

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 #: Princes Dr./Imperial Dr. Residential Historic District

P1. Other Identifier: Princes Dr./Imperial Dr. 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 Location: ☐ Not for Publication ☒ Unrestricted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: 91207

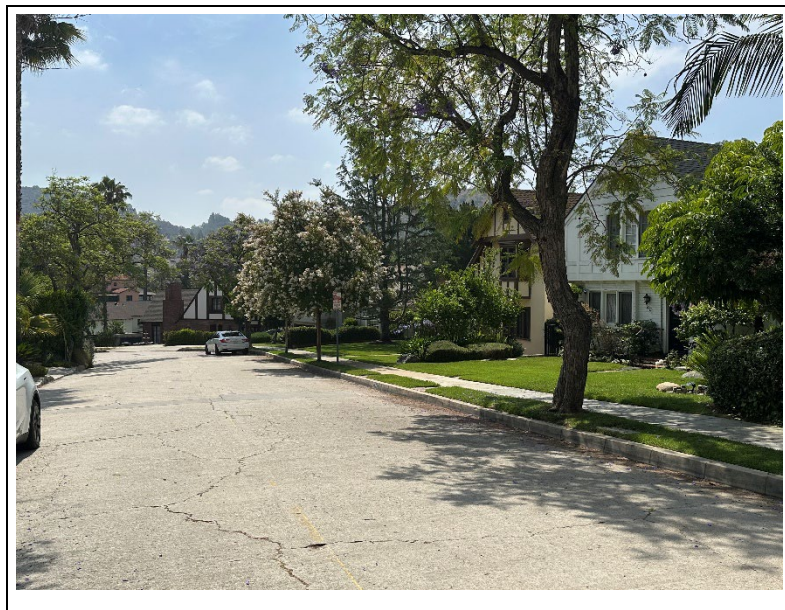
d. UTM: Zone mE/mN

e. Other Locational Data: Various APNs

***P3a. Description:**

The Princes Dr./Imperial Dr. Residential Historic District occupies sloped terrain in the historic Rossmoyne Village development, in the northeast suburbs of Glendale. The historic district is irregularly shaped and includes several parcels on Princes Drive and parcels on both sides of Imperial Drive. The district is exclusively one-and-two story single-family residences dating from the late 1920s through the 1940s. Residences occupy large irregularly shaped lots with detached or attached garages accessed via private driveways. They are primarily designed in the Period Revival architectural styles, including, Spanish Colonial Revival, American Colonial Revival, Tudor Revival, French Revival, and Monterey Revival. Other styles include various Ranch styles including Traditional and Minimal. District planning features include curvilinear streets, uniform setbacks and concrete curbs; street trees, period streetlights; and a sidewalk with a landscaped parkway on the south side of Imperial Drive. The district contains some contemporary streetlights.

The Princes Dr./Imperial Dr. Residential Historic District consists of 23 parcels. Of these, 20 were evaluated as contributors to the historic district (approximately 87%); 2 are non-contributors; and 1 is unknown/not visible, and therefore unevaluated. Additionally, of the 20 contributing properties, two are listed in the Glendale Register of Historic Resources – the Wellman House at 1428 Imperial Drive (GR #70) and the Duntley House at 1407 Imperial Drive (GR #95).



*P3b. Resource Attributes: HP2. Single 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: 1926-1941. 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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*NRHP Status Code: 5S3

*Resource Name or #: Princes Dr./Imperial Dr. Residential Historic District

D1. Historic Name: Rossmoyne Village

D2. Common Name: Princes Dr./Imperial Dr. Residential Historic District

***D3. Detailed Description:**

The Princes Dr./Imperial Dr. Residential Historic District occupies sloped terrain in the historic Rossmoyne Village development, in the northeast suburbs of Glendale. The historic district is irregularly shaped and includes parcels on Princes Drive and parcels on both sides of Imperial Drive. The district is exclusively composed of one-and-two story single-family residences dating from the late 1920s through the 1940s. Residences occupy large irregularly shaped lots with detached or attached garages accessed via private driveways. They are primarily designed in the Period Revival architectural styles, including, Spanish Colonial Revival, American Colonial Revival, Tudor Revival, French Revival, and Monterey Revival. Other styles include various Ranch styles including Traditional and Minimal. District planning features include curvilinear streets, uniform setbacks and concrete curbs, street trees, period streetlights, and a sidewalk with a landscaped parkway on the south side of Imperial Drive. The district contains some contemporary streetlights.

The Princes Dr./Imperial Dr. Residential Historic District consists of 23 parcels. Of these, 20 were evaluated as contributors to the historic district (approximately 87%); 2 are non-contributors; and 1 is unknown/not visible, and therefore unevaluated. Additionally, of the 20 contributing properties, two are listed in the Glendale Register of Historic Resources – the Wellman House at 1428 Imperial Drive (GR #70) and the Duntley House at 1407 Imperial Drive (GR #95).

***D4. Boundary Description**

The Princes Dr./Imperial Dr. Residential Historic District is irregularly shaped and bounded by parcels on both sides of Imperial Drive between Princes Drive to the north and Royal Boulevard to the south and parcels on both sides of Princes Drive.

***D5. Boundary Justification:**

The Princes Dr./Imperial Dr. Residential Historic District comprises a cohesive concentration of intact single-family residential properties from the late 1920s to the 1940s in the historic Rossmoyne Village development of Glendale. Residential development to the south and west of the historic district do not display similar levels of cohesion, architectural consistency, or integrity from the historic period. The properties to the east of the historic district are part of the designated Royal Boulevard Historic District.

D6. Significance: Theme: Suburban Development through World War II

Area: Glendale

Period of Significance: 1926-1941

Applicable Criteria: A, G

The Princes Dr./Imperial Dr. 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 residential development from 1926 to 1941 in the historic Rossmoyne Village development, reflecting Glendale's residential growth in the interwar years. The historic district retains its original planned boundary and zoning and reflects an evolving pattern of single-family development during the period of significance beginning in 1926 with the platting of Tract No. 7013 through 1941. Of the historic district's 23 parcels, 20 of these contribute to its significance (approximately 87%); 2 are non-contributors and 1 is unevaluated because it is not visible from the public right-of-way.

The Princes Dr./Imperial Dr. Historic District comprises a portion of Tract No. 7013 platted in 1926 by the Security Trust and Savings Bank¹ as part of the Royal Boulevard Subdivision developed by Standard Investments, Inc., in 1926. The Royal Boulevard subdivision is an extension of the original Rossmoyne Subdivision platted in 1923 by the Haddock-Nibley Company. (See *continuation page*)

***D7. References:**

(See *continuation page*)

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

Date: June 1, 2026

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

¹ Tract No. 7013 (TR 0131-155), Land Records Information, Los Angeles County Public Works, Accessed June 2026, <https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>

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D6. Significance (continued):

Rossmoyne was conceived as a planned suburban community by the Haddock-Nibley Company, from Salt Lake City, Utah. In 1923, they purchased 800 acres of the Rossmoyne Ranch for a reported \$2 million and built an Egyptian Revival style sales office at 1300 Verdugo Road (not extant). The land included expanses of citrus groves, live oak, and sycamore trees, and a rising mesa. The portion of land originally subdivided under the name "Rossmoyne" included land east of present-day Cordova Avenue, west of Mountain Street, and north of Verdugo Road as well as smaller portions south of Verdugo Road and north of Mountain Street.² The community incorporated natural features, curving concrete streets, and lighting. Many lots were large with expansive views, aimed at upper middle-class buyers. Architectural covenants were imposed to control the character of the community, "mandating Period Revival styles," minimum construction costs to ensure a particular class of buyers, protection of open lands in the foothills, and race restrictions.³ The subdivision was accessible by the Glendale & Montrose Railway developed by the Holmes-Walton Company in 1913⁴ along North Glendale Avenue.

In 1926, a second phase of Rossmoyne land, located in the hillside area of Rossmoyne's northeastern corner, was subdivided and laid out as a series of narrow winding streets branching off Royal Boulevard.⁵ A 1926 article in the *Glendale Evening News* announcing the opening of the "Royal Boulevard unit" quoted Alex Nibley in saying that "practically every available inch of ground already developed" had been sold and the "Royal Boulevard unit is opening just in time" to meet demand for new homes in Rossmoyne.⁶

Construction in the Royal Boulevard subdivision began in 1926 and was designed in the Spanish or Mediterranean revival styles, featuring large hillside lots aimed at a higher income level than other sections of Rossmoyne. Reminiscent of a Mediterranean hill town with the wide sweep of Royal Boulevard serving as its centerpiece and formal entrance, the landscaped parkways on both sides of Royal Boulevard were planted with palm trees, enhancing the area's "Spanish" qualities.⁷

In 1931, Alex Nibley announced that Standard Investments, Inc., an East Coast financial concern, had acquired over 450 acres of undeveloped land in Rossmoyne. According to the *Los Angeles Times*, the transaction called for Rossmoyne Investments & Securities to continue handling the sale of home sites.⁸ The *Times* also noted that Ernest Payson Goodrich, a New York community development consultant, would come to Glendale to direct the future planning of Rossmoyne. Financial difficulties continued within the Royal Boulevard subdivision from the 1929 Stock Market crash and subsequent economic Depression, halting construction until 1935 under a new development firm.⁹ There are 9 properties in the historic district that were built in the early period of development between 1926 and 1931.

In 1936, the opening of "Rossmoyne Village" was announced by Harry Welton, vice-president of a new real estate concern, Rossmoyne Properties, Inc.¹⁰ Rossmoyne Village is described as a new residential community immediately adjacent to the residential community "formerly known as Rossmoyne." Advertisements for the new community also promoted plans for a neighborhood swimming pool, playgrounds, a second park, a community center, shopping center, and a college, at the intersection of Mountain Street and Verdugo Road, adjacent to the Glendale & Montrose Railway rail line.¹¹

Royal Boulevard became a focal point for Rossmoyne Village marketing featuring a French Revival model home at 1455 Royal Boulevard, opened in 1936. The home was sponsored as "Home of the Month" by McCall's Magazine.¹² The French Revival architecture of 1455 Royal Boulevard, together with the earlier construction of a Tudor-Revival style home at 1447 Royal Boulevard in 1935, ceased the Spanish/Mediterranean mandate on Royal Boulevard and welcomed more current architectural trends. The model home as a marketing tactic proved so successful that it was repeated at 1524 Royal Boulevard in 1939 with a showcase of "authentic English Cotswold architecture."¹³

² Historic Resources Group, *Royal Boulevard Historic Resources Survey*, City of Glendale Community Development Department, 2008, 16.

³ Architectural Resources Group, *City of Glendale East-West Glendale Historic Context Statement*, City of Glendale Community Development Department, 2026, 59.

⁴ Perry et al., *Glendale: A Pictorial History*, 79. As cited in *City of Glendale East-West Glendale Historic Context Statement*, 117.

⁵ Tract Map No. 7013. As cited in *Royal Boulevard Historic Resources Survey*, 20.

⁶ "Rossmoyne Will Offer New Unit", *Glendale Evening News*, August 7, 1926. As cited in *Royal Boulevard Historic Resources Survey*, 21.

⁷ *Royal Boulevard Historic Resources Survey*, 21.

⁸ "Rossmoyne Brings Cash From East", *Los Angeles Times*, January 29, 1931. As cited in *Royal Boulevard Historic Resources Survey*, 24.

⁹ *Royal Boulevard Historic Resources Survey*, 22.

¹⁰ "Home Tract Announced", *Los Angeles Times*, June 28, 1936. As cited in *Royal Boulevard Historic Resources Survey*, 24.

¹¹ Display advertisement, *Los Angeles Times*, August 9, 1936. As cited in *Royal Boulevard Historic Resources Survey*, 24.

¹² "Model Home's Opening Set for Today", *Los Angeles Times*, September 27, 1937. As cited in *Royal Boulevard Historic Resources Survey*, 26.

¹³ "Master Model Home Opened Today", *Los Angeles Times*, March 19, 1939. As cited in *Royal Boulevard Historic Resources Survey*, 26.

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Following World War II, Rossmoyne Village Inc. was purchased by a local investment syndicate in 1948. The deal included the "remaining 200 acres" in Rossmoyne.¹⁴ Sales and marketing was taken over by the Rossmoyne Realty Co. The "Rossmoyne Village" name soon fell out of use and became associated with the retail center and pharmacy at Verdugo and Mountain.

Development within the historic district continued after the purchase of Rossmoyne Village, Inc., with infill development within previously subdivided areas. Following national trends, houses constructed in the post-war era largely abandoned period revival architectural styles in favor of new variations of the modern styles introduced in the pre-war years, primarily the Minimal Traditional and the Ranch styles.¹⁵ Large-scale residential development in Rossmoyne came to an end in the late 1970s. Some of the last residential subdivisions in Rossmoyne would occur in 1977 along Greenbrier Road north of the Markham estate.¹⁶

In 2008, the Royal Boulevard Historic District was locally designated. Developed between 1926 and 1948, it is significant as a distinctive example of community planning and a unique location representing an established and familiar visual feature of a neighborhood community. The proposed historic district is immediately adjacent to the Royal Boulevard Historic District and has a similar development pattern and residential character. Both the Royal Boulevard Historic District and proposed historic district contain individually eligible properties due to their architectural merit.

The Princes Dr./Imperial Dr. Residential Historic District remains a cohesive collection of single-family residences constructed between 1926 and 1941. While some of the district's properties were altered over time, the majority of them have not been substantially altered beyond recognition that they no longer contribute to the historic district's significance. Two of the properties were demolished and have been infilled with more recent development from the 2000s. Contributing properties in the district typically retain their original setbacks, scale and massing, plans, style, and character-defining features. They are primarily designed in the Period Revival architectural styles, including Spanish Colonial Revival, American Colonial Revival, Tudor Revival, French Revival, Monterey Revival, and some have been designed in various Ranch styles. Contributing features to the historic district include its curvilinear street pattern, concrete curbs, trees and vegetation, period streetlights, sidewalk and parkways.

D7. References (continued):

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

Historic Resources Group. *Royal Boulevard Historic Resources Survey*. City of Glendale Community Development Department. 2008.

Los Angeles County Assessor-Recorder.

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

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

¹⁴ "Large Acreage at Rossmoyne Purchased by Glendale Firm", *Los Angeles Times*, March 14, 1948. As cited in *Royal Boulevard Historic Resources Survey*, 28.

¹⁵ *Royal Boulevard Historic Resources Survey*, 29.

¹⁶ *Royal Boulevard Historic Resources Survey*, 29.

Map Name: Burbank Quadrangle

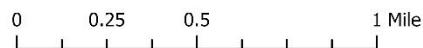
Scale: 1:24,000

Date: June 1, 2026



Princes Dr./Imperial Dr. Residential Historic District

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



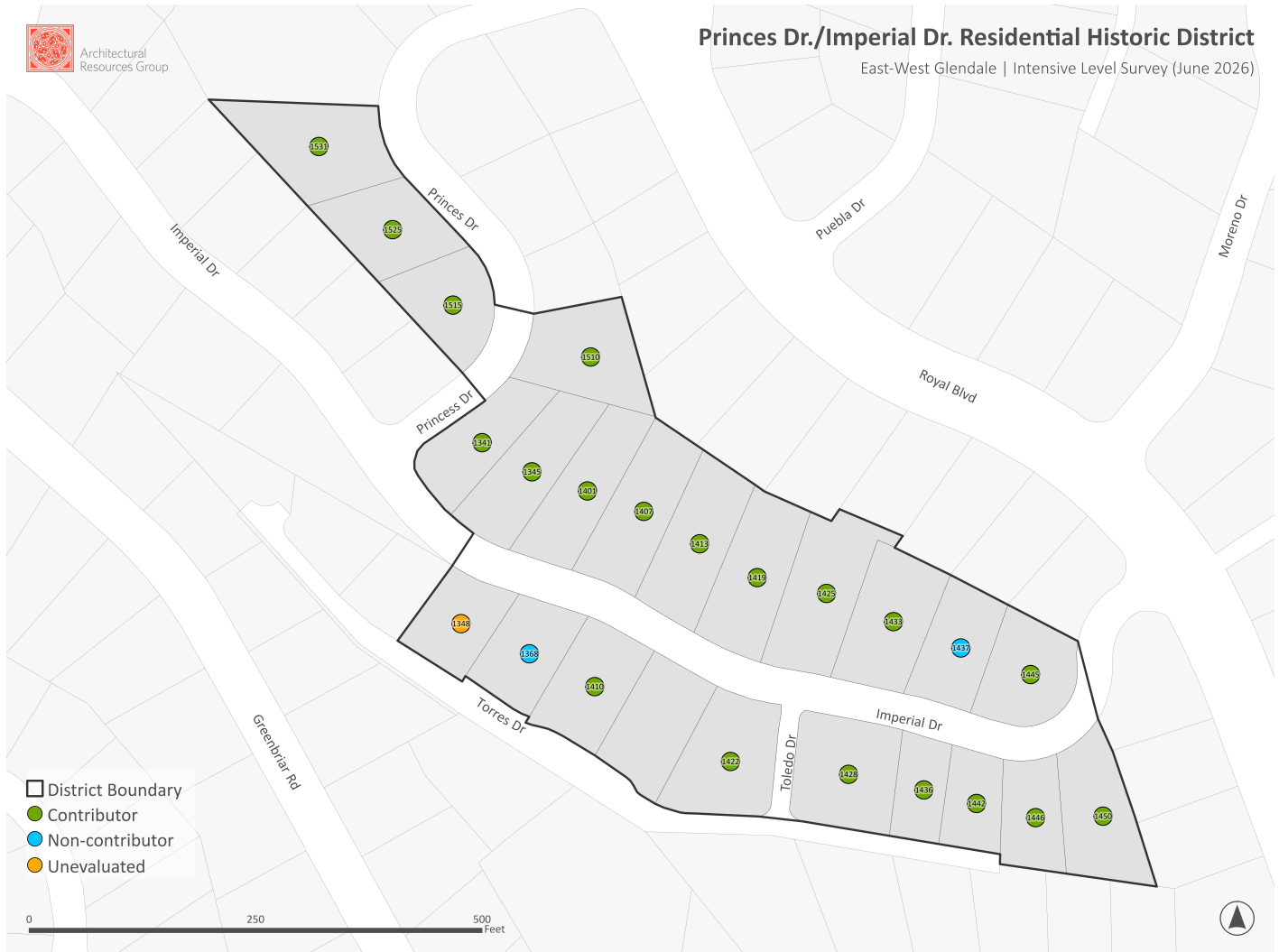
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District Map



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Property List

APN	Address	Type	Date	Style	Status	Status Code
5650-025-011	1341 Imperial Dr	Single-family residential	1938	French Revival	Contributor	7PDC
5650-025-010	1345 Imperial Dr	Single-family residential	1936	American Colonial Revival	Contributor	7PDC
5650-026-021	1348 Imperial Dr	Single-family residential	1934	Tudor Revival	Unevaluated	7R
5650-026-026	1368 Imperial Dr	Single-family residential	2008	No Style	Non-contributor (outside period of significance)	7PDNC
5650-025-009	1401 Imperial Dr	Single-family residential	1928	American Colonial Revival	Contributor	7PDC
5650-025-008	1407 Imperial Dr	Single-family residential	1932	Tudor Revival	Individually significant, Contributor	5S1, 7PDC
5650-026-019	1410 Imperial Dr	Single-family residential	1934	Spanish Colonial Revival	Contributor	7PDC
5650-025-007	1413 Imperial Dr	Single-family residential	1928	Spanish Colonial Revival	Contributor	7PDC
5650-025-006	1419 Imperial Dr	Single-family residential	1930	Mediterranean Revival	Contributor	7PDC
5650-026-017	1422 Imperial Dr	Single-family residential	1929	Spanish Colonial Revival	Contributor	7PDC
5650-025-027	1425 Imperial Dr	Single-family residential	1931	Monterey Revival	Contributor	7PDC
5650-026-024	1428 Imperial Dr	Single-family residential	1933	Spanish Colonial Revival	Individually significant, Contributor	5S1, 7PDC
5650-025-003	1433 Imperial Dr	Single-family residential	1928	Spanish Colonial Revival	Contributor	7PDC
5650-026-003	1436 Imperial Dr	Single-family residential	1940	Tudor Revival	Contributor	7PDC
5650-025-002	1437 Imperial Dr	Single-family residential	2003	Spanish Colonial Revival	Non-contributor (outside period of significance)	7PDNC
5650-026-004	1442 Imperial Dr	Single-family residential	1927	Tudor Revival	Contributor	7PDC
5650-025-001	1445 Imperial Dr	Single-family residential	1937	Spanish Colonial Revival	Contributor	7PDC
5650-026-005	1446 Imperial Dr	Single-family residential	1940	Tudor Revival	Contributor	7PDC
5650-026-006	1450 Imperial Dr	Single-family residential	1930	Tudor Revival	Contributor	7PDC
5650-025-012	1510 Princes Dr	Single-family residential	1930	Spanish Colonial Revival	Contributor	7PDC
5650-024-016	1515 Princes Dr	Single-family residential	1934	Spanish Colonial Revival	Contributor	7PDC
5650-024-015	1525 Princes Dr	Single-family residential	1940	Ranch, Minimal	Contributor	7PDC

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APN	Address	Type	Date	Style	Status	Status Code
5650-024-014	1531 Princes Dr	Single-family residential	1941	Ranch, Traditional	Contributor	7PDC

Context Views



Imperial Dr., view northeast



Imperial Dr. at Princes Dr., view northeast



Imperial Dr., view east