

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
PRIMARY RECORD	Trinomial _____
	NRHP Status Code <u>5S3</u>
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

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Resource Name or #: Highland Avenue Residential Historic District

P1. Other Identifier: Highland Avenue Residential Historic District

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Los Angeles

*b. USGS 7.5' Quad _____ Date _____ T ____ R ____ of ____ of Sec ____ B.M.

c. Address Various addresses City Glendale Zip 91202

d. UTM: Zone __, __ mE/ __ mN

e. Other Locational Data: Various APNs

*P3a. Description:

The Highland Avenue Residential Historic District is located in the northwest portion of Glendale, in what is the greater Glenwood neighborhood. Comprising 56 properties on the north-south Highland Avenue between Glenwood Road and W. Glenoaks Boulevard, the district contains the most intact portion of the 1927 Pelanconi Tract, which originally contained lots on the east side of Highland Avenue and expanded in the 1930 Tract 8419 to include those parcels situated on the west side of Highland Avenue as well. Residences in the district are typically one story in height and are predominantly Period Revival architectural styles, particularly Spanish Colonial Revival, American Colonial Revival, and Tudor Revival. A handful of Minimal Traditional examples are compatible in scale and style with these properties. Original tract features include sidewalks, tree-lined parkways, streetlights, walkways, uniform setbacks slightly elevated from street level, front lawns, and driveways that lead to rear detached garages. Of the 55 properties, 46 contribute to the district's significance as an embodiment of 1930s residential development patterns in Glendale, and as a cohesive collection of Period Revival single-family residences. The district's period of significance is 1930 to 1940. Almost all of the district's non-contributing properties were constructed during the period of significance, but have been substantially altered.

*P3b. Resource Attributes: HP2. Single family property; HP3. Multiple family property

P5a. Photograph



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

P5b. Description of Photo: Highland Avenue, view southwest, April 2026

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
 1930-1940, LAC Tax Assessor

*P7. Owner and Address: Not Recorded

*P8. Recorded by:

Mary Ringhoff, Kiara Hosseinion
 Architectural Resources Group
 360 E 2nd St #225, Los Angeles, CA 90012

*P9. Date Recorded: April-May 2026

*P10. Survey Type: Intensive

*P11. Report Citation: ARG, "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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*NRHP Status Code: 5S3

*Resource Name or #: Highland Avenue Residential Historic District

D1. Historic Name: Glendale Park (a portion of)

D2. Common Name: Highland Avenue Residential Historic District

***D3. Detailed Description:**

The Highland Avenue Residential Historic District is a neighborhood of one-story single-family residences located in the northwest portion of Glendale within the greater Glenwood area. It is located Highland Avenue (with one property fronting on Palm Drive) between Glenwood Road on the north and W. Glenoaks Boulevard on the south. The terrain is relatively flat with a slight southward slope. The historic district is laid out in a linear, regular street pattern with a slight curvature, and the rectangular lots are approximately 50 to 60 feet wide and 140 to 150 feet deep. Tract features include concrete sidewalks, tree-lined parkways with mature American sycamores, cast stone streetlights, concrete walkways, houses with uniform setbacks slightly elevated from street level, front lawns, and driveways accessed via curb cuts at parcel sides that lead to rear detached garages.

The Highland Avenue Residential Historic District is characterized by single-family residences designed primarily in Period Revival architectural styles, including Spanish Colonial Revival, American Colonial Revival, and Tudor Revival. A handful of Minimal Traditional properties are also present. Of the district's 55 properties, 46 are contributors and nine are non-contributors. Contributors are one-story single-family residences on rectangular lots with uniform setbacks from the sidewalk. The most common style within the district is Spanish Colonial Revival, seen on 33 (60%) of the 55 properties. Contributors were constructed between 1930 and 1940.

***D4. Boundary Description:**

The Highland Avenue Residential Historic District contains the 1000-1200 blocks of Highland Avenue, bound by Glenwood Road on the north and W. Glenoaks Boulevard on the South. The district also includes one parcel on Palm Drive (907 Palm Drive).

***D5. Boundary Justification:**

The boundaries of the Highland Avenue Residential Historic District were drawn to encompass the most intact area of residential development and related site features which retain sufficient integrity to convey their significance. The district includes a portion of the original 1927 Pelanconi Tract, including the entirety of the east side of Highland Avenue between Glenwood Road and W. Glenoaks Boulevard. The west side of Highland Avenue within the district was subdivided in 1930 as Tract 8419, which also included the re-subdivision of those parcels on the east side of Highland Avenue originally part of the Pelanconi Tract and the addition of parcels west of Highland Avenue on Palm Drive (including the only contributing address in the district that fronts Palm Drive, 907 Palm Drive).

D6. Significance: Theme: Suburban Development through World War II (1910-1944); Architecture and Design, 20th Century Period Revivals, Minimal Traditional Area: Glendale
 Period of Significance: 1930-1940 Applicable Criteria: A, C, G, H

Summary Statement of Significance:

The Highland Avenue Residential Historic District appears eligible for local designation as a City of Glendale Historic District under District Criteria A, C, G and H. It is significant for its association with historic patterns of residential development in Glendale in the 1930s, reflecting Glendale's residential growth in the interwar years. It also appears eligible as a cohesive collection of mostly Period Revival single-family residences from this time period. Of the historic district's 55 properties, 46 contribute to its significance (84%); nine are non-contributors. District contributors retain their original plans, massing, and character-defining features of their architectural styles. The district retains sufficient integrity to convey its significance and original architectural character.

(continued on page 3)

***D7. References:** (continued on page 4)

***D8. Evaluator:** Mary Ringhoff, Brannon Smithwick

Date: June 8, 2026

Affiliation and Address: Architectural Resources Group, 360 E. 2nd Street #225, Los Angeles, CA 90012

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Resource Name or #: Highland Avenue Residential Historic District

*Recorded by: Architectural Resources Group

*Date: ☒ Continuation ☐ Update**D6. Significance** (continued from page 2):

The district occupies land that historically formed part of the extensive Pelanconi ranch and vineyard holdings established by the Pelanconi family in the late 19th century.¹ The property remained agricultural in use during the first decades of the 20th century, reflecting the rural landscape that characterized much of northern Glendale at the time.

The first part of the district to be subdivided, which included the entire east side of Highland Avenue between Glenwood Road and W. Glenoaks Boulevard, was a portion of the larger Pelanconi Tract. The tract was originally platted in 1927 by members of the Pelanconi family and representatives of the Midway Gas Company, including C.L. Whitehall, A.B. Macbeth, and Edward E. Sweeney.² The tract was reportedly placed on the market with an estimated valuation of one million dollars and was intended to be developed gradually as market demand justified by local developer Walter B. Davis, who was also responsible for developing Grand View Memorial Park around the same time.³ As part of the larger tract development, Highland Avenue was graded through the former vineyard property from San Fernando Road northward toward Kenneth Road and later extended to Cumberland Road. Existing east-west streets, including South Street, Palm Drive, Dryden Avenue, Glenoaks Boulevard, and Arden Avenue, were likewise extended westward to connect with the newly established roadway network.⁴

Although the original 1927 subdivision established the area's street pattern, much of the Highland Avenue Residential Historic District developed through a series of smaller re-subdivisions that occurred in the immediate years to follow. Tract 8908, recorded in 1928, encompassed the eastern side of Highland Avenue between Palm Drive and Virginia Avenue. Tract 8419, recorded in 1930, incorporated much of the present district, including both sides of Highland Avenue between Glenwood Road and Glenoaks Boulevard and parts of Palm Drive.⁵ In the spring of 1930, 150 acres of the original 212-acre Pelanconi vineyard holding, including a some of the lots on Highland Avenue, were sold by Walter B. Davis to the W.I. Hollingsworth Company for residential and commercial development. "The tract is declared," as the Los Angeles Times notes, "to be exceptionally well served in transportation, the Pacific Electric Burbank line running through the heart of the acreage."⁶

Despite tract subdivision in the late 1920s, construction throughout the district did not begin in earnest until the 1930s. In 1934, only a small number of the district's residences had been sporadically constructed along both sides of Highland Avenue, with development concentrated primarily north of South Street. The general area in which the district is situated was at least partially developed as Glendale Park by the G.D. Roberson Company from 1936 to 1937. Newspaper sales advertisements indicate that by the end of 1937, almost 700 lots in this larger development had been sold, with its entrance near the intersection of Glenoaks Boulevard and Highland Avenue.⁷ By 1938, the majority of the district's lots fronting Highland Avenue and its intersecting Palm Drive had been improved with residences, with only a few undeveloped parcels remaining. By 1940, the district was essentially built out.⁸

The Highland Avenue Residential Historic District contains a cohesive collection of single-family residences constructed between 1930 and 1940. The neighborhood reflects the architectural preferences of middle-class homebuyers during the period, with Period Revival styles including Spanish Colonial Revival, American Colonial Revival, and Tudor Revival predominating and supplemented by Minimal Traditional houses. Collectively, these resources embody the residential design trends that defined Glendale's suburban neighborhoods during the interwar era. The repetition particularly of the Spanish Colonial Revival style also suggests the involvement of a common builder and/or architect in the design and construction of many of the houses. While some of the district's original properties were substantially altered in later years, none of them have been demolished for new construction.

¹ Katherine Yamada, "Verdugo Views," *Glendale News-Press*, April 25, 2008, accessed June 2026, <https://www.latimes.com/socal/glendale-news-press/news/tn-gnp-xpm-2008-04-25-gnp-yamada25-story.html>.

² Los Angeles Department of Public Works, Tract Map TR0135-062, 2/9/05, accessed June 2026, [TR0135-062.pdf](#).

³ Katherine Yamada, "Verdugo Views," *Glendale News-Press*, June 6, 2008, accessed June 2026, <https://www.latimes.com/socal/glendale-news-press/news/tn-gnp-xpm-2008-06-06-gnp-yamada06-story.html>.

⁴ Yamada, "Verdugo Views," June 6, 2008; "Purchase Valuable Tract," *Los Angeles Times*, August 14, 1926, 6.

⁵ Los Angeles Department of Public Works, Tract Map TR0147-008, 12/28, accessed June 2026, [TR0147-008.pdf](#); Los Angeles Department of Public Works, Tract Map TR0171-048, 4/30/30, accessed June 2026, [TR0171-048.pdf](#).

⁶ "Estate to be placed on market," *Los Angeles Times*, March 23, 1933, 66.

⁷ Periodicals indicate the west side of Highland Avenue was the easternmost boundary of the Glendale Park subdivision, which was advertised between 1936-1937. The majority of the development comprised the streets situated west of the historic district between Glenwood Road and as far south as San Fernando Road, including Alma Street, Pelanconi Avenue, Norton Avenue, and Cleveland Road. Sales ad, "Your last call to profit by Glendale Park's Success!," *Los Angeles Times*, September 12, 1937, 79; Glendale Park sales ad, *Los Angeles Times*, November 21, 1937, 74.

⁸ Frame Finder," various aerial images dating between 1928-1944, Special Research Collections, UCSB Library, University of California Santa Barbara Accessed June 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

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***D7. References** (continued from page 2):

Architectural Resources Group. "City of Glendale East-West Glendale Historic Context Statement-DRAFT." Prepared for the City of Glendale, April 13, 2026.

City of Glendale. Glendale Register of Historic Resources. Glendale Municipal Code, Chapter 15.20 (1997).

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed August 2025. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Glendale News-Press. Various dates (as noted in footnotes).

"Historic Aerials." NETRONLINE. Accessed August 2025. <https://www.historicaerials.com/>.

Historic Resources Group. "South Glendale Historic Context Statement." Prepared for the City of Glendale Planning Division, September 15, 2014.

Los Angeles County Department of Public Works. Land Records Information: Tract Maps. Accessed September 2025. <https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx>.

Los Angeles Times. Various dates (as noted in footnotes).

Sherer, John Calvin. History of Glendale and Vicinity. Glendale, CA: Glendale History Publishing Company, 1922.

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Resource Name or #: Highland Avenue Residential Historic District

*Date: ☒ Continuation ☐ Update**Context Views***View south on Highland Avenue.**View northwest on Highland Avenue.**View north on Highland Avenue.**View south on Highland Avenue.**View southeast on Highland Avenue.*

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Table 1. Highland Avenue Residential Historic District Properties

APN	Address	Type	Date	Style	Status	Status Code
5628-015-008	1011 Highland Ave	Single-family residential	1939	Tudor Revival	District non-contributor (extensively altered)	7PDNC
5628-015-007	1013 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5628-015-006	1017 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5628-015-005	1021 Highland Ave	Single-family residential	1936	Minimal Traditional	District non-contributor (extensively altered)	7PDNC
5635-004-030	1100 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District contributor	7PDC
5628-015-004	1101 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5635-004-029	1102 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5628-015-003	1105 Highland Ave	Single-family residential	1935	Minimal Traditional	District contributor	7PDC
5635-004-028	1106 Highland Ave	Single-family residential	1936	American Colonial Revival	District contributor	7PDC
5635-004-027	1110 Highland Ave	Single-family residential	1935	Minimal Traditional	District contributor	7PDC
5635-004-026	1114 Highland Ave	Single-family residential	1936	Minimal Traditional	District contributor	7PDC
5628-015-002	1115 Highland Ave	Single-family residential	1933	Minimal Traditional	District non-contributor (extensively altered)	7PDNC
5628-014-012	1129 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District contributor	7PDC
5634-017-034	1130 Highland Ave	Single-family residential	1936	American Colonial Revival	District contributor	7PDC
5634-017-033	1136 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5628-014-010	1139 Highland Ave	Single-family residential	1945	Minimal Traditional	District non-contributor (outside Period of Significance)	7PDNC
5634-017-032	1140 Highland Ave	Single-family residential	1930	Spanish Colonial Revival	District contributor	7PDC

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5628-014-009	1143 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5634-017-031	1146 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5628-014-008	1147 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5634-017-030	1150 Highland Ave	Single-family residential	1937	Minimal Traditional	District contributor	7PDC
5628-014-007	1151 Highland Ave	Single-family residential	1932	Spanish Colonial Revival	District contributor	7PDC
5634-017-029	1154 Highland Ave	Single-family residential	1931	Minimal Traditional	District contributor	7PDC
5628-014-006	1155 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5634-017-028	1158 Highland Ave	Single-family residential	1938	Minimal Traditional	District contributor	7PDC
5628-014-005	1159 Highland Ave	Single-family residential	1938	Spanish Colonial Revival	District contributor	7PDC
5634-017-027	1202 Highland Ave	Single-family residential	1934	Minimal Traditional	District non-contributor (extensively altered)	7PDNC
5628-014-004	1203 Highland Ave	Single-family residential	1937	Spanish Colonial Revival	District contributor	7PDC
5634-017-026	1206 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District non-contributor (extensively altered)	7PDNC
5628-014-003	1207 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District contributor	7PDC
5634-017-025	1210 Highland Ave	Single-family residential	1935	Minimal Traditional	District contributor	7PDC
5628-014-002	1211 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District contributor	7PDC
5634-017-012	1214 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5628-014-001	1215 Highland Ave	Single-family residential	1931	Tudor Revival	District contributor	7PDC
5634-017-011	1218 Highland Ave	Single-family residential	1940	Minimal Traditional	District contributor	7PDC
5634-017-010	1222 Highland Ave	Single-family residential	1936	Minimal Traditional	District contributor	7PDC
5628-013-009	1225 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5634-017-009	1226 Highland Ave	Single-family residential	1938	Tudor Revival	District contributor	7PDC

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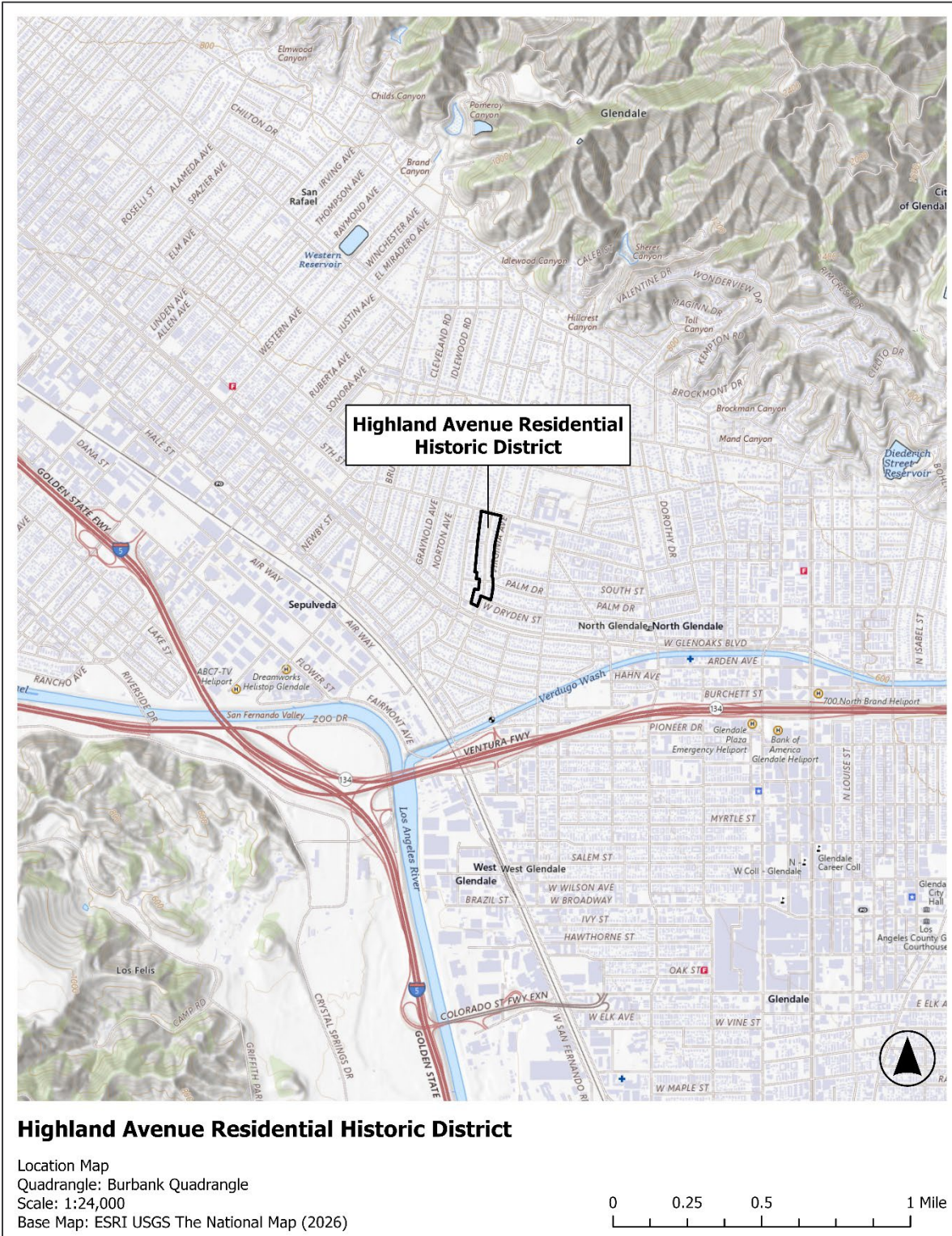
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5634-017-008	1228 Highland Ave	Single-family residential	1936	No Style	District non-contributor (extensively altered)	7PDNC
5628-013-008	1229 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5634-017-007	1232 Highland Ave	Single-family residential	1932	Spanish Colonial Revival	District contributor	7PDC
5628-013-007	1235 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District contributor	7PDC
5634-017-006	1236 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5628-013-006	1239 Highland Ave	Single-family residential	1936	Spanish Colonial Revival	District non-contributor (extensively altered)	7PDNC
5634-017-005	1240 Highland Ave	Single-family residential	1935	Minimal Traditional	District contributor	7PDC
5628-013-005	1243 Highland Ave	Single-family residential	1932	Spanish Colonial Revival	District contributor	7PDC
5634-017-004	1244 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5628-013-004	1247 Highland Ave	Single-family residential	1937	Spanish Colonial Revival	District contributor	7PDC
5634-017-003	1248 Highland Ave	Single-family residential	1933	Spanish Colonial Revival	District contributor	7PDC
5628-013-003	1251 Highland Ave	Single-family residential	1936	Minimal Traditional	District contributor	7PDC
5634-017-002	1252 Highland Ave	Single-family residential	1931	Spanish Colonial Revival	District contributor	7PDC
5628-013-002	1255 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5634-017-001	1258 Highland Ave	Single-family residential	1949	Minimal Traditional	District non-contributor (outside Period of Significance)	7PDNC
5628-013-001	1261 Highland Ave	Single-family residential	1935	Spanish Colonial Revival	District contributor	7PDC
5628-014-011	907 Palm Dr	Single-family residential	1936	Spanish Colonial Revival	District contributor	7PDC



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*Date: ☒ Continuation ☐ UpdateMap Name: Highland Avenue Survey Residential Historic District Findings Map Date: June 18, 2026