city or town Glendale vicinity

state California code CA county Los Angeles code 037 zip code 91206

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 8/31/94
Signature of certifying official/Title Date

California Office of Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature] 10/7/94
Signature of the Keeper Date of Action
Edson H. Beall
Ent. Nat.

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

~~DOMESTIC: Hotel~~
~~COMMERCE/TRADE: specialty store~~

Current Functions
(Enter categories from instructions)

~~DOMESTIC: Multiple Dwelling~~
~~COMMERCE/TRADE: specialty store~~

7. Description

Architectural Classification
(Enter categories from instructions)

~~LATE 19TH/20TH CENTURY REVIVALS:~~
~~Beaux Arts Classicism~~

Materials
(Enter categories from instructions)

foundation ~~CONCRETE~~
walls ~~BRICK~~
~~CONCRETE~~
roof ~~ASPHALT~~
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The Hotel Glendale is a six-story reinforced brick and concrete Beaux Arts Classical apartment hotel building surmounted by a flat parapeted roof. The design is symmetrically-organized, being based upon a "L" plan featuring a nearly equal stem and base, arms of which extend along both Glendale Avenue (north wing) and Broadway (east wing). The southwest corner of the building where the two wings meet is angled, and is marked at the first floor level with a doorway having an arched opening. This entrance (once the principal entrance to the hotel) is the only semicircular-headed doorway on the principal facades. Flanking this angled bay at the first floor-level of both the north and east wings are five large rectangular bays delineated by six concrete stucco piers atop low pedestals, and a heavy entablature (the pier capitals are an amalgam design similar to the Tuscan Order).

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1925

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

LINDLEY, ARTHUR G. and SELKIRK, CHARLES R., Architects; KINNE AND WESTERHOUSE, Contractors

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

City of Glendale

Name of Property

County and State

10. Geographical Data

Acreage of Property 0.4

UTM References

(Place additional UTM references on a continuation sheet.)

11/385130/3778910

UTM grid boxes 1 and 2 with labels Zone, Easting, Northing

UTM grid boxes 3 and 4 with labels Zone, Easting, Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Carson Anderson (preparator) & David Cameron (research associate)

organization City of Glendale Planning Division date July, 1991 (Revised: April, 1994)

street & number 633 East Broadway, Room 103 telephone (818) 548-2140

city or town Glendale state CA zip code 91206

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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NATIONAL PARK SERVICE

The heavy articulation of the building's first floor is echoed more faintly above in the continuous cast concrete decoration along the sill line of the sixth floor windows, and again by the cornice above. As is typical of Beaux Arts designs for multi-story buildings, there is the "column analogy" of -- Base (first floor), Shaft (second through fifth floors), and Capital (sixth floor and parapet). The first floor is of smooth concrete: the upper floors are clad with brown brick (Figures 1-2).

Physical Setting:

The Hotel Glendale is in a visually prominent location in downtown Glendale at the intersection of two major commercially-zoned crosstown thoroughfares: Glendale Avenue and Broadway. The building is located at the northeast corner of the two streets. North of the Hotel Glendale, is a one-story brick and reinforced concrete clothing store (Ca. 1950). Across the street to the west of the subject building is the Glendale Civic Center, which includes the 1965 Municipal Services Building -- a modernistic free-standing two-story building supported at its corners by four massive pylons, and which hovers above a plaza beneath. Abutting the Municipal Services Building on the north is the newly-completed (1993), multiple-story, City of Glendale office building. East across Glendale Avenue, and across Broadway to the south of the subject building, is a parking lot and a simple one-story brick commercial building housing law offices (east section) and a bar (western section).

The property on which the Hotel Glendale is located is largely improved with a surface parking lot (north and east perimeter of the building). A large sunken service court area immediately abuts the hotel on the east. The court is enclosed by medium-height pipe railings. A large trussed steel radio tower rises from the floor of the court.

Detailed Architectural Description:

Decorative Elements: The decoration is derived from French Beaux Arts tradition and Spanish Eclectic sources. Key features include ancon and corbel brackets, some of which are paired (as along the entablature above the first floor); use of cast concrete balusters (borrowed from Neo-Classical tradition) to suggest balconies along the second floor; long lozenge-shaped cartouches of abstract design (fifth floor and parapet wall); and a continuous band of paneled decoration at the parapet level.

Window Treatments: Window treatments consist of solitary and paired 1/1 double-hung sash. 6/6 double-hung sash is employed only on the sixth floor.

First Floor Lease Spaces: The ten large bays that define the first floor street frontage (Glendale Avenue and Broadway) are divided into seven store fronts that are occupied by specialty stores (viz., barber shop, guitar shop, jewelry & coin store, tailor, travel agency). The angled bay

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and the first bays along both Glendale Avenue and Broadway (originally the front section of the hotel lobby) are occupied by a cafe. The second bay from the corner along the Glendale Avenue side of the building is the new replacement entrance to the apartment hotel upstairs.

Alterations: Although largely intact, the building has lost decorative elements, notably, the acroteria that originally adorned the parapet top along both principal facades. This alteration is easily reversible however (Exhibit). There have also been major structural changes to the entablature at the first floor level and to the parapet and cornice (1966; 1982) but this has not materially altered the overall design appearance of the building. The largest change on the exterior however, is the gradual remodeling of the first floor lease spaces, and installation of new windows and tilework (Ca. 1982) out-of-keeping with the building's historic appearance. The interior is not worthy of note due to continuous remodeling work that has occurred over time. No significant decorative features were noted on the first floor, and residential quarters have been continuously remodeled for fire code safety and other reasons.

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The Hotel Glendale, in the City of Glendale, Los Angeles County, California is being nominated to the National Register under Criterion C. Under Criterion C, the subject building is significant because it is the city's largest, and best preserved example of the Beaux Arts Classical Revival Commercial Style, and an innovative design solution to housing longer-term and transient guests together in one building. Under Criterion C the Hotel Glendale is also eligible because as the city's largest building of its time, and its visual prominence, it is the best architectural manifestation of the Glendale development boom of the early 1920's.

Since at least the 1880's, hotels have played an important role in promoting real estate development and settlement in Southern California. During the Real Estate Boom that transformed Los Angeles and numerous outlying communities between roughly 1885 and 1888, hotels often were built by real estate promoters to open up settlement in a new suburban area, generally following completion of a railroad line. Glendale's earliest hotel, the Glendale Hotel had been conceived in 1886 to fulfill such a purpose. The large three-story 75-room Queen Anne/Eastlake Style structure (attributed to Joseph Cather Newsom) served this need briefly, and then like numerous other hotels across the Southland, closed its doors due to the economic downturn of the late 1880's-early 1890's period (the building was demolished in 1928 after serving as a girls school and sanitarium). Other regional examples of "promotional" hotels such as this include the Claremont Hotel, Claremont (1887) which was acquired soon after its construction for use by Pomona College; the San Dimas Hotel (1885-87); and the Marlborough Hotel, West Adams, Los Angeles (1887)(demolished), among others.

During the late 1910's and early 1920's Glendale experienced a boom rivaling those that occurred in the 1880's in other communities. The population rose in 1920 from 13,756 to 42,345 only four years later in 1924 -- a 204% increase. Numerous articles appeared during the 1923-24 period in newspapers and magazines throughout California designating Glendale as "the fastest growing city in America."

Role of the East Glendale Advancement Association in Developing the Hotel:

The Hotel Glendale was conceived by Anthony Ambrosini, Charles W. Ingledue, and a group of other investors affiliated with the Glendale Advancement Association. The hotel concept reflects their optimistic belief that the city's rapid development would continue through the 1920's, and the perception that on account of the nature of this development that a hotel containing both commercial establishments and apartments would be of greater utility than a more typical tourist-oriented hotel. Planning for the hotel began in 1921, with the efforts of Anthony Ambrosini to develop a hotel on the site acting alone. Ambrosini however failed twice to secure the necessary financing and turned to Charles W. Ingledue and R.M. Brown to assist in furthering the hotel project. A mass meeting was soon called that was attended by approximately eighty interested people. Out of this group the East Glendale Advancement Association was formed.

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This important civic improvement organization had three major and immediate goals, including financing the proposed hotel, paving Glendale Avenue, and electrifying the Union Pacific railroad line that ran past the hotel site along Glendale Avenue. A hotel committee was officially nominated March 30, 1922 with the following members: Mable L. Tight, realtor, Chair; C.H. Kinch, Glendale City Councilman; R.M. Brown; Spencer Robinson; and F.H. Vesper. The hotel committee decided to build the hotel through public stock subscriptions and formed the Glendale Hotel Company, Charles W. Ingledue, president; Board Members: Mable L. Tight, C.H. Kinch, T.H. Menk. C.F. Stuart, Dr. Henry R. Harrower, pioneer endocrinologist, and R.E. Spicer.

As a measure of the proponents optimism and the ultimate failure of the hotel after completion, four attempts to finance the hotel failed. Only when an agreement was reached with the construction firm of Kinne & Westerhouse was it possible to proceed with the hotel. The optimistic initial plans (1923), which called for a significantly larger building, and ability to expand the facility by adding additional floors, also was dramatically scaled down to accommodate budget and market realities.

Charles W. Ingledue:

Charles W. Ingledue (1871-1937) assumed the most important and visible role in making construction of the Hotel Glendale possible. Ingledue, a real estate executive between 1923 and 1935, and market owner (1912-22) is profiled in Who's Who in Glendale (1936-37) for his substantial contributions as a local civic and business leader. These contributions include establishing the Glendale Chapter of the Y.M.C.A. (1920), of which he served as Board president 1921-22 and 1931-35, as well as his key role in forming the Glendale Chamber of Commerce (1921). Ingledue was also active with the Glendale Kiwanis Club, the Masonic and Odd Fellows Lodges, and with the First Methodist Church.

Development History of Property:

After a number of false starts, the contract for constructing the hotel was recorded on October 2, 1924. This contract was between Hotel Glendale, Inc., and Kinne & Westerhouse, a major Southern California building contracting firm then in the process of constructing the Alex Theater.

The Architects and the Design Significance of the Building:

The architects of the Hotel Glendale were Arthur G. Lindley, architectural engineer, Glendale; and Charles R. Selkirk, Los Angeles, associate architect. These architects also collaborated in design of another distinguished downtown Glendale building -- the Alex Theater (1923-24), the city's finest pre-World War II movie theater.

Arthur G. Lindley (1871-1929) is a significant local architect. He is, for example, one of only two architects profiled in John Calvin Sherer's History of Glendale (1922). His importance is also indicated by

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the fact that he authored designs for four major local landmark and/or National Register-eligible properties: First Methodist Church (1928-29); Masonic Temple (1927-28); Hotel Glendale (1924-25); and the Alex Theater (1923-24). In addition to these local contributions, Lindley was also a designer of regional importance in the period from 1914 till his death in 1929 on account the large number of buildings he designed in Culver City just after it was founded by Harry H. Culver in 1914. Lindley is perhaps more important for his contribution as a designer of churches -- the majority of them for the Methodist denomination. He designed the First Methodist churches in the cities of Inglewood, Artesia, Glendale, El Monte, Calexico, as well as dozens of others churches in the Los Angeles area and Arizona, both on a solo basis and in collaboration with Charles Selkirk and Curtis Tobey (Arizona).

The design of the Hotel Glendale employs the massing, monumentality, and decorative language of Beaux Arts Classicism sprinkled with Spanish eclectic elements. Although this was routine architectural design imagery in Southern California for large office buildings, urban hotels, and civic buildings during the first quarter of the twentieth century, the Hotel Glendale was a rare as well as the largest commercial building constructed in Glendale in this style. With the exception of the Security Trust and Savings Bank (Community Bank currently)(1923), the Hotel is the finest example of this style.

Community and Professional Reaction to the Design When Completed (1925):

The completion of the Hotel Glendale in early July, 1925 was a major community event in the history of Glendale. The Glendale Evening News, July 10, 1925 ran an entire multi-page supplement to the newspaper in order to describe the design, history, and two-day program of formal opening activities. The writer described the building as "... one of the finest specimens of hotel construction in the Southwest [for a city the size of Glendale]." The opening festivities included closing of Glendale Avenue for a street dance, a reception with live orchestra, a costume ball, dinner, and dance performances. The writer further states:

"...with completion of the hotel structure an important chapter has been closed in the history of Glendale's march to cityhood. The hostelry after long years of planning is at long last a reality. That this is a credit to those who have worked long and hard to see it brought into being is attested to by the [praise] expressed by the leading hotel men of Southern California who are guests at the hostelry today. They have acclaimed the hotel as one of the finest specimens in the southwest, unsurpassed by no other building of its kind in any city of less than 100,000 population."

The interior organization of the hotel was apparently one of the chief items of note as an innovation in accommodating both traditional short-term guests and more permanent residents on different floors. Short-term guests

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were accommodated on the fifth and sixth floors made accessible by passenger elevators dedicated to that purpose. The second, third, and fourth floors housed permanent guests in single and double apartment suites. This was an early example in California of this type of apartment hotel planning.

Summary of Significance

The Hotel Glendale was never successful as a hotel from a business operational sense. However, it is a noteworthy manifestation of boosterism in Glendale during the early-to-mid 1920's, and is an outstanding example architectural design in Glendale from that time period. By virtue of its location, height, and dignified and fashionable design imagery, the Hotel Glendale was clearly envisioned as a major civic building. It was only the second building in the city to exceed four stories in height, and is also noteworthy for the quality of its construction -- the vast majority of the city's buildings from this period being of inexpensive, often utilitarian wood-frame or reinforced masonry construction. The significance of the building is suggested by its being discussed in two major Glendale histories, E. Caswell Perry and Carroll W. Parcher's Glendale Area History (1981), and Perry and Shirley Berger's Glendale; A Pictorial History (ca.1983). The Hotel Glendale is also included in the Historic Preservation Element; City of Glendale (1977) as a "site of interest" to the community.

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- Los Angeles County Assessor's Map Book 420 (1923-29), pp. 3-4;
(1929-36), pp. 3-4
Building permits packet, Permit Services Center, City of Glendale
Notice of Completion, Book 4437 of Official Records, pp. 274-275;
Agreement Concerning Rental under Lease, Book 5120 of Official Records,
pp. 66-68; Office of the Los Angeles County Recorder
Insurance Maps of Glendale, California, Volume Two, Sheet 205 (New York,
Sanborn Map Company, 1925, with Revision 21, September, 1950)
Gebhard, David & Winter, Robert, Architecture in Los Angeles.. A
Compleat Guide, (Salt Lake City, Perregrine Smith Books, 1985)
- Glendale City Directories, 1908-1941
Glendale Evening News, 4-3-1923; 7-12-1924; 10-7-1924; 10-22-1924; 6-30-
1925; 7-10-25 (Courtesy: Special Collections, Glendale Public Library)
Glendale News-Press, March 16, 1937, p. 1
Los Angeles Times, 7-10-25, Part 5, p. 8; 4-15-23, Part 5, p. 4
Southwest Builder & Contractor, 7-4-1924, p. 53; 7-11-1924, p. 58; 10-10-
1924, p. 55
- Perry, E. Caswell and Carroll W. Parcher, Glendale Area History,
(Glendale, Eric Schneirsohn Publisher, 1981)
Perry, E. Caswell and Shirley Catherine Berger, Glendale; A Pictorial
History (Norfolk, Virginia, Donning Publishers, ca.1983)
- W. Sidney Wagner, "The Statler Idea in Hotel Planning and Equipment," The
Architectural Forum, January, 1918, pp. 15-18; November, 1917, pp.115-
18
- "Ingledue, Charles W.," Who's Who in Glendale, 1936-37
Death Certificate, Charles Wilson Ingledue, 3-16-1937, Los Angeles County
Registrar-Recorder
- Special Collections, Glendale Public Library

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Verbal Boundary Description

Commencing at the northeast corner of Glendale Avenue and East Broadway, Lots 26, 24, and 22 of Block 12 of the Town of Glendale, less portions taken for street widening, for a total of approximately 130 feet of frontage along Glendale Avenue and approximately 138 feet of frontage along East Broadway. The parcel also includes half of the width of the vacated alley abutting Lots 22, 24 and 26 on the east for a distance of approximately 94 feet.

Boundary Justification

The boundary described above corresponds to the property's historic lot lines.

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Additional Documentation

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Photograph Log: Carson Anderson, photographer, Aug. 1991

Figure 1 - northeast view

Figure 2 - southwest view

(Negative repository: City of Glendale Planning Division)

Exhibit - northeast view circa 1925

(Repository: Special Collections, Glendale Public Library)

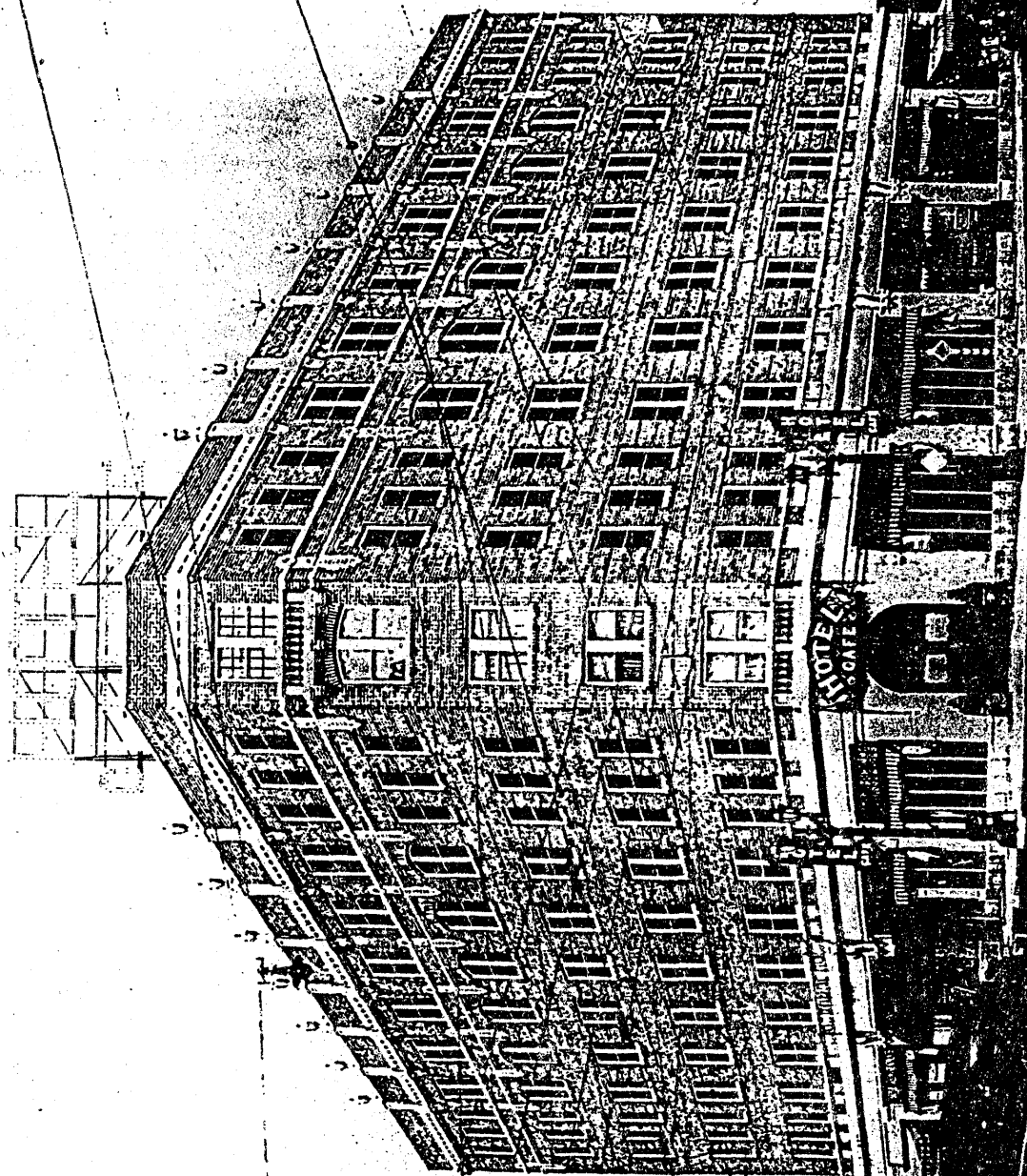


EXHIBIT F HOTEL GLENDARE, GLENDALE, CA ca. 1925

COURTESY: SPECIAL COLLECTIONS, SEAN DALE PUBLIC LIBRARY

Hotel Glendale

