

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>5D3</u> Other Listings _____ Review Code _____ Reviewer _____ Date _____
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*Resource Name or #: Riverside Drive Equestrian Commercial Historic District

P1. Other Identifier: Riverside Drive Equestrian Commercial 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 Location: ☐ Not for Publication ☒ Unrestricted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 91201

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

e. Other Locational Data: Various APNs

***P3a. Description:**

The Riverside Drive Equestrian Commercial Historic District is located in the northwestern portion of Glendale. Comprising four properties on the south side of Riverside Drive and adjacent Irving Avenue between the city's boundary with Burbank and the Burbank Western Channel, the district contains the most intact and cohesive grouping of vernacular commercial buildings, outbuildings, and structures related to the area's equestrian-related recreational development between the 1940s and the 1970s. Properties in the district are one- and two-story buildings situated on large, generally rectangular lots and include structures and features related to their equestrian use. All four properties contribute to the district's significance and were constructed between 1940 and 1972. A fifth equestrian-related property from this period, 1900 Riverside Drive, is associated with the district's broader patterns of development; however, it does not retain sufficient integrity to convey its association and is excluded from the district boundary.

*P3b. Resource Attributes: HP2. Single family property; HP4. Ancillary building; HP6. 1-3 story commercial building; HP33. Farm/ranch; HP46. Walls/gates/fences

P5a. Photograph



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

P5b. Description of Photo: Riverside Drive, view southeast, April 2026

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
 1940-1972, 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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D1. Historic Name: River Bottom/Riverside Rancho

D2. Common Name: Riverside Drive Equestrian Commercial Historic District

***D3. Detailed Description:**

The Riverside Drive Equestrian Commercial Historic District contains a total of four properties, all of which (100%) contribute to its historic significance. Although associated with the district's broader patterns of development, a fifth equestrian-related property at 1900 Riverside Drive was excluded from the district boundary due to insufficient integrity. Contributing properties are one- and two-story equestrian recreational-commercial complexes constructed between 1940 and 1972 in a predominantly vernacular architectural idiom. Collectively, they retain the distinctive physical characteristics associated with the area's long-standing horse-oriented commercial economy, including stables, barns, corrals, riding arenas, loafing sheds, hay-storage facilities, wash racks, and ancillary service buildings arranged to support equestrian activities. Buildings are generally modest in design, reflecting their utilitarian/recreational purpose.

(continued on page 3)

***D4. Boundary Description:**

The Riverside Drive Equestrian Commercial Historic District is bounded by Riverside Drive to the north, the Burbank Western Channel to the east, Allen Avenue (east side) and the adjacent City of Burbank boundary to the west, and a bridle trail to the south at the junction of the Cities of Glendale and Burbank. The bridle trail, which is accessible via bridges at Allen and Irving Avenues, connects to a larger network of bridle trails that serve the surrounding equestrian community and provide access to the Los Angeles Equestrian Center, the Los Angeles River, and Griffith Park. The contributing properties front on the south side of Riverside Drive and adjacent Irving Avenue.

***D5. Boundary Justification:**

The boundaries of the Riverside Drive Equestrian Commercial Historic District were drawn to encompass the remaining cohesive and intact collection of vernacular commercial buildings, outbuildings, and associated structures that reflect the area's equestrian-related recreational development. Unlike a planned development created by a single developer, the district appears to have evolved incrementally through piecemeal construction by individual property owners. The district boundaries are therefore limited to the southern portion of Riverside Drive and adjacent Irving Avenue, where sufficient historic integrity remains to convey the area's association with commercial and equestrian-related recreational development between 1940 and 1972.

D6. Significance: Theme: Pre-World War II Commercial Development (1904-1944), Post-World War II Commercial Development (1945-2000) Area: Glendale

Period of Significance: 1940-1972 Applicable Criteria: A, G

Summary Statement of Significance:

The Riverside Drive Equestrian Commercial District appears eligible for local designation as a City of Glendale Historic District under District Criteria A and G. It is significant for its association with historic patterns of commercial-recreational development in Glendale, which resulted in the district's distinctive character as an enclave for equestrian activity. Located within an area historically known as both the "River Bottom" and the "Riverside Rancho," the district represents the commercial center of a broader equestrian landscape that developed throughout the early and mid-twentieth century.¹ The district's four properties, all developed between 1940 and 1972, contribute to its significance. As a cohesive grouping, they reflect the longstanding importance of horse culture in Glendale and the adjacent communities of Burbank and Los Angeles. (continued on page 3)

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

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

Date: June 18, 2026

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

¹ "Hoss Auction," *Los Angeles Times*, June 2, 1940, 104.

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***D3. Detailed Description** (continued from page 2):

The district includes a range of equestrian-related property types. The complex at 110 Irving Avenue contains multiple buildings and structures, including at least two single-family residences, stables, barns, sheds, corrals, and a fenced riding arena. The property at 1820 Riverside Drive, which was originally a single-family residence, consists of a two-story primary corner building fronting Riverside Drive with an attached stable at the rear, accompanied by ancillary structures including loafing and storage sheds. The property at 1830 Riverside Drive contains a one-story stable, a fenced riding arena, and loafing shed. 1840 Riverside Drive includes three buildings: a commercial tack and feed store, a Quonset hut, and a one-story stable with associated corrals and wash racks. Some alterations have occurred throughout the district; however, most have not obscured the original design, configuration, or function of individual buildings and structures. As a result, the district continues to convey its historic association with the equestrian-based commercial economy that has long been central to the community's identity.

D6. Significance (continued from page 2):

The period of significance has been identified as 1940 to 1972, encompassing the district's primary period of development and continued growth as a hub for equestrian activities. The district contains four contributing properties, all of which retain strong associations with their historic equestrian functions. Collectively, these properties have provided horse boarding facilities, riding academies, feed stores, and other services supporting the local equestrian community. The district also includes a single-family residence at 1820 Riverside Drive, which retains a horse barn at the rear of the property. Similarly, the property at 110 Irving Avenue historically included residential accommodations, likely serving as housing for individuals responsible for the around-the-clock care and supervision of horses.²

Since the early twentieth century, the River Bottom has served as the focal point of equestrian activity in the area. By the 1920s, riding academies had been established along Riverside Drive, attracting a variety of related businesses and facilities. Horse boarding stables, feed stores, restaurants, and other commercial enterprises soon emerged to support the growing equestrian community. The district developed adjacent to the residential neighborhood historically known as "Riverside Rancho," a planned residential community developed primarily by the Fritz B. Burns Company during the 1930s.³ Unlike many Southern California neighborhoods of the period, Riverside Rancho was specifically designed to accommodate horse ownership. In place of, or alongside, the backyard swimming pools common in suburban developments, many homes included detached horse stables and direct access to equestrian amenities. Contemporary advertisements emphasized this distinctive lifestyle, proclaiming, "Corral? Of course. Why live in Riverside Ranchos if one is not an addict of spur and saddle!"⁴

The district also occupies a strategic location within a larger network of bridle trails serving Glendale, Burbank, and Los Angeles. These trails provide direct access to Griffith Park and have long-connected residential and commercial equestrian facilities throughout the area. All of the district's contributing properties retain access to this network through bridges located at the southern termini of Allen and Irving Avenues.

The development of the Riverside Drive Equestrian Commercial District coincided with the peak period of equestrian-oriented residential and commercial growth in the area. As riding academies, horse boarding facilities, and equestrian neighborhoods expanded throughout the mid-twentieth century, the district emerged as the commercial heart of the local equestrian community. Today, the district remains a rare and cohesive concentration of properties associated with Glendale's enduring equestrian heritage.

² Sanborn Fire Insurance Map from Glendale, California 1925 vol. 2A, 1925-Oct. 1950, Sheet 299P, Los Angeles Public Library Digital Sanborn Maps, 1867-1970 Collection.

³ Fritz B. Burns And Company ad, *Los Angeles Evening Citizen News*, May 7, 1938.

⁴ "The House Moved Out to the Horse," *Los Angeles Times*, November 6, 1949, 190.

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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.

Jenna Snow, Historic Preservation Consulting. "Historic Resource Assessment, Silver Spur Stables, 1900 Riverside Drive, Glendale CA, 91201." August 2018.

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 Evening Express. Various dates (as noted in footnotes).

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

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

Snow, Jenna and Kathryn McGee. "Mariposa Street Bridge - DRAFT." National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 2024, Reference ##100010110.

Southwest Wave. Various dates (as noted in footnotes).

Van Nuys Valley Times. Various dates (as noted in footnotes).

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Context Views



View south on Riverside Drive.



View southwest on Riverside Drive.



View west on Riverside Drive.



View southwest of 1840 Riverside Drive.



View southeast of TriKee Tack at 1840 Riverside Drive.

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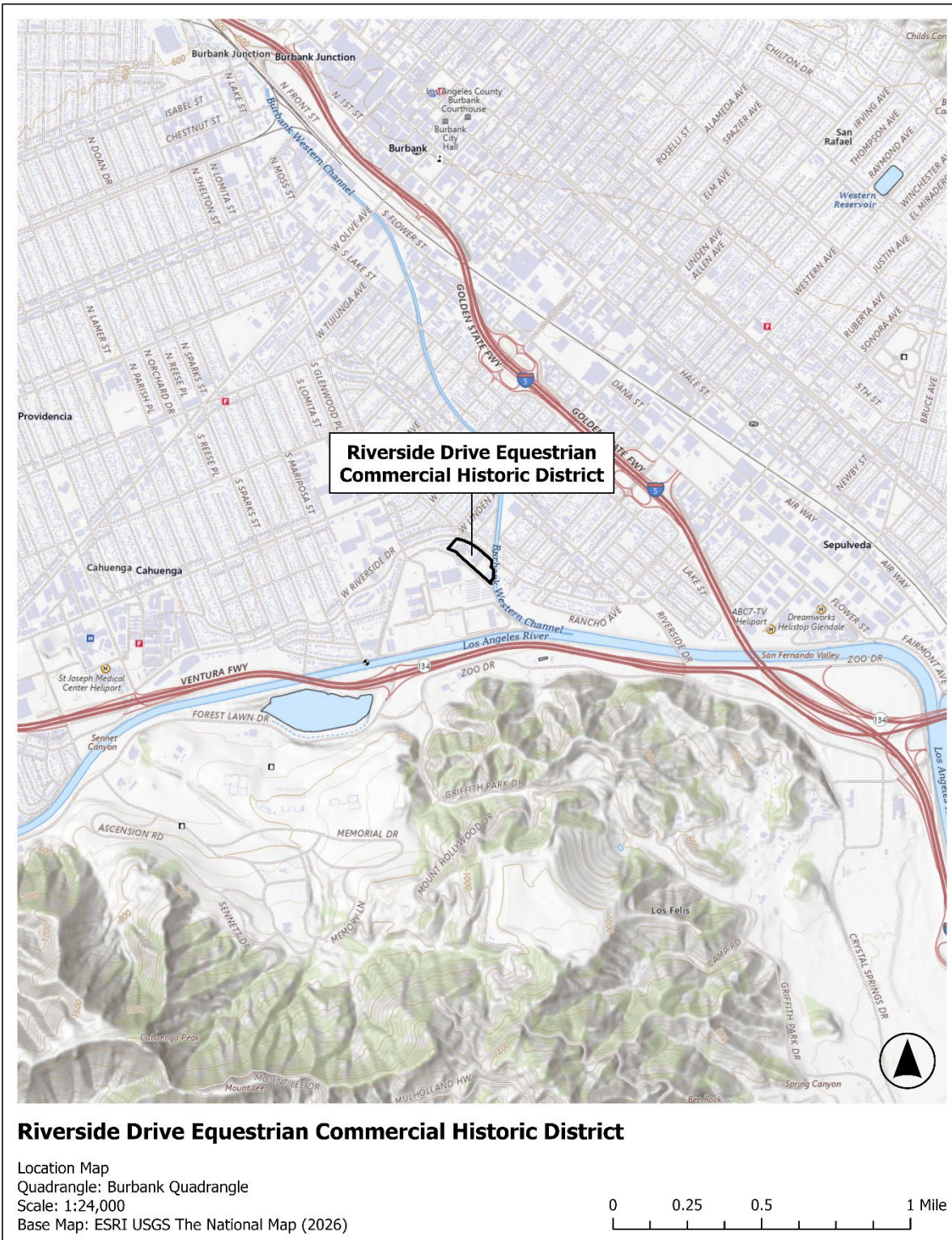
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Table 1. Riverside Drive Equestrian Commercial Historic District Properties

APN	Address	Type	Date	Style	Status	Status Code
5626-006-001	110 Irving Ave	Equestrian Stables/Facilities	1940	Minimal Traditional	District contributor	7PDC
5626-006-002	1820 Riverside Dr	Single-family residential with rear stables	1949	Residential Vernacular	District contributor	7PDC
5625-031-010	1830 Riverside Dr	Equestrian Stables/Facilities	1973	Vernacular	District contributor	7PDC
5625-031-009	1840 Riverside Dr	Equestrian Stables/Facilities	1943	Vernacular	District contributor	7PDC

Map Name: Riverside Drive Equestrian Commercial Historic District Location Map Scale: 1:24,000 Date: June 18, 2026



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