

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
PRIMARY RECORD	Trinomial _____
	NRHP Status Code: <u>5D3</u>
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District

P1. Other Identifier: W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Los Angeles

***b. USGS 7.5' Quad:** **Date:** **T:, R:** **B.M.**

c. **Address:** Various **City:** Glendale **Zip:** 91202

d. **UTM:** Zone mE/mN

e. **Other Locational Data:** Various APNs

***P3a. Description:**

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District is located along W. Glenoaks Boulevard in the northwest area of Glendale, California. The district occupies flat terrain and includes parcels on both sides of W. Glenoaks Boulevard between Cleveland Road on the west and Alma Street on the east. The rectangular district comprises five linear blocks developed exclusively with one-and-two story multi-family residences dating from the late 1930s through 1950. Residences occupy rectangular lots typically measuring 50 feet wide and 120 feet deep, with detached rear garages accessed via alleyways. Residences are designed predominately in the Minimal Traditional style with a few Period Revival examples, including the Spanish Colonial Revival and Tudor Revival styles. District planning features include uniform setbacks, concrete curbs and sidewalks, parkways lined with palm trees; and a landscaped center median.

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District consists of 47 properties. Of these, 39 were evaluated as contributors to the historic district (approximately 83%); 8 are non-contributors.



***P3b. Resource Attributes:** HP3. Multiple family property

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other

P5b. Description of Photo: View southeast. HRG, 2026.

***P6. Date Constructed/Age and Source:** 1937-1955, Los Angeles County Assessor

☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:** Not recorded

***P8. Recorded by:**
Adam Rajper, Robby Aranguren, Mariana Ruiz
Historic Resources Group
556 S. Fair Oaks Avenue, Suite 101-514,
Pasadena, CA 91105

***P9. Date Recorded:** June 1, 2026

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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D1. Historic Name:

D2. Common Name: W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District

***D3. Detailed Description:**

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District is located along W. Glenoaks Boulevard in the northwest area of Glendale, California. The district occupies flat terrain and includes parcels on both sides of W. Glenoaks Boulevard between Cleveland Road on the west and Alma Street on the east. The rectangular district comprises five linear blocks developed exclusively with one-and-two story multi-family residences dating from the late 1930s through 1950. Residences occupy rectangular lots typically measuring 50 feet wide and 120 feet deep, with detached rear garages accessed via alleyways. Residences are designed predominately in the Minimal Traditional style with a few Period Revival examples, including the Spanish Colonial Revival and Tudor Revival styles. District planning features include uniform setbacks, concrete curbs and sidewalks, parkways lined with palm trees; and a landscaped center median.

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District consists of 47 properties. Of these, 39 were evaluated as contributors to the historic district (approximately 83%); 8 are non-contributors.

***D4. Boundary Description:**

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District is bounded by Cleveland Road on the west, Alma Street on the west, and alleyways on the north and south.

***D5. Boundary Justification:**

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District comprises a cohesive concentration of intact multi-family residential properties from 1930 through the 1950s along Glenoaks Boulevard in the northwest area of Glendale. Surrounding areas of residential development do not display similar levels of cohesion of multi-family residential construction in line with the historic theme. The commercial parcels along W. Glenoaks Blvd have also been excluded from the district boundaries due to thematic differences and extensive alterations.

D6. Significance: Theme: Pre-World War II Multi-Family Residential Development (1910-1944); Post-World War II Multi-Family Residential Development (1945-2000)

Area: Glendale

Period of Significance: 1937-1955

Applicable Criteria: A, G

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District appears eligible for local designation as a City of Glendale Historic District under District Criteria A and G. This district is significant as a cohesive concentration of multi-family residential development from 1937 through 1955 along W. Glenoaks Boulevard in the northwest side of Glendale, reflecting the city's residential growth in the interwar years and expansion during the post-World War II period. The historic district retains its original tract boundary and reflects the evolving pattern of multi-family development during the period of significance beginning in 1937 with the initial development of Tract no. 8419, through the end of its postwar development in 1955. Of the historic district's 47 parcels, 39 of these contribute to its significance (approximately 83%); 8 are non-contributors.

The W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District comprises portions of lot 1, block 8 and portions of lot 1, block 9 of the original Pelanconi Tract, platted in 1927 by the heirs of the Pelanconi family. The Pelanconi tract was subdivided into smaller residential tracts, including Tract no. 8419, 11040, and 11150 in the 1930's by the Title Guarantee and Trust Company, encompassing portions of the historic district. (see *continuation page*)

***D7. References:**

Aerial Photography Collection. University of California, Santa Barbara Library.

Architectural Resources Group. *City of Glendale East-West Glendale Historic Context Statement*. City of Glendale Community Development Department. 2026.

Los Angeles County Assessor-Recorder.

Land Records Information. Los Angeles County Public Works. Accessed June 2026.

<https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>

Los Angeles Times via Proquest. Los Angeles Public Library.

Sanborn Fire Insurance Maps. Los Angeles Public Library.

***D8. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz

Date: June 1, 2026

Affiliation and Address: Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91105

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D6. Significance (continued):

In 1881, the Pelanconi family, headed by Antonio and Isabela Pelanconi, settled on a ranch of 212 acres in the future Glenwood Road area and planted a vineyard on their land.¹ In 1911, the Pacific Electric (PE) Company developed the Burbank Line along Glenoaks Boulevard into Burbank, acquiring the right-of-way through the Pelanconi vineyard prior to the development of the land. The introduction of the interurban line stimulated subdivisions around them and became magnets for multi-family housing and commercial activity along the routes. The PE Red Car line that ran along Glenoaks facilitated mixed-use development along the route, persisting even after the streetcar gave way to automobiles.²

In the late 1920s, the Pelanconi vineyard was subdivided into residential lots after about a decade of probate. The Pelanconi heirs sold the 212-acre property to developers for a reported \$1 million. In 1930, the W.I. Hollingsworth Company announced it would put a 150-acre tract in the area on the market pending street improvements. According to the *Los Angeles Times*, frontage along San Fernando Boulevard and West Glenoaks Boulevard was zoned for business while the remainder of the tract for residential development.³ Between 1930 and 1936, the Pelanconi tract was subdivided into three tracts – Tract no. 8419, 11040, and 11150 – between Grandview and Highland Avenues by the Title Guarantee and Trust Company.⁴ In 1937, construction of a series of multi-family dwellings was launched in the historic district, between Cleveland Road and Pelanconi Avenue. The plan was to develop 3,000 feet of frontage on Glenoaks in this area which would be restricted to income property. G.D. Robertson & Co., Inc. was the main developer of these multi-family projects totaling \$75,000. They were largely two-story fourplexes and duplexes with uniform setbacks and a minimum of 10 feet between dwellings – all conforming to FHA regulations.⁵ Through a combination of developers, this area of W. Glenoaks Boulevard came to be developed with Period Revival and Minimal Traditional two-story apartment buildings starting in the late 1930s.⁶ During this early period of development, fourteen properties were built in the historic district between 1937 and 1940; eight additional properties were constructed between 1941 and 1942, as listed in the table below.

The district saw a second surge of development in the postwar period. Sanborn maps from 1950 depict the historic district nearly built out with mainly duplexes, two-flats, three-flats, and four-flats. The surrounding north and south radiating streets were dominated by single-family homes. The PE street line service to Burbank ceased in 1955, the same year the historic district was completely developed, according to the assessor's record. By 1962, aerial photographs depict the streetcar rail along W. Glenoaks Blvd. replaced by a concrete center median with landscaping.

Contributing properties in the district are primarily designed in the Minimal Traditional style, with some in Period Revival examples, including the Spanish Colonial Revival and Tudor Revival styles. The historic district also retains its original planning features, including its concrete curbs and sidewalks, parkways, landscaping, and center median. While some alterations have occurred, the district retains sufficient integrity to convey its significance. Contributing properties generally retain the majority of their character-defining features, including their original setback, scale and massing, configuration, and style.

¹ Architectural Resources Group, "South Cumberland Heights Historic Resources Survey," prepared for the City of Glendale, November 8, 2021, 13; "Purchase Valuable Tract," *Los Angeles Times*, August 14, 1926; "Estate to be Placed in Market," *Los Angeles Times*, March 23, 1930; Perry and Parcher, *Glendale Area History*, 6-8. As cited in Architectural Resources Group, *City of Glendale East-West Glendale Historic Context Statement*, City of Glendale Community Development Department, 2026, 27.

² *City of Glendale East-West Glendale Historic Context Statement*, 47.

³ "Estate To Be Placed on Market," *Los Angeles Times*, March 23, 1930. As cited in *City of Glendale East-West Glendale Historic Context Statement*, 68.

⁴ Tract no. 8419 (TR0171-048) map; Tract no. 11040 (TR0193-018) map; Tract no. 11150 (TR0195-021) map, Land Records Information, Los Angeles County Public Works, accessed June 2026, <https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>.

⁵ "Glendale Park Multiple Units to Cost \$75,000," *Los Angeles Times*, April 25, 1937; "Glendale Area Building Active," *Los Angeles Times*, August 21, 1938; "Extensive Frontage Set Aside for Multiple-Housing Units," *Los Angeles Times*, July 24, 1938. As cited in *City of Glendale East-West Glendale Historic Context Statement*, 95.

⁶ *City of Glendale East-West Glendale Historic Context Statement*, 95.

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Map Name: Burbank Quadrangle

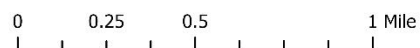
Scale: 1:24,000

Date: June 1, 2026



W. Glenoaks Blvd./Cleveland Rd. to Highland Ave. Multi-Family Residential Historic District

Location Map
Quadrangle: Burbank Quadrangle
Scale: 1:24,000
Base Map: ESRI USGS The National Map (2026)



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District Map



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Property List

APN	Address	Type	Date	Style	Status	Status Code
5628-034-028	922 W Glenoaks Blvd	Multi-family residential - Fourplex	1955	Minimal Traditional	Contributor	7PDC
5628-017-033	927 W Glenoaks Blvd	Multi-family residential - Apartment house	1951	Minimal Traditional	Contributor	7PDC
5628-034-027	928 W Glenoaks Blvd	Multi-family residential - Apartment house	1953	Minimal Traditional	Contributor	7PDC
5628-028-004	929 Idlewood Rd	Multi-family residential - Apartment house	1938	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-017-017	931 W Glenoaks Blvd	Multi-family residential - Apartment house	1939	American Colonial Revival	Contributor	7PDC
5628-034-035	932 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1954	Minimal Traditional	Contributor	7PDC
5628-034-002	934 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1954	Minimal Traditional	Contributor	7PDC
5628-017-016	937 W Glenoaks Blvd	Multi-family residential - Apartment house	1945	Tudor Revival	Contributor	7PDC
5628-034-001	938 W Glenoaks Blvd	Multi-family residential - Apartment house	1954	Minimal Traditional	Contributor	7PDC
5628-017-015	941 W Glenoaks Blvd	Multi-family residential - Apartment house	1940	Ranch, Traditional	Contributor	7PDC
5628-017-014	947 W Glenoaks Blvd	Multi-family residential - Apartment house	1944	Minimal Traditional	Contributor	7PDC
5628-017-013	951 W Glenoaks Blvd	Multi-family residential - Apartment house	1938	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-033-004	952 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1944	Minimal Traditional	Contributor	7PDC
5628-017-012	955 W Glenoaks Blvd	Multi-family residential - Apartment house	1940	Minimal Traditional	Contributor	7PDC
5628-033-003	956 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1939	Minimal Traditional	Contributor	7PDC
5628-017-011	959 W Glenoaks Blvd	Multi-family residential - Apartment house	1942	Minimal Traditional	Contributor	7PDC

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APN	Address	Type	Date	Style	Status	Status Code
5628-033-002	960 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1941	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-030-002	970 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5628-020-012	973 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1937	Minimal Traditional	Contributor	7PDC
5628-030-001	976 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1937	Minimal Traditional	Contributor	7PDC
5628-020-025	977 W Glenoaks Blvd	Multi-family residential - Apartment house	1937	Minimal Traditional	Contributor	7PDC
5628-030-035	980 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1946	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-020-024	981 W Glenoaks Blvd	Multi-family residential - Duplex	1941	Minimal Traditional	Contributor	7PDC
5628-030-017	984 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1940	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-030-016	988 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5628-029-005	1000 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Tudor Revival	Contributor	7PDC
5628-021-013	1001 W Glenoaks Blvd	Multi-family residential - Triplex	1940	Minimal Traditional	Contributor	7PDC
5628-029-004	1006 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1944	Minimal Traditional	Contributor	7PDC
5628-021-012	1007 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5628-029-003	1010 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1942	Minimal Traditional	Contributor	7PDC
5628-021-011	1011 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5628-029-002	1014 W Glenoaks Blvd	Multi-family residential - Triplex	1944	Minimal Traditional	Contributor	7PDC

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APN	Address	Type	Date	Style	Status	Status Code
5628-021-010	1015 W Glenoaks Blvd	Multi-family residential - Apartment house	1939	Minimal Traditional	Contributor	7PDC
5628-029-001	1018 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5628-024-011	1029 W Glenoaks Blvd	Multi-family residential - Fourplex	1941	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-028-003	1032 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1944	Minimal Traditional	Contributor	7PDC
5628-024-010	1033 W Glenoaks Blvd	Multi-family residential - Apartment house	1944	Minimal Traditional	Contributor	7PDC
5628-024-009	1037 W Glenoaks Blvd	Multi-family residential - Apartment house	1941	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-028-002	1038 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1944	Minimal Traditional	Contributor	7PDC
5628-028-001	1042 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1944	Minimal Traditional	Contributor	7PDC
5628-024-008	1043 W Glenoaks Blvd	Multi-family residential - Duplex	1945	Minimal Traditional	Contributor	7PDC
5628-024-007	1047 W Glenoaks Blvd	Multi-family residential - Apartment house	1945	Minimal Traditional	Contributor	7PDC
5628-020-023	1104 Graynold Ave	Multi-family residential - Apartment house	1947	Minimal Traditional	Contributor	7PDC
5628-021-009	1102 Idlewood Rd	Multi-family residential - Fourplex	1941	Tudor Revival	Contributor	7PDC
5628-033-001	926 Norton Ave	Multi-family residential - Apartment house	1937	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5628-020-013	1101 Norton Ave	Multi-family residential - Apartment house	1937	Minimal Traditional	Contributor	7PDC
5628-033-005	927 Pelanconi Ave	Multi-family residential - Apartment house	1941	Minimal Traditional	Contributor	7PDC

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Context Views



W. Glenoaks Blvd., view northeast



W. Glenoaks Blvd, view northeast



W. Glenoaks Blvd., view southeast



W. Glenoaks Blvd., view southeast



W. Glenoaks Blvd., view northwest