

CITY OF GLENDALE
INTERDIVISIONAL COMMUNICATION
STAFF REPORT

Date: April 18, 2019
To: Historic Preservation Commission
From: Jay Platt, Senior Urban Designer
Subject: Recommendation regarding Mills Act Contract for 1521 N. Columbus Avenue (Toll House, GR No. 9)

Property Owner: Richard and Randa Cavanati

Property Legal Description: Lot commencing at southeast corner of Lot 5, then north 0°07'15" west 100 feet, then south 89°52'45" west to west line of said lot, then south and following boundary line of said lot to beginning part of Lot 5 in Tract 11299 in the City of Glendale; and lot commencing south 0°07'15" east 20 feet from northeast corner of Lot 6, then 0°07'15" east 77 feet with a uniform depth of 251.31 feet south 89°52'45" west part of Lot 5 and 6 in Tract 11299 in the City of Glendale.

INTRODUCTION

The owners of the single family house at 1521 N. Columbus Avenue request to enter into a Mills Act contract with the City of Glendale for the benefit of property tax savings in exchange for continued preservation of the property. The property, known as the Toll House, was listed on the Glendale Register of Historic Resources in 1997 (GR No. 9) as one of the first thirty-seven properties included at the time of the Register's initial adoption. Listing on the register is a prerequisite for consideration of a Mills Act contract.

BACKGROUND

The Toll House is one of the most important Craftsman style residences in the city. It was designed by notable early Glendale architect Charles Shattuck and built in 1912. Originally located on a seven acre lot that was subdivided in 1937, the two-story house was designed to face the view toward the south, with the property fronting Kenneth Road. Despite the lots reduction to about one acre and its primary view now being toward its side façade on the east, it remains one of Glendale's grandest homes. Its high level of historic integrity allows it to continue to reflect the quality of the city's early architectural heritage and maintain a strong association with its original occupants, Charles H. and Eleanor Joy Toll. The Tolls were each important figures in the city, and the civic-minded couple left major impacts in business and education. Charles Toll was born in Iowa in 1858 and moved to Los Angeles in 1885. He worked in banking and finance, ultimately becoming a vice president for Security Trust and Savings in 1907. John Calvin Sherer, in his history of early Glendale, described Mr. Toll as "justly considered one of the important men of Southern California. The former Eleanor Joy, a descendent of a family that arrived in America in 1637, married Toll in 1901 and they had four children. Eleanor Toll was a schoolteacher in Pomona prior to marrying and then went on to teach at Los Angeles High School. Among other civic activities, including being the first

president of the Glendale City Beautiful Club in 1914, she was elected to the Board of Trustees of Glendale schools in 1917. Sherer noted that she “defeated her opponent, a man, by a large majority.” The Eleanor J. Toll Middle School was named in honor of Mrs. Toll for her longstanding commitment to the education of Glendale’s children.

The Toll House is remarkably intact inside and out and staff believes it is a worthy candidate for a Mills Act contract. The property consists not only of the large main house, but also two early outbuildings – a large garage and workshop along with an ancillary building – that will require considerable maintenance on an ongoing basis that will be facilitated by the Mills Act property tax savings. Aside from a pool and covered patio/kitchen that were added in 1958, as well as a fence and gates added at an unknown date, the exterior of the property has not changed significantly over the years. The pool and the patio area appear to date to later than 1958, but there is no permit history indicating additional work at these areas. Termite damage at the roof over this patio was repaired in 2018 and a permit was issued for a kitchen remodel that will not affect the exterior in the same year.

Recommended Action by the Historic Preservation Commission

The Planning Division recommends that the Historic Preservation Commission recommend to the City Council that the City Manager be authorized to enter into a “Mills Act” historical property contract between the City and the property owner under the Section 15.20.070A of the Glendale Municipal Code.

Because many years have separated the Toll House’s listing on the Glendale Register and the application for the Mills Act contract, staff also recommends that, prior to Council consideration of the contract, the owner submit a set of Baseline Documentation photographs, keyed to a site plan, that will serve as the basis for assessing any alterations proposed in the future for the duration of the contract.

Recommended Mill Act Conditions

No conditions recommended. The application notes a number of items in the Work Plan section, without any specific information or timeline. Specifically, the application notes: new roof, plumbing, electrical, carpentry, windows, floors. Staff believes these items fall under the category of ongoing maintenance, which would be reviewed over time as various work projects arise and would be bound by the terms of both the Mills Act contract and the property’s listing on the Glendale Register.

Exhibits

Exhibit A: Mills Act Application



MILLS ACT CONTRACT

Mills Act Property Tax Reduction Contracts are only available for owners of properties listed on the Glendale Register of Historic Resources. Applications can be processed concurrently with Glendale Register nominations or independently for properties already listed on the Register. Contact the Historic Preservation Planner at (818) 548-2140 for information about the Mills Act fee or any other issues.

Case No. _____

The deadline for submitting an application for a Mills Act contract is July 31st to ensure recordation by December 31st. Applications will be accepted after that date, but the Planning Division cannot guarantee that the contract will be recorded by year's end.

Note: Glendale's Mills Act program policy is expected to change in 2013/14. Contact the Preservation Planner at the number noted above to discuss the changes being considered before submitting your application.

Please PRINT or TYPE all information

Date 4/10/2018

1. Property Owner(s) Richard and Randa Canavati

2. Property Address (include all addresses associated with the property)

1521 Columbus Ave Glendale CA Zip Code 91202

4. Assessor's Parcel Number(s) 5629-030-006 and 5629-030-005

5. Complete Legal Description (MUST attach a copy of Grant Deed/Exhibit A containing Legal Description)

Tract 11299

Block _____

Lot(s) 5 and 6

4. Owner Information

Mailing Address (if different from above) _____

City _____ State _____ Zip Code _____

Phone (818) 606-9111 EMAIL renda.canavati@yahoo.com
(818) 618-6691

