State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1641 Heather Ridge Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1641 Heather Ridge Dr City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5649-032-016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mid-Century Modern
Secondary Architectural Style: Late Modern

Building Envelope
Setting: set back
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; wood, vertical board
Architectural Details: planter(s)

Roof
Roof Form: flat; gable, side; low-pitched
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide; finial(s); interior chimney, brick

Entrance(s)
Primary Entry Type: flush
Primary Entry Materials & Details: canopy
Primary Door Type & Material: paneled; single door; wood
Primary Door Details: carved

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southwest, 4/27/2026

***P6. Date Constructed/Age and Sources** 1965 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1641 Heather Ridge Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Mid-Century Modern; Late Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Jones & Walton and built by owner R. V. Weatherford in 1965.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, attached
B9a. Architect: Jones & Walton b. Builder: Weatherford, R.V.
***B10. Significance:** **Theme** Architecture - Modernism **Area** Glendale
Period of Significance: 1965 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1641 Heather Ridge Drive appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Mid-Century Modern is a broad term that is used to describe the various derivatives of Modern architecture that flourished in the post-World War II period. These include postwar adaptations of the International Style, post-and-beam construction, and more organic and expressive interpretations of the Modern architectural movement. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. Common characteristics of the idiom include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, exposed structural members, and dramatic rooflines (including A-frames).

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91285

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; grouped
Window Materials 1: wood

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 2511 Hermosita Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 2511 Hermosita Dr City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-032-020

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Spanish Colonial Revival

Building Envelope
Setting: elevated from street level; hillside; set back
Height: 1-story
Plan: U-shaped
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: arch(es); wing wall

Roof
Roof Form: flat; gable, front
Roof Cladding: clay barrel tile
Roof Details: chimney pots; clay tile coping; gable vent; interior chimney, stucco; parapet, shaped

Entrance(s)
Primary Entry Type: flush
Primary Entry Materials & Details: arch(es)
Primary Door Type & Material: paneled; single door; wood
Primary Door Details: multi-light; transom

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View west, 4/24/2026

***P6. Date Constructed/Age and Sources** 1924 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/24/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 2511 Hermosita Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed for C.E. Drisko by contractor A.E. Young in 1924.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s); garage, detached; retaining wall, stone; retaining wall, stucco
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1924 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 2511 Hermosita Drive appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

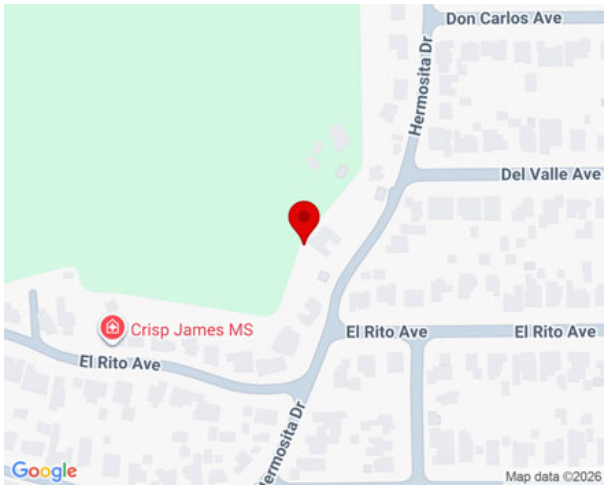
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91322

***Date of Evaluation:** 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; tripartite
Window Materials 1: wood
Window Details 1: arched opening(s), round
Window Grouping & Type 2: paired
Window Materials 2: wood
Window Details 2: multi-light, top sash

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #** (Assigned by recorder) 2707 Hermosita Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 2707 Hermosita Drive City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-032-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Exotic Revival

Building Envelope
Setting: not fully visible from public right-of-way; architectural description completed using photos from May 2026 real estate listing
Height: 3-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: stucco, smooth
Architectural Details: applied ornamentation; arch(es); balconette(s); balcony(ies); corbels; decorative stucco elements; exterior stairway(s); tower volume

Roof
Roof Form: flat
Roof Cladding: material unknown
Roof Details: tower(s); crenellated and undulating parapets

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: low wall, stucco; curving entry stair; balconette at porch wall
Primary Door Type & Material: single door; paneled; recessed; wood
Primary Door Details: arched; decorative hardware; grille
Secondary Entry Type: unknown/not visible

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View west, 8/28/2026

***P6. Date Constructed/Age and Sources** 1927 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 8/28/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 2707 Hermosita Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Exotic Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1927.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** designed landscape; garage, attached; retaining wall, stone
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1927 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 2707 Hermosita Drive appears eligible for listing in the Glendale Register. It is an excellent example of Exotic Revival architecture with Spanish Colonial Revival, Mediterranean Revival, Moorish Revival, and Eclectic elements as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It features a large scale, complex massing, and unusual details including towers, crenellations, corbels, stucco arch details, and undulating balcony walls and parapets.

Like other Period Revival types, the Exotic Revival style was popular in Southern California in the early 20th century, particularly in the 1920s and '30s. It never reached the popularity of styles like Spanish Colonial Revival, Mediterranean Revival, or Tudor Revival, perhaps due to its unusually eclectic mix of architectural elements from many regions, including North Africa, Spain, Italy, and southern France. Building volumes and ornament inspired by Moorish and Egyptian architecture were combined in unusual ways. Typical features of the Exotic Revival style include complex massing with asymmetrical façade; towers and turrets; arched entrance doorways with richly detailed surrounds; arcades and loggias; exterior stairways, terraces, balconies, and courtyards; and decorative elements in cast stone, terra cotta, or stucco.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

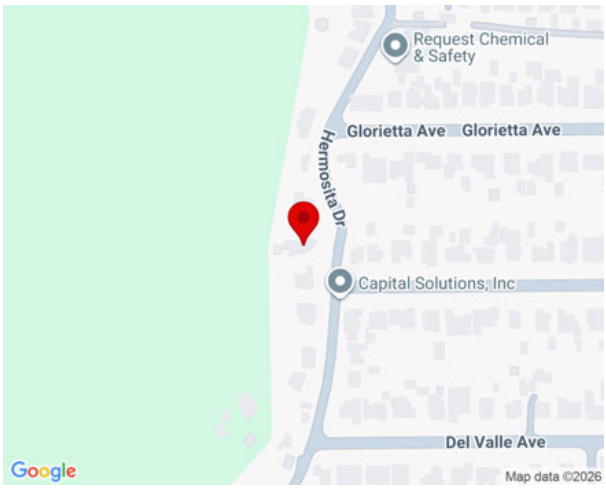
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 8/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: paired; grouped; casement
Window Materials 2: wood
Window Details 2: arched opening(s), round; multi-light
Window Grouping & Type 3: single; fixed
Window Materials 3: wood
Window Details 3: arched opening(s), round

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

"2707 Hermosita Drive." Redfin. Accessed September 2026 at https://www.redfin.com/CA/Glendale/2707-Hermosita-Dr-91208/home/7144268.

This property was surveyed in the 2004 Historic Resources Survey by the Glendale Community Development Department, Planning Division and is designated as a contributor to the Ard Eevin Highlands Historic District. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as the former residence of professional baseball player Babe Herman, who lived here with his family from 1933 until his death in 1987. During this time, Tayback gained significance as a prominent baseball player and scout.

The property's character-defining features remain unchanged from those identified in 2004. No new alterations were noted in the 2026 survey update of this property. The building continues to retain a high degree of integrity, enabling it to convey its association with significant individual Babe Herman. Photo below is view east, taken September 4, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1622 Highland Ave *NRHP Status Code: 5B/3S

B1. Historic Name: Babe Herman House
B2. Common Name: Babe Herman House
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1931. By 1933, Babe Herman and his family had moved in; they added a room above the detached garage in 1935. Herman lived here until his death in 1987.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** porte cochere; garage, detached
B9a. Architect: _____ b. Builder: _____
***B10. Significance:** **Theme** Suburban Development through WWII, 1910-1944 **Area** Glendale
Period of Significance: 1933-1987 **Property Type:** Single-family residential **Applicable Criteria:** B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In addition to being a contributor to the Ard Eevin Highlands Historic District (and remaining individually eligible for listing in the National Register for its Spanish Colonial Revival architecture, as evaluated in 2004), the property at 1622 Highland Ave appears individually eligible for listing in the Glendale Register. It is significant for its association with significant individual Babe Herman, who resided here between 1933 and his death in 1987.

Born in Buffalo, NY in 1903, Floyd Caves "Babe" Herman moved to Los Angeles with his family as an infant. In 1917, the Hermans moved to Glendale. Herman began playing baseball there, and after a standout high school career, went professional at age 18. Herman went on to play professional baseball for teams including the Brooklyn Robins (Dodgers), the Cincinnati Reds, Chicago Cubs, and Detroit Tigers until retiring in 1945. He then became a baseball scout while running several businesses in Glendale. Herman, his wife Ann, and their children resided in the subject property throughout his career.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

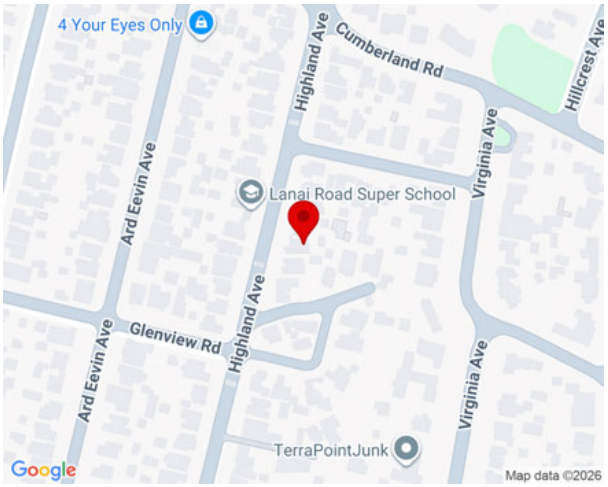
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 8/31/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

City of Glendale Building Department. Building permits.

Erion, Greg. "Babe Herman." Society for American Baseball Research. Accessed September 2026 at https://sabr.org/bioproj/person/babe-herman/.

Glendale City Directories, 1930-1980. Accessed September 2026 at ancestry.com.

U.S. Census Data, 1930, 1940, 1950. Accessed September 2026 at ancestry.com.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/5B
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) Cumberland Heights Neighborhood CH-312

P1. Other Identifier:

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

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5' Quad** Burbank **Date** 1972 **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1622 Highland Ave. City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate)
Los Angeles County Assessor's Parcel Number: 5629-020-006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries)

This is a mixed one- and two-story single-family residence designed in the Spanish Colonial Revival style, constructed in 1931. It is L-shaped in plan with a multiple-gabled roof, clad in clay tile. The walls are clad in smooth stucco. The primary façade is asymmetrical. The windows are a mix of fixed and casement divided-light, with a prominent arched fixed window. Character-defining features are a low wall enclosing front patio, an arcaded portico, Porte Cochere, two wing walls with arched entryways extending in each direction from the protruding front wing, an arched window situated on the prominent front wing with thick projecting sill, decorative venting, chimney with tile top, and a decorative sconce situated on the arcaded portico wall. Alterations include the addition of a room above the garage in 1935. Landscaping consists of an assortment of cacti and other plants and a curved path leading to the main entry. The overall integrity of the building is excellent.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)
West elevation/April 2004

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1931
City of Glendale Building Permit Records

***P7. Owner and Address:**
FRED D & CYNTHIA T SOLDWEDEL
1622 HIGHLAND AVE
GLENDALE CA 91202-1260

***P8. Recorded by:** (Name, affiliation, and address) Glendale Planning Division
633 E. Broadway, Rm. 103
Glendale, CA 91206

***P9. Date Recorded:**
July 20, 2004

***P10. Survey Type:** (Describe)
Reconnaissance Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** ☑ NONE ☐ Location Map ☐ Sketch 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):

This property was surveyed in the 2004 Ard Eevin Highlands Historic District Survey, and is designated as a contributor to that historic district. The 2004 survey identified it as individually eligible for listing in the Glendale Register. This survey form confirms the original evaluation: the property appears individually eligible as an excellent example of Spanish Colonial Revival architecture.

The character-defining features remain unchanged from those identified in 2004. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view west, taken April 15, 2026.



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1655 Highland Ave *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals; Suburban Development through World War II (1910-1944) **Area** Glendale
Period of Significance: 1925 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1655 Highland Avenue appears eligible for listing in the Glendale Register.The property is a good example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a “native” California architectural style that drew upon and romanticized the state’s colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

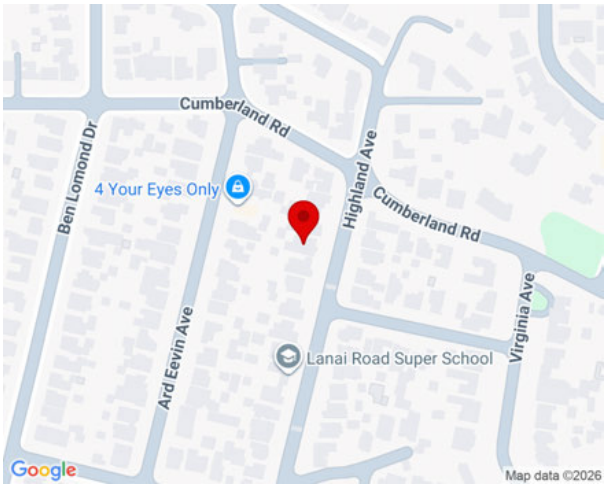
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***Date of Evaluation:** 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) Cumberland Heights Neighborhood CH-327

P1. Other Identifier:

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

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5' Quad** Burbank **Date** 1972 **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1655 Highland Ave. City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate)
Los Angeles County Assessor's Parcel Number: 5629-018-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries)

This is a two-story single-family residence designed in the Spanish Colonial Revival style, constructed in 1925. It is rectangular in plan with a low-pitch cross-gable roof on the first story and a side gable on the second story, both clad in clay tile. The walls are clad in smooth stucco. The primary façade is asymmetrical with an exterior courtyard with low stucco wall and an arched entryway The windows are rounded arch, fixed and casement in single paned and divided-light in configuration constructed of wood. A metal gate crosses the driveway. Character-defining features are tripartite arched windows, exterior courtyard, arched and rectangular fixed and casement style windows, stucco chimney, second story arcade with arched openings, low-pitched, tile roof and stucco wall cladding. There is a rear detached garage. Alterations include a master bedroom addition at the rear of the residence permitted in 1979. Landscaping consists of a large pine tree and lawn. The overall integrity of the building is excellent.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)
East elevation/April 2004

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1925
City of Glendale Building Permit Records

***P7. Owner and Address:**
KENNETH & JENNIFER BUNT
1655 HIGHLAND AVE
GLENDALE CA 91202-1235

***P8. Recorded by:** (Name, affiliation, and address) Glendale Planning Division
633 E. Broadway, Rm. 103
Glendale, CA 91206

***P9. Date Recorded:**
August 2, 2004

***P10. Survey Type:** (Describe)
Reconnaissance Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** ☑ NONE ☐ Location Map ☐ Sketch 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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) Hillcrest Ave. Utility Vault
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address null Hillcrest Ave City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5630-010-061

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type- Institutional: Utilities
Primary Architectural Style: Industrial Vernacular

Building Envelope
Setting: corner; subterranean
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: stucco, smooth
Architectural Details: pilasters; stringcourse; recessed exterior wall vents

Roof
Roof Form: flat
Roof Cladding: earthen material
Roof Details: parapet, curved

Entrance(s)
Primary Entry Type: flush
Primary Door Type & Material: double door; metal; paneled; recessed

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP39. Other

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/15/2026

***P6. Date Constructed/Age and Sources** 1926 ca. (Visual observation, aerial photographs, tract map)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/15/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) Hillcrest Ave. Utility Vault *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Institutional B4. Present Use: Institutional
***B5. Architectural Style** Industrial Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations) This partially subterranean utility vault was likely constructed around 1926, when Tract 5415 was subdivided here, in order to provide municipal services to future residential subdivisions. It is visible on a 1931 aerial photograph. Its exact function is unknown.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Pre-WWII Civic/Institutional Development, 1919-1944 **Area** Glendale
Period of Significance: 1926 ca. **Property Type:** Institutional **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The utility vault at the corner of Hillcrest Ave. and Caleb St. appears eligible for listing in the Glendale Register. It is likely to have been constructed around 1926, when the tract in which it sits was subdivided. The vault is significant for its association with the first establishment of municipal services in this part of Glendale, reflecting the expansion of residential subdivisions into the foothills in the 1920s-30s. It is a rare remaining example of an original utility feature from this formative period of city growth, and exhibits restrained Period Revival elements appropriate to its time.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

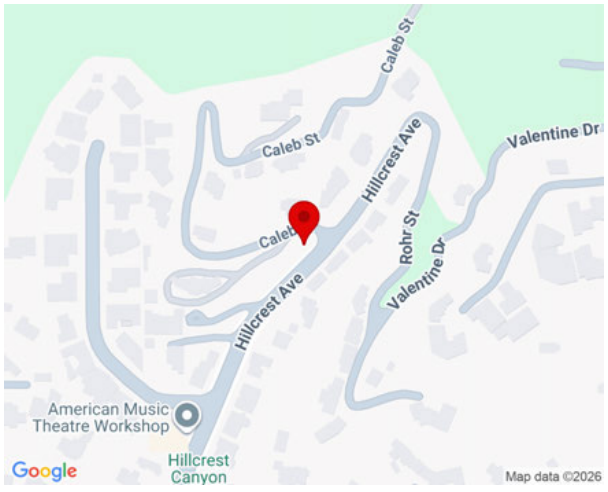
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

Tract No. 5415 Map, October 1926. Los Angeles County Department of Public Works, accessed June 2026, https://pw.lacounty.gov/sur/landrecords/index.cfm?docType=TM.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1437 Hillside Dr

P1. Other Identifier: Verlade House

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1437 Hillside Drive City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-024-006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mid-Century Modern

Building Envelope
Setting: Not visible from public right-of-way; at the City's request, the architectural description was completed using photographs and descriptions from the property's rescinded Glendale Register nomination (April 2026).
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam
Wall Cladding: wood, vertical board
Architectural Details: decorative wood elements; exterior stairway(s); extensive glazing; cantilevered volumes

Roof
Roof Form: gable, side; low-pitched
Roof Cladding: rolled asphalt
Roof Details: eaves, open; eaves, wide; eave extends over main entry as open pergola-like structure with wood post support

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: flooring, tile; handrail(s); railing, wood; Integral concrete and CMU planters
Primary Door Type & Material: single door; slab door; wood
Secondary Entry Type: at same primary entry
Secondary Door Type & Material: sliding door; fully glazed; aluminum
Secondary Door Details: sidelights

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northeast, 8/28/2026

***P6. Date Constructed/Age and Sources** 1961 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 8/28/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1437 Hillside Dr *NRHP Status Code: 5S3

B1. Historic Name: Verlade House
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Mid-Century Modern

***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by architect Charles W. Wong for Carlos and Alice Verlade in 1961. In 1964, a laundry room was added to the side (west elevation). In 1969, a detached ancillary guest house was added. At an unknown time, a family room and deck were added at the rear; tile was added to the front stairs, porch, and rear deck; and the

(continued on page 3)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:** ancillary building(s); carport/soft story (house cantilevers above)

B9a. Architect: Charles W. Wong b. Builder:

***B10. Significance:** **Theme** Architecture - Modernism **Area** Glendale
Period of Significance: 1961 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1437 Hillside Dr. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It also appears eligible for its design associated with notable Los Angeles architect Charles W. Wong, AIA.

Mid-Century Modern is a broad term that is used to describe the various derivatives of Modern architecture that flourished in the post-World War II period. These include postwar adaptations of the International Style, post-and-beam construction, and more organic and expressive interpretations of the Modern architectural movement. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. Common characteristics of the idiom include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, exposed structural members, and dramatic rooflines (including A-frames).

Born in Guangzhou, China in 1929, Charles W. Wong immigrated in the 1930s and settled in Los Angeles. He graduated from the USC School of Architecture in 1951, and worked as a designer for Ralph M. Partons, Maurice Fleishman, and Leach & Cleveland before opening his own practice in 1955. Wong, who joined the AIA in 1957, was known for his Modern residential, commercial, and institutional designs built across Southern California. He was one of only a few Chinese American architects working in the Los Angeles area during the immediate postwar period.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 8/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: grouped; fixed; jalousie/louver; clerestory
Window Materials 1: wood; aluminum
Window Grouping & Type 2: grouped
Window Materials 2: wood
Window Details 2: obscure glass
Window Grouping & Type 3: grouped; fixed
Window Materials 3: wood

Alterations
Alterations: laundry room added at side 1964; ancillary detached guest house added 1969; family room addition at rear (date unknown); tiles added to stairs, porches (date unknown); light fixture replaced

***B6. Construction History:** (Continued from page 2):
primary facade light fixture was replaced.

***B12. References:** (Continued from page 2):
Glendale Historic Preservation Commission. Staff Report and Addenda: 1437 Hillside Drive, April 16, 2026.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1601 Hillside Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1601 Hillside Dr City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-018-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Craftsman

Building Envelope
Setting: corner; set back
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, channel

Roof
Roof Form: gable, cross
Roof Cladding: composition shingle
Roof Details: bargeboard(s); bracket(s); dormer(s), window roof; eaves, open; eaves, wide; exposed rafter tails; gable vent; interior chimney, stone

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: low wall, stone; piers, stone; steps, concrete
Primary Door Type & Material: paneled; single door; wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/24/2026

***P6. Date Constructed/Age and Sources** 1923 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/24/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1601 Hillside Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1923.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Arts and Crafts **Area** Glendale
Period of Significance: 1923 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1601 Hillside Drive appears eligible for listing in the Glendale Register. It is an excellent example of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91319

***Date of Evaluation:** 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; single
Window Materials 1: wood
Window Grouping & Type 2: double-hung; single
Window Materials 2: wood

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):
Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

This property was surveyed in the 2014 Niodrara Drive Historic District Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Tudor Revival architecture.

The property's character-defining features remain unchanged from those identified in 2014. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view north, taken April 24, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1620 Hillside Dr *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1918.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** entry gate; entry pillars; garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1918 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
In addition to being a contributor to the Niodrara DriveHistoric District, the property at 1620 Hillside Dr. appears individually eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper and Robby Aranguren, Historic Resources Group, 556 S. Fair Oaks Ave, Suite 101-514, Pasadena, CA 91105

***Date of Evaluation:** 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI
Trinomial #
NRHP Status Code 5D1
Other Listings Niodrara Drive Historic District Contributor
Review Code Reviewer Date

***Resource Name or #** (Assigned by recorder) 1620 Hillside Drive

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** **Date** **T** **;R** ; **¼of** **¼ of Sec** ; **B.M.**

c. Address 1620 Hillside Drive City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5614-020-036; 5614-020-012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

- Setting: corner, deep setback
- Style: Tudor Revival
- Stories: 2
- Plan: irregular
- Façade: asymmetrical
- Foundation: concrete
- Construction: wood frame
- Wall Cladding: smooth stucco, half timbering, brick wainscot
- Porch *(type, details):* recessed, partial width, stucco pier supports, squared arch opening
- Door *(type, material, details)*:
  -Type 1 (primary): not visible

(continued on page 2)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

***P4. Resources Present:** ☒Building ☐Structure ☐ Object ☐Site ☐District ☒Element of District ☐Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) Primary façade, view southwest. City of Glendale, Planning Division, 2015.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1918, Los Angeles County Assessor

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

***P8. Recorded by:** Name, affiliation, and address)
Andrew Goodrich
Architectural Resources Group
8 Mills Place, Suite 300
Pasadena, CA 91105

***P9. Date Recorded:** 11/14/2014

***P10. Survey Type:** (Describe)
☒ Intensive
☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Niodrara Drive Historic Resources Survey Report

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

*Resource Name or # (Assigned by recorder) 1620 Hillside Drive
Recorded By: Architectural Resources Group Date: 11/14/2014 ☒ Continuation ☐ Update

***P3a. Description** *(continued from page 1):*

- Windows *(arrangement, type, material, details):*
  -Type 1: canted bay, casement, wood, multi-light, wood surround with inset panels
  -Type 2: paired, casement, wood, multi-light, brick sill, recessed opening
  -Type 3: paired, double hung, wood, multi-light, transom, recessed opening
  -Type 4: single, casement, wood, multi-light, recessed opening
  -Type 5: rounded bay, type undetermined, wood, multi-light, pilasters, curved portico surround
  -Type 6: grouped, casement, wood, multi-light, brick sill, recessed opening
- Roof *(form, pitch, cladding, features):* combination (cross gable and hip), steep pitch, clay tile, open eaves, exposed rafters, bargeboards, brackets, finials
- Chimney *(location, materials):* exterior, stucco and brick
- Ornamentation/Details: gable vents, jettied gables with wood brackets
- Garage: detached, metal roll-up door, compatible in style with main house (constructed in 1948)
- Related Features: none visible
- Landscape Features:
  -Trees: liquidambar, coast live oak, birch, California sycamore, Indian laurel fig, crape myrtle, deodar cedar, Canary Island date palms
  -Shrubs: glossy privet hedge, Victorian box hedge, laurel-leaf snailseed, yew pine hedge
  -Groundcover: turfgrass

  Hardscape Features: stone streambed, wood perimeter fence and entry gate (on west property line), brick piers (at driveway gate), iron driveway gate, concrete driveway with brick and stone accents, loose stone piles (at sides of driveway gate), stone perimeter wall (at north), face of stone bridge that historically spanned street (at north)
- Character-Defining Features (Building): asymmetrical massing; steeply-pitched roof with prominent front and side gables, exposed rafters, bargeboards, brackets, and finials; clay tile roof cladding; stucco wall cladding with brick wainscot; ornamental half timbering; recessed porch with squared arch opening; multi-light wood casement and double-hung windows with brick sills and/or decorative surrounds; jettied gables with wood brackets; prominent chimney
- Character-Defining Features (Site and Landscape):
  -Landscape: Canary Island date palms (7, along Hillside Drive), coast live oak (throughout yard, behind gates and hedges), California sycamore (throughout yard, behind gates and hedges)
  -Hardscape: stone streambed, loose stone piles (at sides of driveway gate), brick piers (at driveway gate), stone perimeter wall (at north), face of stone bridge that historically spanned street (at north)
- Alterations: detached garage added (1948, appears to have replaced an earlier garage), driveway gate added (piers appear to be original)
- Integrity: high
- Status: contributor

*Resource Name or # (Assigned by recorder) 1620 Hillside Drive
Recorded By: Architectural Resources Group Date: 11/14/2014 ☒ Continuation ☐ Update



Image 2. Frontage on Hillside Drive, view southwest. ARG, October 2014.



Image 3. Entrance to property, view southeast. ARG, October 2014.



Image 4. Detail of driveway gate, view southeast. Carlberg Associates, October 2014.



Image 5. Detail of Canary Island date palm trees, view southeast. Carlberg Associates, October 2014.



Image 6. Frontage on Niodrara Drive, view northwest. Carlberg Associates, October 2014.



Image 7. Coast live oak trees from Bonita Drive, view southeast. Carlberg Associates, October 2014.

CONTINUATION SHEET

***Recorded by:** Architectural Resources Group ***Date:** September 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2021 South Cumberland Heights Historic District Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register for its association with historic patterns of residential development.

The property's character-defining features remain unchanged from those identified in 2020. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view east, taken September 4, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1648 Idlewood Rd *NRHP Status Code: 5B

B1. Historic Name: Farinacci House; Williams Institute
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Eclectic

***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed by builder Antonio Farinacci for use as his own residence with wife Lena Farinacci in 1924. As noted in the original documentation (2020), alterations include a rear addition; replacement of primary door; replacement of some windows; and addition of an exterior stair. No new alterations were observed in 2026.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:** garage, detached; retaining wall, brick; piers, brick

B9a. Architect: b. Builder: Antonio Farinacci

***B10. Significance:** **Theme** Suburban Development through WWII, 1910-1944 **Area** Glendale
Period of Significance: 1924 **Property Type:** Single-family residential **Applicable Criteria:** A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
In addition to being a contributor to the designated South Cumberland Heights Historic District, the property at 1648 Idlewood Rd appears individually eligible for listing in the Glendale Register. Constructed by builder Antonio Farinacci as his own residence in the subdivision he was developing, the property was one of the first in the area and served as a catalyst for development. It reflects significant patterns of single-family residential development that shaped this part of Glendale in the 1920s.

Farinacci and his wife Lena only lived here for about three years; by 1927, house construction was well underway on Idlewood and they had moved to Cleveland Road, where he planned the development of his next new subdivision, Cleveland Knoll. The subject property was next occupied by Dr. Robert H. and Rose Williams; Williams was an osteopathic physician who advocated sunlight as a cure. 1648 Idlewood became known as the Williams Institute and the "Home of Sunlight." The Williamses had moved by 1943.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

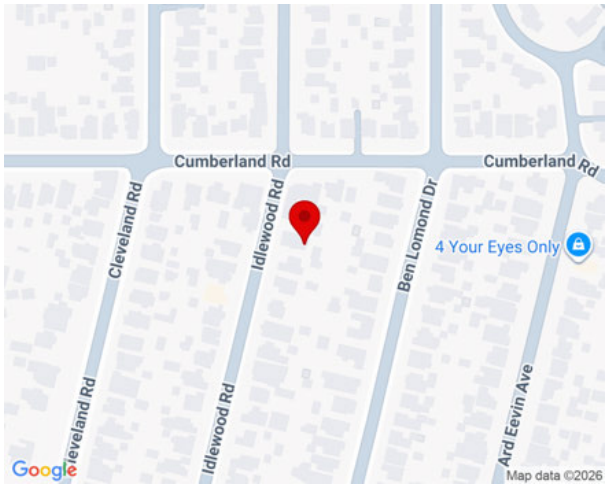
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

Architectural Resources Group. "South Cumberland Heights Historic Resources Survey." Prepared for City of Glendale, 2021.

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/

Yamada, Katherine. "Verdugo Views." Glendale News-Press, August 1, 2008.

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1648 Idlewood Road
P1. Other Identifier: Element of South Cumberland Heights Historic District
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**
***a.County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **;R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.**
c. Address 1648 Idlewood Road City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5629-012-008

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor
Property Type: Residential—Single-family
Siting: Set back—moderate
Primary Architectural Style: Eclectic
Number of Stories: 1.5
Plan/Primary Facade: Rectangular; Symmetrical
Construction/Foundation: Wood-frame; Concrete
Cladding: Brick
Roof Type/Material: Hipped, Conical, Clay tile, Standing seam
Roof Features: Brackets, Cornice, Eaves—closed
Chimney 1: Brick—exterior; Decorative cap
Porch/Stoop 1: Full-width porch—projecting; Tile, Brick; Brackets, Entry walls, Steps, Arched hood
Door 1: Single; Wood; Paneled
Window 1: Paired; Double-hung; Wood; Top row divided lights
Window 2: Bay—rounded; Fixed; Wood
Window 3: Paired; Greenhouse; Non-original material; Brackets
Hardscape: Walkway-Brick; Driveway-Concrete, Concrete curb; Retaining Wall-Brick
Landscape: Mature vegetation
Garage: Detached, Metal door, Compatible in style with main house
Character-defining features: One-and-a-half story height, Symmetrical massing, Brick wall cladding, Projecting porch with curved brick wall, Arched hood with brackets and tile cladding, Moderately-pitched hipped roof with clay tile cladding and closed eaves, Brick chimney with decorative cap, Multi-light wood windows, Rounded window bay
Alterations: Additions-Rear; Other Alterations-Door replaced—primary, Windows replaced—some, Exterior staircase added
Integrity: High

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other: _____

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northeast, 7/31/2020

***P6. Date Constructed/Age and**

Sources: ☑ Historic ☐ Prehistoric ☐ Both
1924, Los Angeles County Assessor

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

***P8. Recorded by: (Name, affiliation, and address)** Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 7/31/2020

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) South Cumberland Heights Historic District, Historic Resources Survey Report (ARG, 2021)

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1625 Irving Ave
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1625 Irving Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5618-031-016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Spanish Colonial Revival

Building Envelope
Setting: set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: applied ornamentation; arch(es); balcony(ies); corbels; tower volume

Roof
Roof Form: gable, side; flat; conical
Roof Cladding: clay barrel tile
Roof Details: clay tile coping; eaves, open; exposed rafter tails; exterior chimney, stucco; gable vent; parapet, flat

Entrance(s)
Primary Entry Type: stoop; tower
Primary Entry Materials & Details: arch(es); light fixtures; steps, concrete
Primary Door Type & Material: single door; paneled; wood
Primary Door Details: arched; surround, decorative
Secondary Entry Type: balcony
Secondary Entry Materials & Details: railing, metal
Secondary Door Type & Material: single door; fully glazed; wood
Secondary Door Details: multi-light; screen, wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View west, 4/16/2026

***P6. Date Constructed/Age and Sources** 1927 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/16/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1625 Irving Ave *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed by contractor J.D. Baer for Mr. and Mrs. Homer Reed in 1927.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder: Baer, J. D.
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1927 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1625 Irving Ave. appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

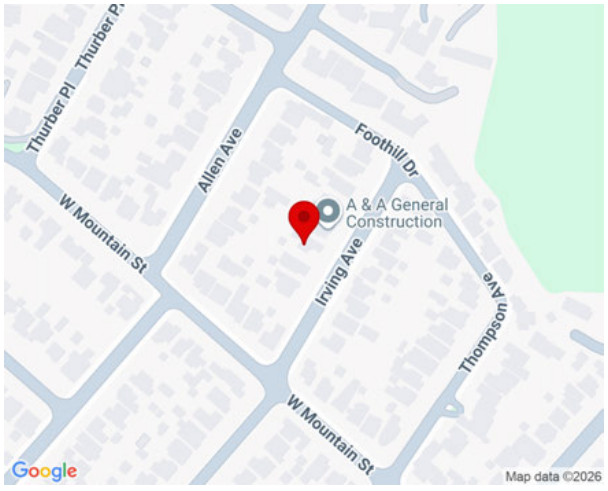
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/16/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: paired; double-hung
Window Materials 3: wood
Window Details 3: multi-light, top sash

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 246-248 Jesse Ave
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 246-248 Jesse Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-004-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type- Multi-Family Residential: Duplex
Primary Architectural Style: Streamline Moderne
Secondary Architectural Style: Spanish Colonial Revival

Building Envelope
Setting: set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board
Architectural Details: decorative stucco elements; decorative wood elements; grilles, metal; rounded corner(s); stringcourse; full-width, shallow, cantilevered stucco canopy with speedlines

Roof
Roof Form: flat; shed
Roof Cladding: clay barrel tile; material unknown
Roof Details: clay tile coping; gable vent; parapet, flat

Entrance(s)
Primary Entry Type: multiple; stoop
Primary Entry Materials & Details: flooring, concrete; low wall, stucco; posts, wood; facade-spanning canopy projects over recessed entry; low stucco entry wall with openings containing mini balustrade details
Primary Door Type & Material: single door; paneled; wood; recessed
Primary Door Details: speakeasy; screen, metal

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/17/2026

***P6. Date Constructed/Age and Sources** 1939 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/17/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 246-248 Jesse Ave *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style** Streamline Moderne; Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This matching pair of residences was constructed in 1939. In the mid-1970s, the space between the two buildings was infilled with a new, shorter, flat-roofed volume enclosing 248's side patio. At some point after that (aerial photographs tentatively suggest 1989-2005), 246's side patio was enclosed by a shed-roofed, wood addition. This volume has

(continued on page 3)

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s)
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Modernism; Pre-WWII Multi-Family Residential Development, 1910-1944 **Area** Glendale
Period of Significance: 1939 **Property Type:** Multi-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 246-248 Jess Ave. appears eligible for listing in the Glendale Register. It is an excellent and unusual example of Streamline Moderne architecture with Spanish Colonial Revival elements as applied to a duplex. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. Additions as noted above do not obscure the original architectural character.

Moderne architecture materialized during the Great Depression when the highly stylized Art Deco mode had become perceived as excessive and overly flamboyant. The architectural idiom was relatively inexpensive to build due to its lack of ornamentation and use of less labor-intensive building materials such as concrete and plaster. Inspired by the industrial designs of the time, Moderne architecture is characterized by its sleek, aerodynamic form and horizontal emphasis. The style's major subtypes are Streamline Moderne and PWA Moderne, with later iterations known as Late Moderne.

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s. The example at 246-248 Jesse Ave. incorporates modest Spanish Colonial Revival elements to create an unusual hybrid style.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

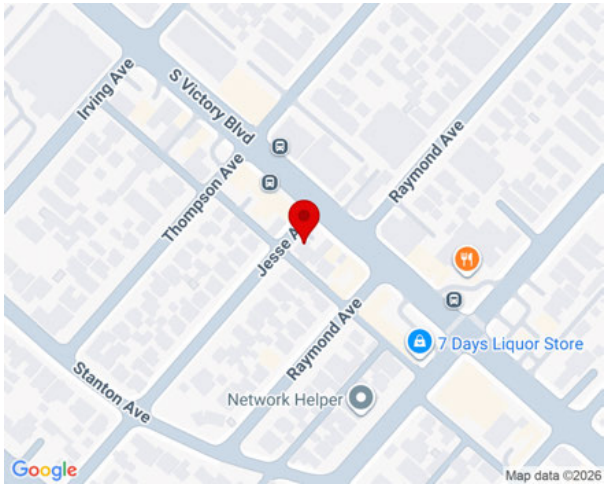
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/17/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; fixed; porthole
Window Materials 1: steel
Window Details 1: multi-light
Window Grouping & Type 2: tripartite; fixed; casement
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: tripartite; fixed; casement
Window Materials 3: steel
Window Details 3: multi-light; metal awning with clay barrel tile roof

Alterations
Alterations: two side additions: one between the two residential volumes and the other at the south elevation of 246.

***B6. Construction History:** (Continued from page 2):
grated openings rather than windows, suggesting an ancillary function. Despite these additions, the two original volumes are highly legible and otherwise intact.

***B12. References:** (Continued from page 2):
Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 250 Kempton Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 250 Kempton Rd City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5632-005-009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mid-Century Modern

Building Envelope
Setting: flush at sidewalk; hillside
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, channel
Architectural Details: decorative wood elements

Roof
Roof Form: flat
Roof Cladding: gravel
Roof Details: eaves, open; exposed rafter tails; eaves, closed; interior chimney, brick

Entrance(s)
Primary Entry Type: flush
Primary Entry Materials & Details: entry roof; light fixtures; flooring, concrete; wood screen wall
Primary Door Type & Material: double door; partially glazed; wood
Primary Door Details: carved; sidelights

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/15/2026

***P6. Date Constructed/Age and Sources** 1964 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/15/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 250 Kempton Rd *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Mid-Century Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by the firm of Carli & Spak and constructed in 1964. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, integrated
B9a. Architect: Carli & Spak b. Builder:
***B10. Significance:** **Theme** Architecture - Modernism **Area** Glendale
Period of Significance: 1964 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 250 Kempton Rd. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Mid-Century Modern is a broad term that is used to describe the various derivatives of Modern architecture that flourished in the post-World War II period. These include postwar adaptations of the International Style, post-and-beam construction, and more organic and expressive interpretations of the Modern architectural movement. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. Common characteristics of the idiom include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, exposed structural members, and dramatic rooflines (including A-frames).

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

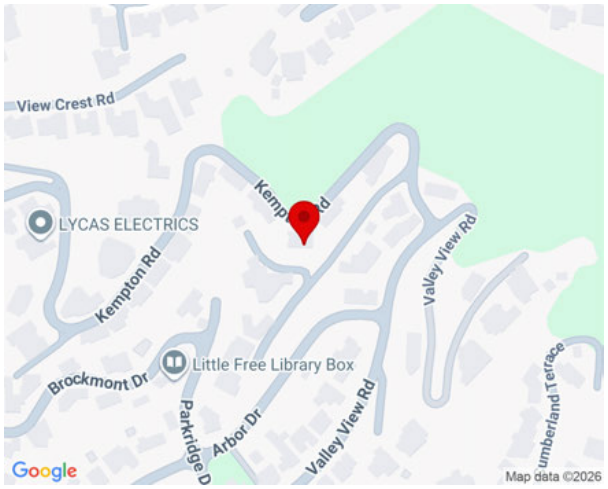
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; casement
Window Materials 1: wood

Alterations
Alterations: door replaced, primary

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 320 Kempton Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 320 Kempton Rd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5632-006-016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Late Modern

Building Envelope
Setting: hillside; flush at sidewalk
Height: 3-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: stucco, smooth; stucco, textured; wood, vertical board
Architectural Details: rounded corner(s)

Roof
Roof Form: flat
Roof Cladding: material unknown
Roof Details: eaves, closed

Entrance(s)
Primary Entry Type: flush
Primary Entry Materials & Details: flooring, concrete; handrail(s); steps, concrete; planter(s), stone
Primary Door Type & Material: double door; paneled; wood
Secondary Entry Type: corner; at side facade, through metal gate with pergola
Secondary Entry Materials & Details: entry gate
Secondary Door Type & Material: single door; unknown/not visible
Secondary Door Details: security door

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View east, 4/15/2026

***P6. Date Constructed/Age and Sources** 1985 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/15/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 320 Kempton Rd *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Late Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Thomas Edwards and built by Tesh for Mckenna & Mobbs in 1985. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, integrated
B9a. Architect: Thomas Edwards b. Builder: Tesh
***B10. Significance:** **Theme** Architecture - Modernism **Area** Glendale
Period of Significance: 1985 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 320 Kempton Rd. appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Late Modern is a broad term that is used to describe an iteration of Modern architecture that came of age between the mid-1950s and 1970s. Compared to their Mid-Century Modern predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

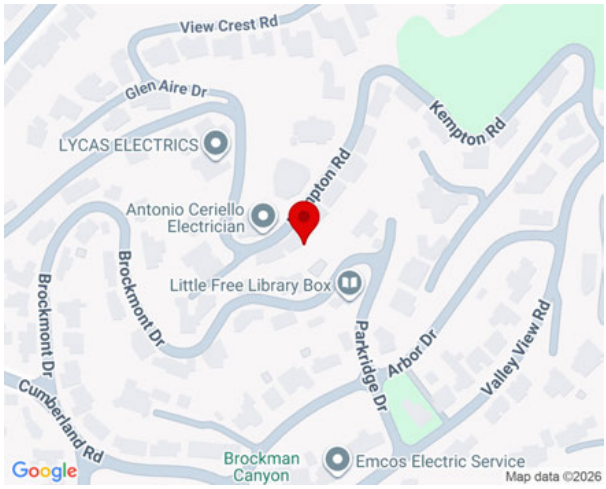
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; single-hung
Window Materials 1: vinyl
Window Details 1: multi-light
Window Grouping & Type 2: single; fixed; porthole
Window Materials 2: vinyl
Window Details 2: leaded glass; obscure glass; floral decal

Alterations
Alterations: windows replaced, some, primary; security door added; pergola and gate added at side elevation

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #** (Assigned by recorder) 268 W Kenneth Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 268 W Kenneth Rd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5633-003-022

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mid-Century Modern

Building Envelope
Setting: set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: wood, vertical board
Architectural Details: slatted wood screen

Roof
Roof Form: flat
Roof Cladding: synthetic membrane
Roof Details: eaves, wide

Entrance(s)
Primary Entry Type: flush
Primary Door Type & Material: single door; slab door; wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 9/4/2026

***P6. Date Constructed/Age and Sources** 1950 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 9/4/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 268 W Kenneth Rd *NRHP Status Code: 5S3

B1. Historic Name: Webber "Sun Villa" House
B2. Common Name: Webber "Sun Villa" House
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Mid-Century Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by A. Quincy Jones for Frank D. Webber in 1950.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** carport
B9a. Architect: A. Quincy Jones b. Builder:
***B10. Significance:** **Theme** Architecture - Modernism **Area** Glendale
Period of Significance: 1950 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 268 W. Kenneth Rd. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. Constructed in 1950, the property exhibits high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of master architect A. Quincy Jones.

Mid-Century Modern is a broad term that is used to describe the various derivatives of Modern architecture that flourished in the post-World War II period. These include postwar adaptations of the International Style, post-and-beam construction, and more organic and expressive interpretations of the Modern architectural movement. Mid-Century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans. Common characteristics of the idiom include horizontal massing, open floor plans, wide overhanging eaves, large expanses of glass, exposed structural members, and dramatic rooflines (including A-frames).

Archibald Quincy Jones (1913–1979) graduated from the University of Washington with a degree in architecture in 1936 and subsequently moved to Los Angeles, where he worked for several prominent architects, including Douglas Honnold and Paul R. Williams. After serving in the U.S. Navy during World War II, Jones returned to Los Angeles and established his own architectural practice before forming a partnership with Frederick E. Emmons in 1951. Jones became a leading figure in Southern California Modernism, known for designs characterized by post-and-beam construction, warm woods and natural materials, integrated indoor-outdoor spaces, and innovative building technologies that reduced construction costs and production time. His work ranged from modest tract houses to large custom residences, including Sunnylands, the 32,000-square-foot estate of Walter and Leonore Annenberg in Rancho Mirage, as well as significant civic, institutional, and university buildings throughout California. Jones received numerous professional honors during his career and is recognized as one of the important architects responsible for shaping the development of postwar Modern architecture in Southern California. In Glendale, Jones completed several residential projects in the Chevy Chase Country Club and Chevy Chase Canyon area.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

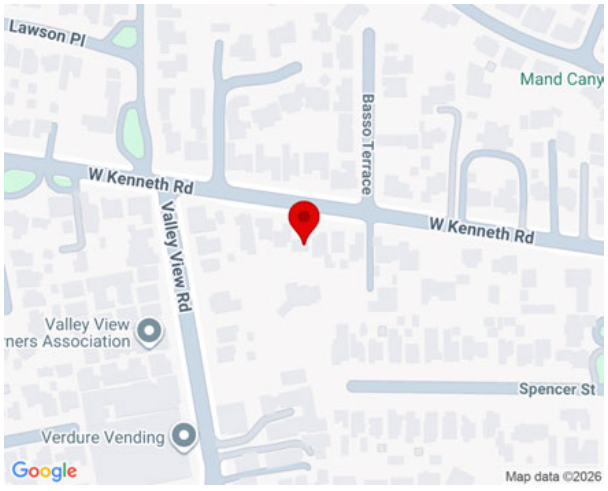
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: grouped; clerestory
Window Materials 1: metal

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026,

https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/

This property was surveyed in the 2013 Brockmont Park Historic Resources Survey by the Glendale Community Development Department, Planning Division and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Mediterranean Revival architecture.

The property's character-defining features remain unchanged from those identified in 2013. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view east, September 4, 2026.



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 305 W Kenneth Rd *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Mediterranean Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) The property was designed by H. Roy Kelley in 1934.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s); garage, attached; perimeter hedge(s)
B9a. Architect: H. Roy Kelley b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1934 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 305 W. Kenneth Rd. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Brockmont Park Historic District. It is an excellent example of Mediterranean Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
PRIMARY RECORD
Trinomial
NRHP Status Code 5D1
Other Listings Brockmont Park Historic District – Contributor
Review Code **Reviewer** **Date**

Page 1 **of** 2 ***Resource Name or #:** 305 W KENNETH RD

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Burbank **Date:** 1966, photorevised 1972, minor revision 1994 **T R of of Sec B.M.**

c. Address: 305 W Kenneth Road City: Glendale Zip: 91202

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN:5632-023-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Mediterranean Revival
Siding: smooth stucco
Roof: hipped, clay tile; open eaves; cornice line brackets
Windows: wood casement (some with iron grille or decorative shutters); wood bay at first floor; two sets of wood second-floor French doors with iron balconets
Primary Entrance: recessed entry with decorative stucco door surround; single wood door with segmental arch and balconet above
Chimney: smooth stucco with triangular chimney shroud at interior
Garage: attached three-car
Other Notable Features: decorative door surround; grilled window with stucco hood at ground floor; copper downspouts; expansive sloping front lawn with mature palms and other trees; stucco-clad piers with decorative lamps at driveway entrance; curved driveway and motor court
Plan: asymmetrical
No. Stories: 2
Alterations: garage addition (1936); compatible window replacements (date unknown)
Integrity: high due to retention of character-defining features

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) View to north, 3/27/2012

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
1934
Los Angeles County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Glendale Community Development Department
Planning Division
633 E Broadway, Room 103
Glendale, CA 91206

***P9. Date Recorded:** January 2013

***P10. Survey Type:** (Describe)
Historic District Evaluation

***P11. Report Citation:**

***Attachments:** ☐NONE ☐Location Map ☐Sketch 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):



Side elevation, view to west, 3/27/2012



Detail of attached garage, view to west, 3/27/2012



Side elevation, view to west, 3/27/2012



Side elevation, view to north, 3/27/2012

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 330 W Kenneth Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 330 W Kenneth Rd City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5633-015-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: American Colonial Revival

Building Envelope
Setting: corner; set back; lowered from street level
Height: 2-story
Plan: irregular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard
Architectural Details: balconette(s); dentils; pediment; pilasters

Roof
Roof Form: gable, cross; flat; shed
Roof Cladding: composition shingle
Roof Details: exterior chimney, brick; dormer(s), window roof; cornice; eaves, boxed; fanlight(s) at gable end; modillions

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: railing, wood; steps, brick; flooring, brick; portico; balustrade, wood
Primary Door Type & Material: single door; paneled; wood
Primary Door Details: fanlight; sidelights; surround, decorative
Secondary Entry Type: partial-width porch, projecting
Secondary Entry Materials & Details: steps, brick; flooring, brick; portico; balustrade, wood
Secondary Door Type & Material: French doors; wood
Secondary Door Details: screen, wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/15/2026

***P6. Date Constructed/Age and Sources** 1919 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/15/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 330 W Kenneth Rd *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** American Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1919 and originally had the address 1648 Kenneth Road. In 1921, owner Mrs. Mary A. Hill Robinson sold the property to Mr. and Mrs. William Parris; it is unconfirmed whether Robinson was the original owner.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached; perimeter fence, wood with brick piers
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals; Single-Family Residential Development, 1872-1918 **Area** Glendale
Period of Significance: 1919 **Property Type:** Single-family residential **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 330 W. Kenneth Rd. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1919, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth and likely was a catalyst for development.

The property also appears eligible as an excellent example of American Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The American Colonial Revival style grew out of the U.S. Centennial Exposition of 1876, which inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. American Colonial Revival buildings are typically one or two stories in height, with symmetrical configuration (asymmetrical examples are also common) and simple plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

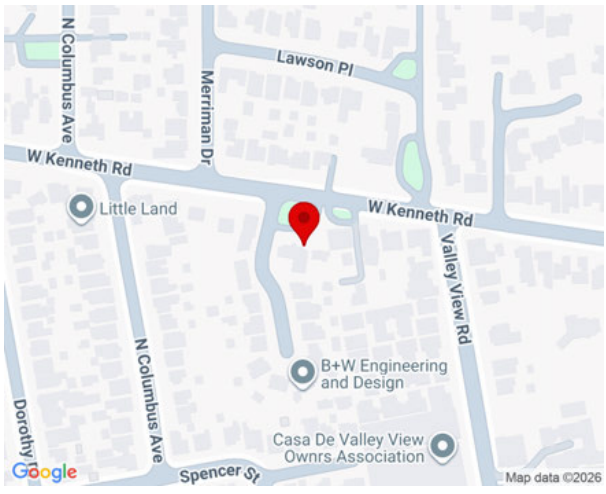
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***Date of Evaluation:** 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; double-hung
Window Materials 1: wood
Window Details 1: multi-light, top sash; shutter(s), all; surround(s), decorative

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Fine Homes Included Among Recent Sales." Los Angeles Times, October 16, 1921.

“Frame Finder.” Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

“Historic Aerials.” NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 439 W Kenneth Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 439 W Kenneth Rd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5629-030-033

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Storybook

Building Envelope
Setting: set back; elevated from street level; not fully visible from public right-of-way
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth

Roof
Roof Form: gable, cross; steeply pitched
Roof Cladding: composition shingle
Roof Details: eaves, rolled; dormer(s), window roof; exterior chimney, stucco; gable vent

Entrance(s)
Primary Entry Type: wraparound porch, projecting
Primary Entry Materials & Details: steps, concrete; light fixtures; entry roof; handrail(s); railing, metal
Primary Door Type & Material: unknown/not visible; single door
Primary Door Details: arched; security door

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/23/2026

***P6. Date Constructed/Age and Sources** 1923 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/23/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 439 W Kenneth Rd *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Storybook
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed and built by Donald MacFarlane of the General Construction Company of Glendale for physician Dr. Alonzo E. Mack in 1923. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s)

B9a. Architect: Donald MacFarlane b. Builder: Donald MacFarlane (General Construction Company of Glendale)

***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1923 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 439 W. Kenneth Rd. appears eligible for listing in the Glendale Register. It is an excellent example of the Storybook subtype of Tudor Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

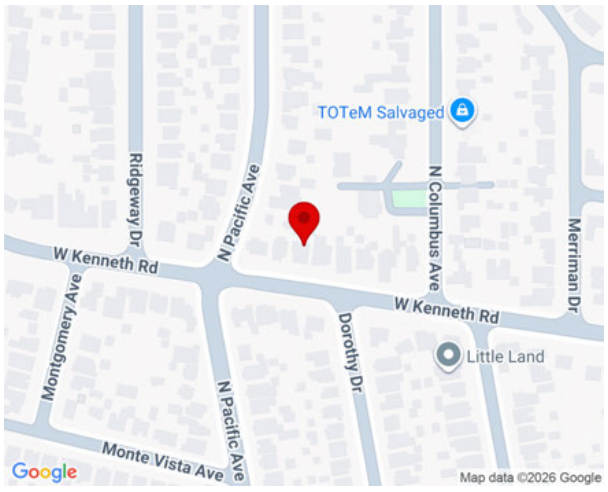
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; casement
Window Materials 1: wood
Window Details 1: multi-light; wood screen(s)
Window Grouping & Type 2: tripartite; fixed; casement
Window Materials 2: wood
Window Grouping & Type 3: awning
Window Materials 3: wood
Window Details 3: multi-light

Alterations
Alterations: security door added; roof material replaced, compatible

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 441 W Kenneth Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 441 W Kenneth Rd City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5629-030-034

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Residential Vernacular, Stone

Building Envelope
Setting: set back; elevated from street level
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stone
Architectural Details: wing wall; decorative stucco elements; grilles, wrought iron

Roof
Roof Form: gable, cross; pyramidal; flat
Roof Cladding: concrete tile
Roof Details: eave returns; eaves, closed; exterior chimney, stone

Entrance(s)
Primary Entry Type: tower; courtyard; partial-width porch, projecting
Primary Entry Materials & Details: arch(es); entry gate; flooring, tile; low wall, stone; railing, wood; steps, tile; metal screen door
Primary Door Type & Material: single door; plank door; partially glazed; wood
Primary Door Details: decorative hardware

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/23/2026

***P6. Date Constructed/Age and Sources** 1924 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/23/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 441 W Kenneth Rd *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Residential Vernacular, Stone
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1924 for original owner William H. Halfinger, who may have also been the builder. In 1927 ownership changed to Dr. and Mrs. M.H. Tetter. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Residential Vernacular **Area** Glendale
Period of Significance: 1924 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 441 Kenneth Rd. appears eligible for listing in the Glendale Register. It is a rare example of Residential Vernacular architecture with natural stone construction as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The term “Residential Vernacular” is used to describe simple houses or cottages with little or no distinguishing decorative features, or incorporating locally available natural materials. From the 1870s to the early 1900s, a number of vernacular building styles applied much-simplified elements of more opulent Victorian styles like Queen Anne to these modest one-story cottages. These homes typically had complex rooflines dominated by either a gable or hipped primary roof, and some adopted features popular in the Arts and Crafts era as well as some basic characteristics of the Queen Anne style. Partial-width or full-width porches are very common features of vernacular Victorian-era buildings. Early farmhouses often fall within this category. Later iterations began to incorporate locally sourced natural materials such as stone illustrating the influence of the Arts and Crafts Movement.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

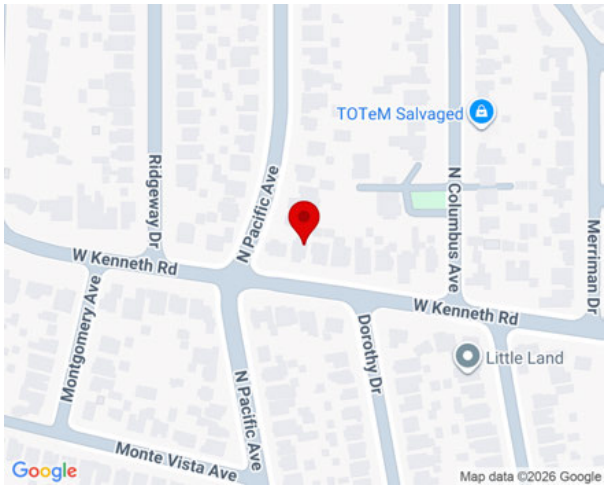
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: grouped; fixed; casement
Window Materials 1: steel
Window Details 1: awning(s); multi-light; spiral columns
Window Grouping & Type 2: paired; casement
Window Materials 2: steel
Window Details 2: awning(s); multi-light
Window Grouping & Type 3: single; casement
Window Materials 3: steel
Window Details 3: multi-light

Alterations
Alterations: garage door replaced; tile added to porch; awning(s) added; gate added/replaced

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 7PDC/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1401 W Kenneth Rd

P1. Other Identifier: Element of Kenneth Village Commercial Historic District

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1401 W Kenneth Rd City Glendale Zip 91201

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-032

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Commercial
Current Property Type: Commercial
Primary Architectural Style: Tudor Revival

Building Envelope
Setting: corner
Height: 2-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: unknown
Wall Cladding: brick masonry; stucco, textured
Architectural Details: corbels; half-timbering

Roof
Roof Form: gable, cross; gable, front; mansard; steeply pitched
Roof Cladding: composition shingle; material unknown
Roof Details: dormer(s), window roof

Entrance(s)
Primary Entry Type: recessed storefront
Primary Entry Materials & Details: brackets; light fixtures; posts, wood; flooring, pebbledash
Primary Door Type & Material: single door; partially glazed; paneled; recessed; wood
Primary Door Details: decorative hardware; diamond-patterned muntins
Secondary Entry Type: at same primary entry
Secondary Door Type & Material: single door; partially glazed; paneled; recessed; wood
Secondary Door Details: decorative hardware; diamond-patterned muntins

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 5/11/2026

***P6. Date Constructed/Age and Sources** 1965 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91322

***P9. Date Recorded:** 5/11/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1401 W Kenneth Rd *NRHP Status Code: 7PDC/5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1965 and one of its units (in 1403 W. Kenneth Rd.) has housed a prominent landscape architecture firm since 1978. Alterations observed in the field are noted in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** signage
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Post-WWII Commercial Development, 1945-2000 **Area** Glendale
Period of Significance: 1978-2017 **Property Type:** Commercial **Applicable Criteria:** B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1401-03 W Kenneth Rd appears individually eligible for listing in the Glendale Register, in addition to contributing to the potential Kenneth Village Historic District. It is eligible as the longtime office of significant landscape architecture firm Troller & Mayer, founded by master landscape architect Howard E. Troller.

Born in Glendale in 1923, Howard E. Troller studied landscape architecture at UC Berkeley while working as a draftsman and graphic designer for the landscape design firm of Eckbo, Royston and Williams. He went on to earn a Masters of Landscape Architecture in 1950 and joined the office of Ralph Cornell as principal designer. In 1955, Cornell made Troller and Bill Bridgers partners in the firm. Troller was Director of Design and Planning for Cornell, Bridgers and Troller and designed notable projects including Los Angeles' Grand Park, Los Angeles City Hall East Mall, and the Franklin D. Murphy Sculpture Garden and Inverted Fountain at UCLA.

In 1978, Troller left the firm and opened his own practice Howard E. Troller Associates in Glendale; he later partnered with Richard Mayer in Troller Mayer Associates at the same location. Achva Stein joined the firm in the late 1980s to make it Troller Mayer & Stein for a short time, while also directing the USC landscape architecture program. Notable projects completed by the firm include Troller's 14-year tenure as landscape architect for Occidental College (1978-1992), followed by large historic-park restoration projects at Leimert Park Plaza (1996-1999), MacArthur Park (1998-2001), and Washington Park in Pasadena (2004-2006). Troller was elected Fellow of the American Society of Landscape Architects in 1992 and died in 2017.

Richard Mayer continues to operate Troller Mayer Associates and may be a significant individual in his own right, though insufficient time has passed to enable an objective scholarly perspective and evaluation under local Criterion B. The same is true of Achva Stein, a Fellow of the American Society of Landscape Architectures and professor emerita and former department chair at several universities.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

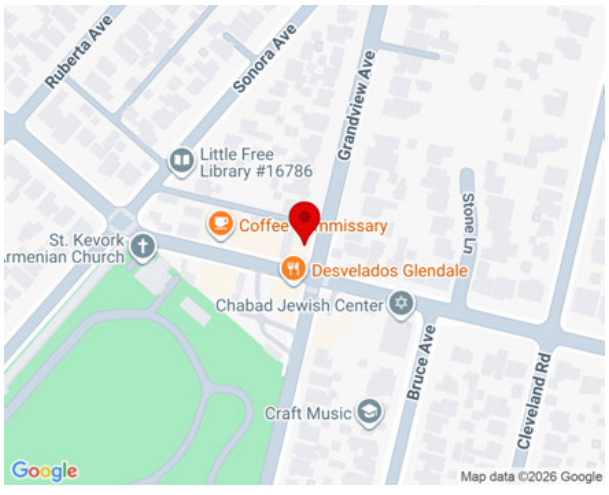
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 5/11/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed
Window Materials 1: wood
Window Details 1: multi-light; surround(s), simple
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: paired; casement
Window Materials 3: wood
Window Details 3: leaded glass; rondel glass

Alterations
Alterations: restuccoed, incompatible

***B12. References:** (Continued from page 2):

Achva Benzinberg Stein. Accessed September 2026, http://achvastein.com/bio.htm.

American Bamboo Society. Newsletter, Vol. VI No. 3, May 1985.

"Area Landscape Architect Opens Own Glendale Facility." Los Angeles Times, August 19, 1978.

Glendale business directories, v.d.

"Howard Troller." The Cultural Landscape Foundation, accessed September 2026, https://www.tclf.org/pioneer/howard-troller.

"Pro and Students Tackle Redesign." Los Angeles Times, September 7, 1989.

"Who We Are." Troller Mayer & Associates, Inc., accessed September 2026, http://www.trollermayer.info/about.html.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 7PDC/5S3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1404 W Kenneth Rd
P1. Other Identifier: Element of Kenneth Village Commercial Historic District

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1402 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-014

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Retail
Primary Architectural Style: Commercial Vernacular

Building Envelope
Setting: corner; flush at sidewalk
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; wood, vertical board
Architectural Details: display cases

Roof
Roof Form: flat; skirt
Roof Cladding: clay barrel tile; rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Entrance(s)
Primary Entry Type: corner
Primary Door Type & Material: double door; fully glazed; metal; recessed
Secondary Entry Type: multiple
Secondary Door Type & Material: fully glazed; metal; single door

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southwest, 5/11/2026

***P6. Date Constructed/Age and Sources** 1925 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 5/11/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1404 W Kenneth Rd *NRHP Status Code: 7PDC/5S3

B1. Historic Name:
B2. Common Name: Village Market
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style** Commercial Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1925 for use as a neighborhood market. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Pre-WWII Commercial Development, 1904-1944 **Area** Glendale
Period of Significance: 1925 **Property Type:** Commercial **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In addition to being a contributor to the potential Kenneth Village Commercial Historic District, the property at 1404 Kenneth Road appears individually eligible for listing in the Glendale Register. It is significant for conveying patterns of early commercial development in this part of Glendale, reflecting the neighborhood scale of business districts during this time period. Constructed in 1925, the property is one of relatively few extant commercial buildings from this formative period of neighborhood growth.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

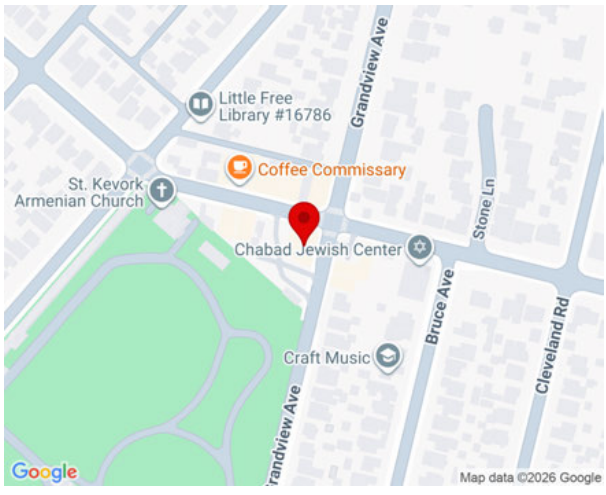
B13. Remarks: None

***B14. Evaluator:** Adam Rajper and Robby Aranguren, Historic Resources Group, 556 S. Fair Oaks Ave, Suite 101-514, Pasadena, CA 91105

***Date of Evaluation:** 5/11/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: floor-to-ceiling; storefront
Window Materials 1: wood

Alterations
Alterations: primary entrance may have been altered; window openings infilled, primary

***B12. References:** (Continued from page 2):

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 7PDC/5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1435 W Kenneth Rd

P1. Other Identifier: Element of Kenneth Village Commercial Historic District

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1435 W Kenneth Rd City Glendale Zip 91201

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-020

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Auto-related
Primary Architectural Style: Streamline Moderne

Building Envelope
Setting: corner; set back
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: speedlines

Roof
Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: projecting rounded volumes

Entrance(s)
Primary Entry Type: flush
Primary Door Type & Material: fully glazed; metal; single door
Primary Door Details: sidelights; transom

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 5/11/2026

***P6. Date Constructed/Age and Sources** 1935 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 5/11/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1435 W Kenneth Rd *NRHP Status Code: 7PDC/5S3

B1. Historic Name:
B2. Common Name: Grandview House Preschool
B3. Original Use: Commercial B4. Present Use: Commercial
***B5. Architectural Style** Streamline Moderne
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1935 for use as an auto service station, on the same parcel as the 1925 service station at 1306 Sonora Avenue. Since then it has been converted for use as a preschool. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** carport
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Modernism; Pre-WWII Commercial Development, 1904-1944 **Area** Glendale
Period of Significance: 1935 **Property Type:** Commercial **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In addition to being a contributor to the potential Kenneth Village Commercial Historic District, the property at 1435 Kenneth Road appears individually eligible for listing in the Glendale Register. It is significant for conveying patterns of early commercial development in this part of Glendale, reflecting the neighborhood scale of business districts during this time period. Constructed in 1935, the property is one of relatively few extant commercial buildings from this formative period of neighborhood growth.

The property also appears eligible as an excellent example of Streamline Moderne architecture as applied to a commercial auto-related service station. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

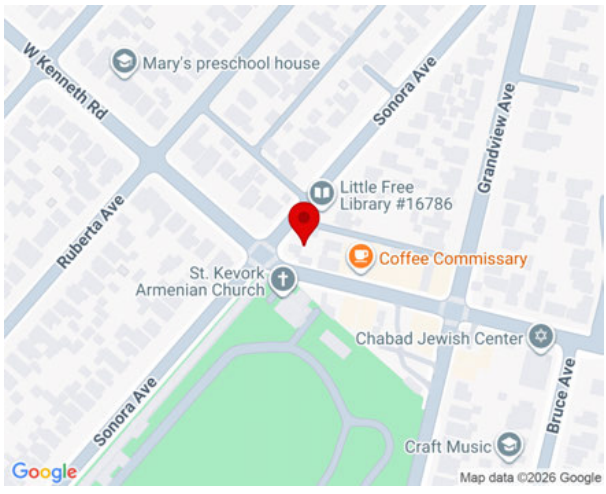
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91265

***Date of Evaluation:** 5/11/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; grouped
Window Materials 1: metal
Window Details 1: faux multi-light; faux multi-light

Alterations
Alterations: storefront altered; windows replaced, all

***B12. References:** (Continued from page 2):

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1515 W Kenneth Rd

P1. Other Identifier: Stone House

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1515 W Kenneth Rd City Glendale Zip 91201

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-022-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Spanish Colonial Revival
Secondary Architectural Style: Residential Vernacular

Building Envelope
Setting: elevated from street level; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stone, natural
Architectural Details: arch(es); tower volume; decorative stone elements

Roof
Roof Form: gable, front; mansard; pyramidal
Roof Cladding: clay barrel tile
Roof Details: clay tile coping; gable vent; parapet, flat; "false front" parapet at east side of primary facade projects above roofline

Entrance(s)
Primary Entry Type: partial-width porch, projecting; tower
Primary Entry Materials & Details: arch(es); flooring, concrete; low wall, stone; steps, concrete
Primary Door Type & Material: single door; unknown/not visible

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/15/2026

***P6. Date Constructed/Age and Sources** 1926 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/15/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1515 W Kenneth Rd *NRHP Status Code: 5S3

B1. Historic Name: Stone House
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival; Residential Vernacular
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1926 for owner William H. Halfinger.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1926 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1515 W. Kenneth Rd. appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence, and is a rare example of the style rendered in the vernacular material of locally available natural stone. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster. In this case, natural stone is used instead of stucco cladding to create a more vernacular, rustic appearance.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

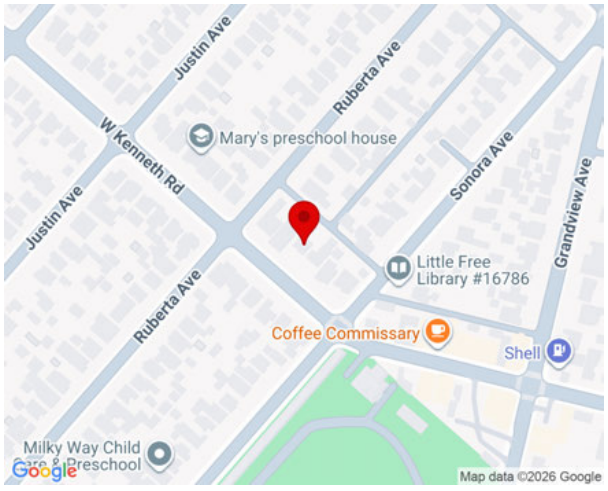
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***Date of Evaluation:** 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: grouped; fixed; casement
Window Materials 1: wood
Window Details 1: arched opening(s), round; multi-light
Window Grouping & Type 2: grouped; casement
Window Materials 2: wood
Window Details 2: multi-light

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1723 W Kenneth Rd
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1723 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-018-044

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Tudor Revival

Building Envelope
Setting: corner; set back; elevated from street level
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry
Architectural Details: arch(es); decorative brick elements; decorative stucco elements; grilles, metal; pierced screen(s)

Roof
Roof Form: gable, cross; steeply pitched
Roof Cladding: composition shingle
Roof Details: eaves, closed; gable vent; exterior chimney, brick; bargeboard(s); jalousie and fixed multi-light octagonal windows at gable end(s)

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: low wall, brick; arch(es); entry roof; steps, concrete; flooring, concrete
Primary Door Type & Material: single door; partially glazed; recessed; wood
Primary Door Details: arched

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/16/2026

***P6. Date Constructed/Age and Sources** 1925 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/16/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1723 W Kenneth Rd *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1925. It received some compatible window replacements in 2016.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s); garage, attached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1925 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1723 W. Kenneth Rd. appears eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

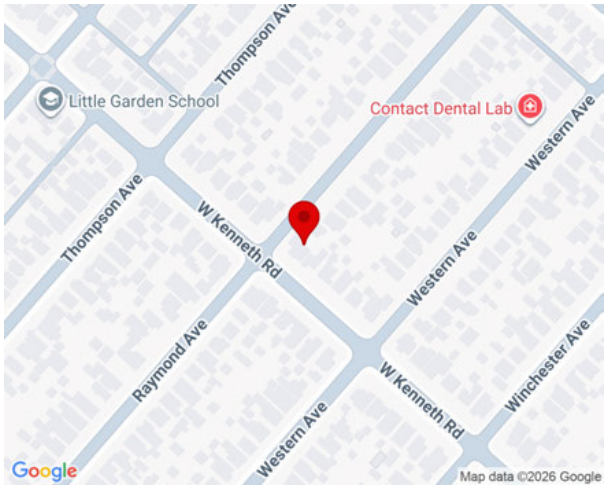
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***Date of Evaluation:** 4/16/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood
Window Details 1: leaded glass; transom; arched opening(s), pointed; surround(s), decorative; diamond pane; grille, metal
Window Grouping & Type 2: single; fixed
Window Materials 2: wood
Window Details 2: leaded glass; diamond pane; surround(s), simple
Window Grouping & Type 3: paired; single-hung
Window Materials 3: non-original material

Alterations
Alterations: windows replaced, some, primary; windows replaced, some, secondary; garage door replaced

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1752 Lake St
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1752 Lake St City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5625-005-002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Craftsman

Building Envelope
Setting: set back
Height: 2-story
Plan: irregular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard
Architectural Details: decorative wood elements

Roof
Roof Form: gable, cross; gable, front
Roof Cladding: composition shingle
Roof Details: bargeboard(s); eaves, open; exposed purlins; gable vent; weathervane; exposed rafter tails

Entrance(s)
Primary Entry Type: full-width porch, projecting
Primary Entry Materials & Details: entry roof; piers, stone; piers, wood
Primary Door Type & Material: single door; unknown/not visible
Primary Door Details: surround, simple

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/17/2026

***P6. Date Constructed/Age and Sources** 1916 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/17/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1752 Lake St *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1916. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Arts and Crafts; Single-Family Residential Development, 1872-1918 **Area** Glendale
Period of Significance: 1916 **Property Type:** Single-family residential **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1752 Lake St. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1916, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

The property also appears eligible as an excellent example of the Airplane Bungalow subtype of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails. The Airplane Bungalow subtype is distinguished by its "pop-up" second story smaller than the first story.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

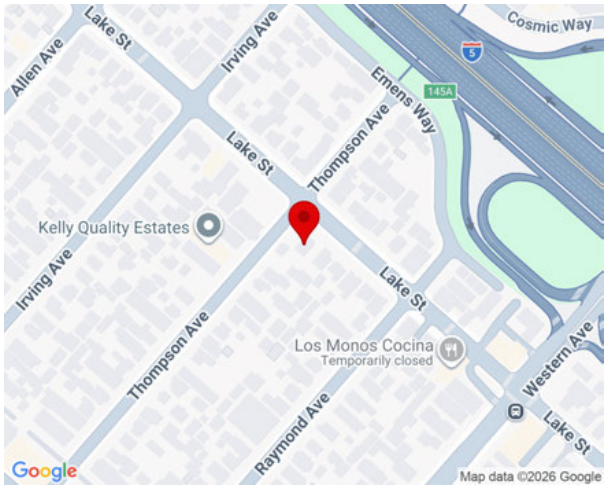
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/17/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; unknown/not visible
Window Materials 1: material unknown
Window Grouping & Type 2: single; paired; casement
Window Materials 2: wood
Window Details 2: surround(s), simple
Window Grouping & Type 3: single; hopper
Window Materials 3: wood
Window Details 3: multi-light

Alterations
Alterations: windows replaced, some, secondary; roof material replaced, compatible; security door added; wall or fence added, entry

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1801 Lake St

P1. Other Identifier: 501-505 Thompson Ave

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1801 Lake St City Glendale Zip 91201

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5625-004-010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type- Multi-Family Residential: Fourplex
Primary Architectural Style: Mid-Century Modern

Building Envelope
Setting: corner; set back
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board
Architectural Details: stringcourse; planter(s)

Roof
Roof Form: gable, side; shed
Roof Cladding: composition shingle
Roof Details: eaves, closed; eaves, wide

Entrance(s)
Primary Entry Type: multiple; stoop
Primary Entry Materials & Details: flooring, concrete; low wall, brick
Primary Door Type & Material: single door; paneled; wood
Primary Door Details: screen, metal

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View west, 4/17/2026

***P6. Date Constructed/Age and Sources** 1950 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/17/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1801 Lake St *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style** Mid-Century Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) This multi-family residential property was constructed in 1950. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, attached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Modernism; Post-WWII Multi-Family Residential Development, 1945-2000 **Area** Glendale
Period of Significance: 1950 **Property Type:** Multi-family residential **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1801 Lake St. appears eligible for listing in the Glendale Register. It is an excellent example of a 1950s fourplex, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. Fourplexes were designed to reference the appearance of single-family dwellings and are similar in scale, massing, and configuration. They offered a compromise between the privacy of a single-family house and the density of an apartment building.

During the postwar period, the fourplex was one of several multi-family property types that grew in popularity as an expanding population required more housing. This Mid-Century Modern example is associated with important residential development patterns that shaped Glendale during this time.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

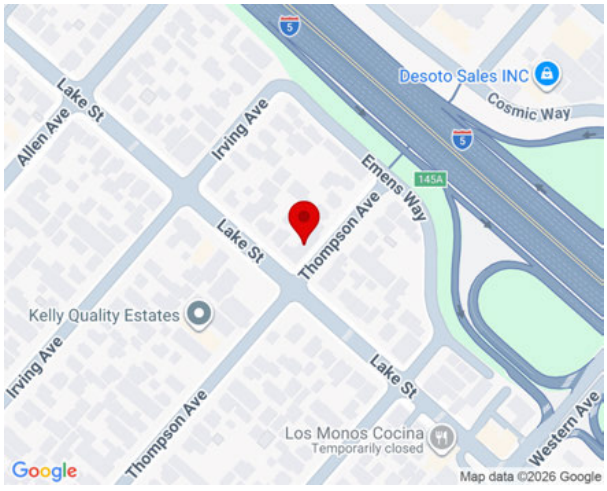
B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/17/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: grouped; fixed; casement
Window Materials 1: steel
Window Details 1: multi-light; transom
Window Grouping & Type 2: paired; fixed; casement
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: tripartite; fixed; casement
Window Materials 3: steel
Window Details 3: multi-light

Alterations
Alterations: security door added; no major alterations

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 7R
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1884 Los Encinos Ave
P1. Other Identifier: Lamel House

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1884 Los Encinos Ave City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5654-011-018

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mid-Century Modern

Research indicates this property was designed by master architect Pierre Koenig in 1955, and is likely to be an excellent example of Mid-Century Modern residential architecture. As the property is not visible enough from the public right of way to confirm integrity, it could not be evaluated.

Related Features
Related Features: carport

Alterations
Alterations: unknown/not visible

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/23/2026

***P6. Date Constructed/Age and Sources** 1955 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/23/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☑ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☑ Other (List) NONE

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1122-1124 N Louise St
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1122-1124 N Louise St City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5647-010-124 (one of multiple)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type- Multi-Family Residential: Courtyard apartment
Primary Architectural Style: American Colonial Revival

Building Envelope
Setting: set back
Height: 2-story
Plan: O-shaped
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth

Roof
Roof Form: gable, cross; low-pitched
Roof Cladding: rolled asphalt
Roof Details: dormer(s), vent roof; eaves, boxed; exterior chimney, stucco; gable vent

Entrance(s)
Primary Entry Type: portico
Primary Entry Materials & Details: posts, wood
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: courtyard; multiple
Secondary Door Type & Material: unknown/not visible

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View east, 4/27/2026

***P6. Date Constructed/Age and Sources** 1955 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1122-1124 N Louise St *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style** American Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1955. It is very similar to other American Colonial Revival "own-your-own" courtyard apartments built by local developer Charles E. Carpenter, but additional research is needed to confirm this association. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** courtyard/patio
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Post-WWII Multi-Family Residential Development, 1945-2000 **Area** Glendale
Period of Significance: 1955 **Property Type:** Multi-family residential **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1122-1124 N. Louise Street appears eligible for listing in the Glendale Register. It is an excellent example of a 1950s courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. The courtyard apartment is a significant residential property type in Southern California. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

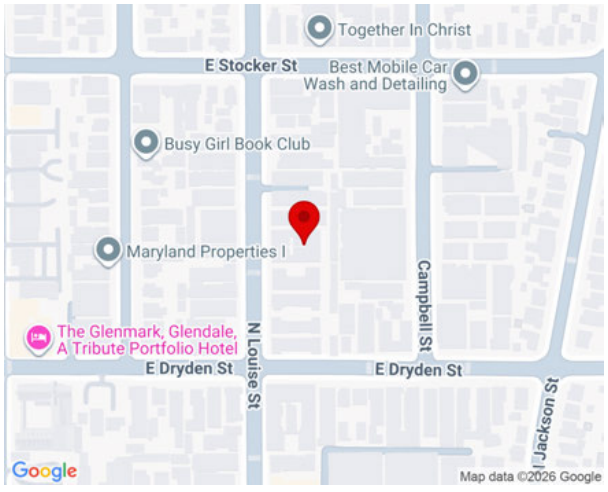
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91347

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: double-hung; paired
Window Materials 1: wood
Window Details 1: multi-light; shutter(s), all; surround(s), decorative
Window Grouping & Type 2: double-hung; single
Window Materials 2: wood
Window Details 2: multi-light; shutter(s), all
Window Grouping & Type 3: double-hung; single
Window Materials 3: wood
Window Details 3: multi-light

Alterations
Alterations: no major alterations; chimney altered; decorative elements removed

***B12. References:** (Continued from page 2):
Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

This property was surveyed in the 2021 Casa Verdugo Historic District Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Mediterranean Revival architecture.

The property's character-defining features remain unchanged from those identified in 2021. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view west, taken April 27, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1305 N Louise St *NRHP Status Code: 7PDC/5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Mediterranean Revival; Prairie
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1925.
***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s)
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1925 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
In addition to being a contributor to the Casa Verdugo Historic District, the property at 1305 N. Louise St. appears individually eligible for listing in the Glendale Register. It is an excellent example of Mediterranean Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

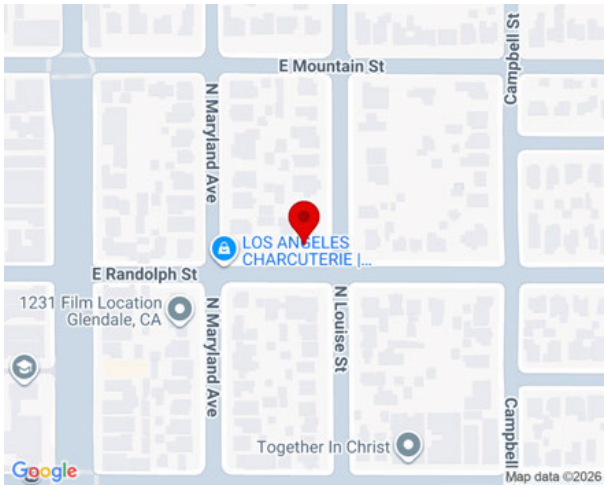
B13. Remarks: None

***B14. Evaluator:** Adam Rajper and Robby Aranguren, Historic Resources Group, 556 S. Fair Oaks Ave, Suite 101-514, Pasadena, CA 91105

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1305 N Louise Street

P1. Other Identifier: Element of Casa Verdugo Historic District

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

***a.County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **;R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.**

c. Address 1305 N Louise Street City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5647-007-009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor
Property Type: Residential—Single-family
Siting: Set back—moderate; Corner
Primary Architectural Style: Mediterranean Revival
Secondary Architectural Style: Foursquare
Number of Stories: 2
Plan/Primary Facade: Rectangular; Symmetrical
Construction/Foundation: Wood-frame; Concrete
Cladding: Smooth stucco
Roof Type/Material: Hipped, Clay tile
Roof Features: Brackets, Eaves—closed
Chimney 1: Stucco—exterior
Porch/Stoop 1: Partial-width porch—projecting; Stucco, Concrete, Brick; Brackets, Entry walls, Piers, Steps
Door 1: Single; Wood; Door surround, Sidelights
Porch/Stoop 2: Balcony; Stucco; Brackets, Entry walls, Light fixtures
Door 2: Single; Wood; Divided lights, Fully glazed
Window 1: Single; Fixed; Wood
Window 2: Single, Paired; Double-hung; Wood
Window 3: Tripartite; Fixed, Double-hung; Wood
Window 4: Bay—squared; Fixed, Double-hung; Wood
Hardscape: Walkway-Brick; Perimeter Wall-Stucco wall at rear yard; Retaining Wall-Stucco, Low stucco piers
Landscape: Lawn, Mature vegetation
Garage: Detached, Metal door, Compatible in style with main house
Character-defining features: Two story height, Symmetrical massing and boxy plan, Stucco wall cladding, Partial-width porch with arched opening, Low-pitched hipped roof with brackets, Wood door, Single-paned wood windows, Tripartite windows, Balcony with French door, Stucco chimney
Alterations: Other Alterations-Appears to be unaltered
Integrity: High

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southwest, 6/25/2020

***P6. Date Constructed/Age and Sources:** ☑ Historic ☐ Prehistoric ☐ Both
1925, Los Angeles County Assessor

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

***P8. Recorded by: (Name, affiliation, and address)** Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 6/25/2020

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) Casa Verdugo Historic District, Historic Resources Survey Report (ARG, 2021)

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

This property was surveyed in the 2021 Casa Verdugo Historic District Historic Resources Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Craftsman architecture, and as the work of notable local architect Alfred F. Priest.

The property's character-defining features remain unchanged from those identified in 2020. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity Photo below is view west, taken September 4, 2026.



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1315 N Louise St *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) The property was designed by Alfred F. Priest in 1916.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: Alfred F. Priest b. Builder:
***B10. Significance:** **Theme** Architecture - Arts and Crafts **Area** Glendale
Period of Significance: 1916 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1315 N. Louise St. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Casa Verdugo Historic District. It is an excellent example of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Alfred F. Priest.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

Alfred F. Priest (1888–1931) was a prominent Southern California architect whose work played an important role in the development of Glendale during the city's rapid growth in the 1910s and 1920s. Born in Nebraska, Priest moved to Los Angeles in 1906, where he trained through night-school courses and employment as an architectural draftsman before establishing his own practice. Although his office was in downtown Los Angeles, Priest was a longtime Glendale resident, and most of his work took place within the city limits. His notable Glendale commissions included Herbert Hoover High School (1929), the Glendale Elks Club (1918), the Security Trust & Savings Bank (1923), and numerous other schools, residences, and commercial buildings, including other residential properties in the Casa Verdugo Historic District.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

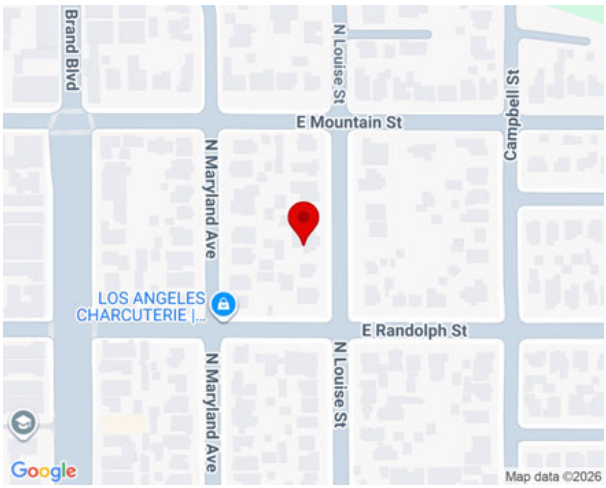
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1315 N Louise Street

P1. Other Identifier: Element of Casa Verdugo Historic District

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

***a.County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **;R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.**

c. Address 1315 N Louise Street City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5647-007-018

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor
Property Type: Residential—Single-family
Siting: Set back—moderate
Primary Architectural Style: Craftsman
Number of Stories: 1
Plan/Primary Facade: Irregular; Symmetrical
Construction/Foundation: Wood-frame; Concrete
Cladding: Brick, Wood shingles, Wood lap
Roof Type/Material: Gable—crossed, Composition shingle
Roof Features: Bargeboards, Eaves—open, Exposed purlins
Chimney 1: Brick—interior
Porch/Stoop 1: Partial-width porch—projecting; Wood, Concrete, Brick; Light fixtures, Piers, Steps
Door 1: Single; Wood; Door surround, Paneled, Sidelights
Window 1: Tripartite; Fixed, Casement; Wood
Window 2: Single; Fixed; Wood
Window 3: Paired; Double-hung; Wood
Hardscape: Walkway-Concrete; Driveway-Concrete
Landscape: Mature vegetation
Garage: Detached, Wood door, Compatible in style with main house
Character-defining features: One story height, Asymmetrical massing, Wood lap shingle and lap siding with brick accents, Partial-width porch with brick pier supports, Low-pitched gabled roof with exposed structural members, Paneled wood door with sidelights, Single-paned wood windows, Gable vents
Alterations: Other Alterations-Appears to be unaltered
Integrity: High

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 6/25/2020

***P6. Date Constructed/Age and**

Sources: ☑ Historic ☐ Prehistoric ☐ Both

1916, Los Angeles County Assessor

***P7. Owner and Address:**

Not Recorded

***P8. Recorded by: (Name, affiliation, and address)** Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 6/25/2020

***P10. Survey Type:** (Describe)

☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) Casa Verdugo Historic District, Historic Resources Survey Report (ARG, 2021)

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

***Recorded by:** Historic Resources Group ***Date:** April 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2021 Casa Verdugo Historic District Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Mediterranean Revival architecture by master architect Paul R. Williams.

The property's character-defining features remain unchanged from those identified in 2021. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view west, taken April 27, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1333 N Louise St *NRHP Status Code: 7PDC/5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Paul R. Williams and completed in 1922.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached; porte cochere
B9a. Architect: Williams, Paul R. b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1922 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
In addition to being a contributor to the Casa Verdugo Historic District, the property at 1333 N. Louise St. appears individually eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

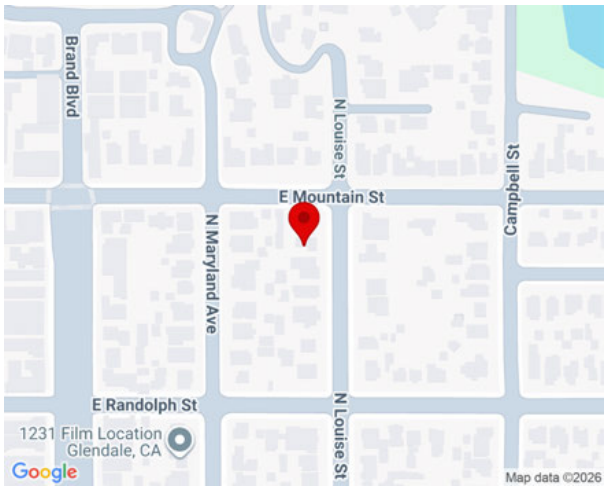
B13. Remarks: None

***B14. Evaluator:** Adam Rajper and Robby Aranguren, Historic Resources Group, 556 S. Fair Oaks Ave, Suite 101-514, Pasadena, CA 91105

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1333 N Louise Street

P1. Other Identifier: Element of Casa Verdugo Historic District

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

***a.County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **;R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.**

c. Address 1333 N Louise Street City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5647-007-015

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor
Property Type: Residential—Single-family
Siting: Set back—moderate
Primary Architectural Style: Mediterranean Revival
Number of Stories: 2
Plan/Primary Facade: L-shaped; Asymmetrical
Construction/Foundation: Wood-frame; Concrete
Cladding: Smooth stucco
Roof Type/Material: Gable—crossed, Clay tile
Roof Features: Eaves—open, Exposed rafter tails
Chimney 1: Brick—exterior
Porch/Stoop 1: Partial-width porch—projecting, Arcade; Stucco, Tile; Arches, Light fixtures, Steps, Twisted columns
Door 1: Single; Wood; Arched, Paneled, Partially glazed
Window 1: Paired, Grouped; Casement; Wood; Multi-light—all; Awning, Grille
Window 2: Single; Casement; Wood; Awning
Hardscape: Driveway-Brick, Concrete
Landscape: Lawn, Mature vegetation
Garage: Detached, Metal door, Compatible in style with main house
Character-defining features: Two story height, Asymmetrical massing, Stucco wall cladding, Arcaded porch with twisted columns, Gabled roof with exposed rafter tails, Arched wood door, Single-paned and multi-light wood windows, Brick chimney, Tile accents, Porte cochere
Related Features: Garage—detached, Porte cochere
Alterations: Other Alterations-Awning(s) added
Integrity: High

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southwest, 6/25/2020

***P6. Date Constructed/Age and**

Sources: ☑ Historic ☐ Prehistoric ☐ Both

1922, Los Angeles County Assessor

***P7. Owner and Address:**

Not Recorded

***P8. Recorded by: (Name, affiliation, and address)** Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 6/25/2020

***P10. Survey Type:** (Describe)

☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) Casa Verdugo Historic District, Historic Resources Survey Report (ARG, 2021)

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1416 N Louise St

P1. Other Identifier: Boulderhurst Estate

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1416 N Louise St City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5648-016-012

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Craftsman
Secondary Architectural Style: Shingle

Building Envelope
Setting: elevated from street level; set back
Height: 2 1/2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, shingle; wood, clapboard
Architectural Details: decorative wood elements; balcony(ies)

Roof
Roof Form: gable, side; flat
Roof Cladding: composition shingle; material unknown
Roof Details: dormer(s), window roof; exterior chimney, stone; eaves, closed

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: steps, concrete; flooring, concrete; piers, stone; low wall, stone
Primary Door Type & Material: single door; fully glazed; wood
Primary Door Details: sidelights; surround, decorative
Secondary Entry Type: balcony
Secondary Door Type & Material: French doors; wood
Secondary Door Details: multi-light

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 9/4/2026

***P6. Date Constructed/Age and Sources** 1914 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 9/4/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☑ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1416 N Louise St *NRHP Status Code: 5S3

B1. Historic Name: Boulderhurst Estate
B2. Common Name: Boulderhurst Estate
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Craftsman; Shingle
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Alfred F. Priest in 1914.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s); steps, concrete; retaining wall, stone; side fence, metal
B9a. Architect: Alfred F. Priest b. Builder:
***B10. Significance:** **Theme** Architecture - Arts and Crafts; Single-Family Residential Development, 1872-1918 **Area** Glendale
Period of Significance: 1914 **Property Type:** Single-family residential **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1416 Louise St. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1914, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

It also appears eligible as an excellent example of Craftsman architecture with Shingle style influences as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Alfred F. Priest.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

The Shingle style is an early style of the Arts and Crafts movement, reflecting some carryover from Victorian styles like Queen Anne and Eastlake/Stick. As its name suggests, it is characterized by the covering of all or nearly all of a building with wood shingles stained a single color, reflecting the natural aesthetic of Arts and Crafts. Shingle-style buildings are typically two stories in height, though smaller examples are sometimes found, and have asymmetrical facades, steeply pitched roofs, and large porches. They often incorporate Craftsman-style elements like exposed rafter tails and wood brackets.

Alfred F. Priest (1888–1931) was a prominent Southern California architect whose work played an important role in the development of Glendale during the city's rapid growth in the 1910s and 1920s. Born in Nebraska, Priest moved to Los Angeles in 1906, where he trained through night-school courses and employment as an architectural draftsman before establishing his own practice. Although his office was in downtown Los Angeles, Priest was a longtime Glendale resident, and most of his work took place within the city limits. His notable Glendale commissions included Herbert Hoover High School (1929), the Glendale Elks Club (1918), the Security Trust & Savings Bank (1923), and numerous other schools, residences, and commercial buildings, including other residential properties in the nearby Casa Verdugo Historic District.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

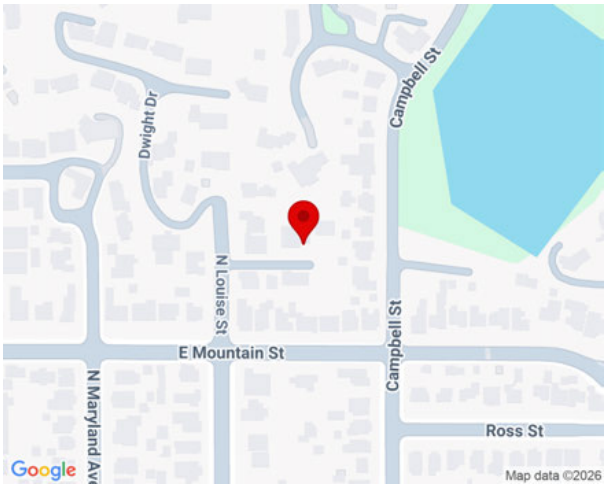
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: single; paired; grouped; double-hung
Window Materials 3: wood
Window Details 3: multi-light, top sash

Alterations
Alterations: addition, rear; windows replaced, some, secondary

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Lower Cañada Blvd. Bridge - Verdugo Wash

P1. Other Identifier: 53C1786

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address null Cañada Blvd City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN At Verdugo Wash

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type- Institutional: Infrastructure
Primary Architectural Style: PWA Moderne/Stripped Classical

Bridge 53C1786 is a two-lane steel stringer/multi-beam bridge with cast concrete railings spanning Verdugo Wash on Cañada Blvd (the southern of two 1930s bridges on Cañada).

Alterations
Alterations: appears to be unaltered

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP19. Bridge

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northeast, 4/24/2026

***P6. Date Constructed/Age and Sources** 1938 (Living New Deal)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/24/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) Lower Cañada Blvd. Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: Lower Cañada Bridge
B2. Common Name: Lower Cañada Bridge over Verdugo Wash; Bridge No. 53C1786
B3. Original Use: Institutional B4. Present Use: Institutional
***B5. Architectural Style** PWA Moderne/Stripped Classical
***B6. Construction History:** (Construction date, alteration, and date of alterations) This bridge was constructed in 1938 for the Works Progress Administration (WPA) as part of a larger federally funded flood control project. Verdugo Wash was widened and channelized and 10 bridges were constructed to span it; four of them are designated.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9a. Architect: _____ b. Builder: _____
***B10. Significance:** **Theme** Pre-WWII Civic/Institutional Development, 1919-1944 **Area** Glendale
Period of Significance: 1938 **Property Type:** Institutional **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Lower Canada Boulevard Bridge (Bridge 53C1786) appears eligible for listing in the Glendale Register. It is significant for its association with federally funded flood control projects along the waterways of the region, which helped shaped the development of Glendale in the years before World War II. Completed in 1938, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

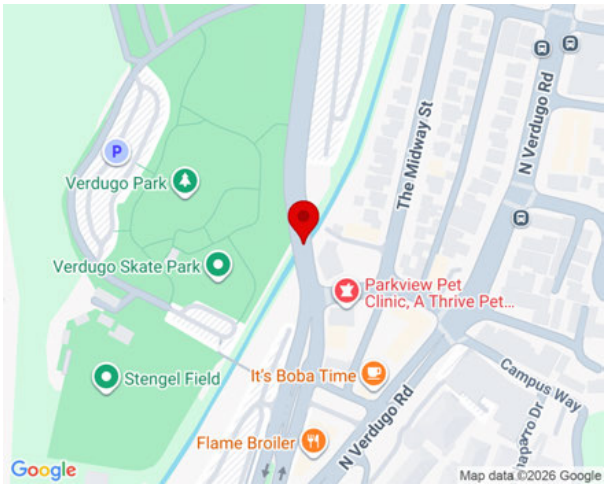
B13. Remarks: None

***B14. Evaluator:** Adam Rajper and Robby Aranguren, Historic Resources Group, 556 S. Fair Oaks Ave, Suite 101-514, Pasadena, CA 91105

***Date of Evaluation:** 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

Bridgehunter.com. Accessed April 2026. http://bridgehunter.com/.

This property was surveyed in the 2021 Casa Verdugo Historic District Historic Resources Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Craftsman architecture, and as the work of notable local architect Alfred F. Priest.

The property's character-defining features remain unchanged from those identified in 2020. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity Photo below is view east, taken September 4, 2026.



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1320 N Maryland Ave *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) The property was designed by Alfred F. Priest in 1915.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: Alfred F. Priest b. Builder:
***B10. Significance:** **Theme** Architecture - Arts and Crafts **Area** Glendale
Period of Significance: 1915 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 120 N. Maryland Ave. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Casa Verdugo Historic District. It is an excellent example of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Alfred F. Priest.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

Alfred F. Priest (1888–1931) was a prominent Southern California architect whose work played an important role in the development of Glendale during the city's rapid growth in the 1910s and 1920s. Born in Nebraska, Priest moved to Los Angeles in 1906, where he trained through night-school courses and employment as an architectural draftsman before establishing his own practice. Although his office was in downtown Los Angeles, Priest was a longtime Glendale resident, and most of his work took place within the city limits. His notable Glendale commissions included Herbert Hoover High School (1929), the Glendale Elks Club (1918), the Security Trust & Savings Bank (1923), and numerous other schools, residences, and commercial buildings, including other residential properties in the Casa Verdugo Historic District.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

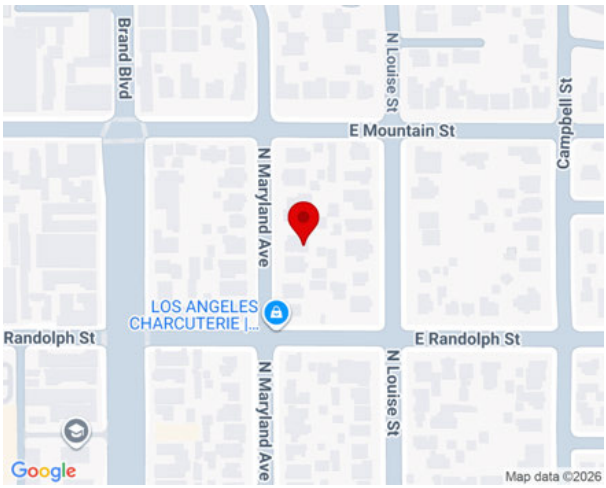
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1320 N Maryland Avenue
P1. Other Identifier: Element of Casa Verdugo Historic District
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**
***a.County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **;R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.**
c. Address 1320 N Maryland Avenue City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5647-007-005

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor
Property Type: Residential—Single-family
Siting: Set back—moderate
Primary Architectural Style: Craftsman
Number of Stories: 1
Plan/Primary Facade: Rectangular; Asymmetrical
Construction/Foundation: Wood-frame; Concrete
Cladding: Wood shingles, Wood lap
Roof Type/Material: Gable—crossed, Composition shingle
Roof Features: Bargeboards, Brackets, Eaves—open, Exposed purlins, Exposed rafter tails
Chimney 1: Brick—exterior
Porch/Stoop 1: Partial-width porch—recessed; Wood, Concrete, Brick; Entry walls, Piers, Steps, Notched beam
Door 1: Not visible; Material unknown
Window 1: Tripartite; Fixed, Double-hung; Wood
Hardscape: Walkway-Concrete; Steps-Concrete; Driveway-Concrete—ribbon; Retaining Wall-Concrete, Brick
Landscape: Mature vegetation
Garage: Detached, Not visible from public-right-of-way
Character-defining features: One story height, Asymmetrical massing and rambling plan, Wood shingle and lap siding, Broad porch with brick piers, Low-pitched gabled roof with exposed structural members, Wood windows, Gable vents, Brick retaining wall with concrete cap
Alterations: Other Alterations-Landscape altered
Integrity: High

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other: _____

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southeast, 6/25/2020

***P6. Date Constructed/Age and**

Sources: ☑ Historic ☐ Prehistoric ☐ Both
1915, Los Angeles County Assessor

***P7. Owner and Address:**

Not Recorded

***P8. Recorded by: (Name, affiliation, and address)** Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 6/25/2020

***P10. Survey Type:** (Describe)

☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) Casa Verdugo Historic District, Historic Resources Survey Report (ARG, 2021)

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

This property was surveyed in the 2021 Casa Verdugo Historic District Historic Resources Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Craftsman architecture, and as the work of notable local architect Alfred F. Priest.

The property's character-defining features remain unchanged from those identified in 2020. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity Photo below is view west, taken September 4, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1326 N Maryland Ave *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Craftsman
***B6. Construction History:** (Construction date, alteration, and date of alterations) The property was designed by Alfred F. Priest in 1913.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: Alfred F. Priest b. Builder:
***B10. Significance:** **Theme** Architecture - Arts and Crafts **Area** Glendale
Period of Significance: 1913 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1326 N. Maryland Ave. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Casa Verdugo Historic District. It is an excellent example of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Alfred F. Priest.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

Alfred F. Priest (1888–1931) was a prominent Southern California architect whose work played an important role in the development of Glendale during the city's rapid growth in the 1910s and 1920s. Born in Nebraska, Priest moved to Los Angeles in 1906, where he trained through night-school courses and employment as an architectural draftsman before establishing his own practice. Although his office was in downtown Los Angeles, Priest was a longtime Glendale resident, and most of his work took place within the city limits. His notable Glendale commissions included Herbert Hoover High School (1929), the Glendale Elks Club (1918), the Security Trust & Savings Bank (1923), and numerous other schools, residences, and commercial buildings, including other residential properties in the Casa Verdugo Historic District.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

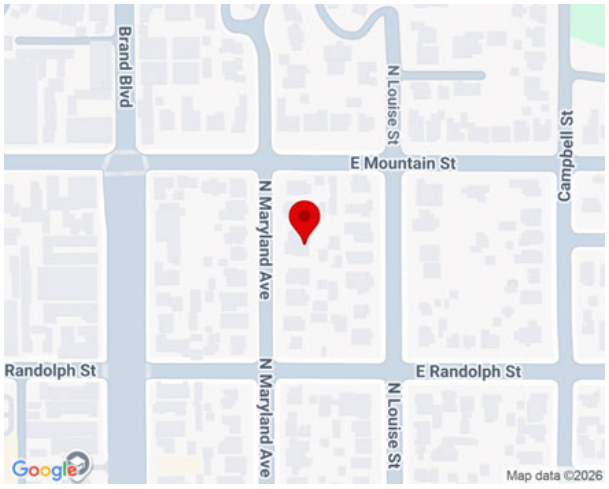
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/4/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5D1
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1326 N Maryland Avenue
P1. Other Identifier: Element of Casa Verdugo Historic District
***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**
***a.County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **;R** _____ **1/4 of** _____ **1/4 of Sec** _____ **B.M.**
c. Address 1326 N Maryland Avenue City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5647-007-017

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Evaluation: Contributor
Property Type: Residential—Single-family
Siting: Set back—moderate
Primary Architectural Style: Craftsman
Number of Stories: 1
Plan/Primary Facade: Irregular; Asymmetrical
Construction/Foundation: Wood-frame; Concrete
Cladding: Wood shingles
Roof Type/Material: Gable—crossed, Composition shingle
Roof Features: Bargeboards, Eaves—open, Exposed purlins, Exposed rafter tails
Chimney 1: Brick—interior
Porch/Stoop 1: Partial-width porch—projecting; Wood, Brick; Entry walls, Light fixtures, Piers, Steps, Notched beam
Door 1: Single; Wood; Paneled, Partially glazed, Sidelights
Porch/Stoop 2: Stoop; Wood, Concrete, Brick; Entry walls
Door 2: Single; Wood; Metal screen, Partially glazed
Window 1: Single; Fixed; Wood; Awning
Window 2: Paired; Casement; Wood
Window 3: Single; Double-hung; Wood
Hardscape: Walkway-Brick; Steps-Brick; Driveway-Asphalt; Retaining Wall-Stucco, Brick
Landscape: Lawn, Mature vegetation
Garage: Detached, Wood door, Compatible with style of main house
Character-defining features: One story height, Asymmetrical massing and rambling plan, Wood shingle wall cladding, Broad porch with brick piers and wall, Low-pitched gabled roof with exposed structural members, Paneled wood door with sidelights, Wood windows, Gable vents
Alterations: Other Alterations-Awning(s) added, Texture coat applied to exterior walls
Integrity: High

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property
***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other: _____

*P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southeast, 6/25/2020

***P6. Date Constructed/Age and**

Sources: ☑ Historic ☐ Prehistoric ☐ Both
1913, Los Angeles County Assessor

***P7. Owner and Address:**

Not Recorded

***P8. Recorded by: (Name, affiliation, and address)** Andrew Goodrich, Rosa Lisa Fry, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 6/25/2020

***P10. Survey Type:** (Describe)

☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) Casa Verdugo Historic District, Historic Resources Survey Report (ARG, 2021)

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List) _____

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1463 Melwood Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1463 Melwood Dr City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5649-015-026

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: French Revival

Building Envelope
Setting: hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; wood, shingle
Architectural Details: balconette(s); dentils; tower volume; planter(s)

Roof
Roof Form: gable, cross; pyramidal
Roof Cladding: composition shingle
Roof Details: chimney pots; dormer(s), window roof; eaves, boxed; exterior chimney, brick; gable vent

Entrance(s)
Primary Entry Type: stoop
Primary Entry Materials & Details: arch(es); flooring, brick
Primary Door Type & Material: plank door; single door; wood
Primary Door Details: speakeasy
Secondary Entry Type: balcony
Secondary Entry Materials & Details: railing, metal
Secondary Door Type & Material: French doors; paneled; partially glazed; wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 4/27/2026

***P6. Date Constructed/Age and Sources** 1939 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1463 Melwood Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** French Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed by George Krivic for Dr. Arthur W. Allum in 1939.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** porte cochere
B9a. Architect: b. Builder: Krivic, George
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1939 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1463 Melwood Drive appears eligible for listing in the Glendale Register. It is an excellent example of French Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

French Revival style architecture gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the École des Beaux-Arts in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. The style is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and multi-light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91296

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; single
Window Materials 1: metal
Window Grouping & Type 2: casement; paired
Window Materials 2: steel
Window Details 2: multi-light; surround(s), simple
Window Grouping & Type 3: casement; fixed; tripartite
Window Materials 3: steel
Window Details 3: accidentals; diamond pane; leaded glass; stained glass

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1620 Melwood Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1620 Melwood Dr City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5649-010-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Ranch, Colonial
Secondary Architectural Style: Minimal Traditional

Building Envelope
Setting: corner; hillside; set back
Height: 1-story
Plan: U-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board
Architectural Details: quoins

Roof
Roof Form: gable, cross
Roof Cladding: composition shingle
Roof Details: dormer(s), vent roof; gable vent; interior chimney, stucco

Entrance(s)
Primary Entry Type: recessed
Primary Entry Materials & Details: surround, decorative
Primary Door Type & Material: paneled; single door; wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View east, 4/27/2026

***P6. Date Constructed/Age and Sources** 1937 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1620 Melwood Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Ranch, Colonial; Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Postle & Postle for Eugene F. Conner in 1937. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: Postle & Postle b. Builder:
***B10. Significance:** **Theme** Architecture - Ranch **Area** Glendale
Period of Significance: 1937 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1620 Melwood Drive appears eligible for listing in the Glendale Register. It is an excellent example of the Colonial Ranch subtype of Traditional Ranch architecture as applied to a single-family residence. Constructed in 1937, the property exhibits high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architects Postle & Postle.

Traditional Ranch style architecture made its debut in the 1930s and is what is generally considered to be the "quintessential Ranch house." Buildings designed in the style were awash in historical references associated with the vernacular architecture of 19th century California and the American West, and generally took on a distinctive, rusticated appearance. The Traditional Ranch style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied. The Colonial Ranch subtype incorporates more traditional Neoclassical elements, minimized in scale and articulation to fit the horizontally oriented Ranch type.

David Postle Sr. was born in 1863 in Ohio and studied architecture and engineering at the University of Illinois. After graduating, he practiced as an architect in Illinois where he met his wife Georgia N. Richardson. The two married in 1893 and gave birth to a son George Richardson Postle in 1896 and David E. Postle Jr. in 1901. The family continued to live in Illinois while David practiced and designed some important buildings including the Pattington Apartments in Chicago (1902) which is listed in the National Register of Historic Places. His sons followed in his footsteps and attended the University of Illinois to become architects. By 1921, George had relocated to Los Angeles, California where he married Mildred K. Kerr. His father followed and the two formed their architectural firm Postle & Postle. Together, they built several residential and commercial commissions throughout Southern California including Euclid Court in Pasadena (1921), Gunther-Balian Mansion in Altadena (1923), Self Help Graphics & Art Building/Brooklyn State Bank in Los Angeles (1927), and many more. In 1934, David retired and George continued to practice under his name exclusively. In 1939, David passed away and his son continued to work through the 1960s until he eventually retired. In 1984, David passed away.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91335

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: bay, canted
Window Materials 1: wood
Window Details 1: bay roof, standing seam; bulkhead; diamond pane; leaded glass; surround(s), decorative
Window Grouping & Type 2: casement; fixed; tripartite
Window Materials 2: steel
Window Details 2: multi-light; shutter(s), all
Window Grouping & Type 3: casement; fixed; grouped
Window Materials 3: steel
Window Details 3: multi-light; transom

Alterations
Alterations: no major alterations; roof material replaced, compatible

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #** (Assigned by recorder) 1650 Melwood Dr
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1650 Melwood Dr City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5649-010-004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Spanish Colonial Revival

Building Envelope
Setting: hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: balcony(ies); decorative wood elements; jetties; decorative stucco elements

Roof
Roof Form: hipped
Roof Cladding: clay barrel tile
Roof Details: eaves, open; eaves, wide; exposed rafter tails; clay tile coping

Entrance(s)
Primary Entry Type: stoop
Primary Entry Materials & Details: arch(es)
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: balcony
Secondary Entry Materials & Details: arch(es); railing, wood; turned posts, wood
Secondary Door Type & Material: single door
Secondary Door Details: arched; not fully visible

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southeast, 4/27/2026

***P6. Date Constructed/Age and Sources** 1932 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1650 Melwood Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by notable local architect George R. Postle and built by C. D. Moore for Dr. Benton N. Colver in 1932. Postle also designed 1700 Melwood Drive, next door.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** entry gate; garage, integrated; retaining wall, stone
B9a. Architect: Postle, George R. b. Builder: Moore, C. D.
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1932 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1650 Melwood Drive appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence, designed by notable local architect George R. Postle (who also designed 1700 Melwood Drive, next door). The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster.

George Richardson Postle was born in 1896 in Illinois; his father David Postle Sr. was a practicing architect, and both men attended the University of Illinois. By 1921, George had relocated to Los Angeles, where he married Mildred K. Kerr. His father followed and the two formed their architectural firm Postle & Postle. Together, they built several residential and commercial commissions throughout Southern California including Euclid Court in Pasadena (1921), Gunther-Balian Mansion in Altadena (1923), Self Help Graphics & Art Building/Brooklyn State Bank in Los Angeles (1927), and many more. In 1934, David retired and George continued to practice under his name exclusively. Postle continued to work through the 1960s until he eventually retired. In addition to residential designs, Postle designed multiple large-scale institutional buildings and additions, including a new wing for Glendale's Memorial Hospital (1955) and the 1965 headquarters for the Glendale Unified School District.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91298

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: steel
Window Details 1: multi-light
Window Grouping & Type 2: casement; fixed; tripartite
Window Materials 2: steel
Window Grouping & Type 3: casement; single
Window Materials 3: steel

Alterations
Alterations: no major alterations; garage door replaced

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

“Frame Finder.” Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1700 Melwood Dr

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1700 Melwood Dr City Glendale Zip 91207

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5649-010-003

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Spanish Colonial Revival

Building Envelope
Setting: hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: arch(es); grilles, wrought iron

Roof
Roof Form: gable, cross; hipped
Roof Cladding: clay barrel tile
Roof Details: cupola(s); eaves, open; eaves, wide; exposed rafter tails; interior chimney, stucco; weathervane; clay tile coping; exterior chimney, stucco

Entrance(s)
Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: arch(es); arcade
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: balcony
Secondary Entry Materials & Details: railing, wood; turned posts, wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/27/2026

***P6. Date Constructed/Age and Sources** 1932 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1700 Melwood Dr *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by notable local architect George R. Postle and built by C. D. Moore for Dr. Henry G. Westphal in 1933.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** courtyard/patio; entry gate; fountain; retaining wall, stone
B9a. Architect: Postle, George R b. Builder: Moore, C. D.
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1932 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1700 Melwood Drive appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence, designed by notable local architect George R. Postle (who also designed 1650 Melwood Drive, next door). The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is characterized by asymmetrical façades; irregular plan and horizontal massing; varied gable or hipped roofs with clay barrel tiles; stuccoed exterior walls; arcades or colonnades; balconies, patios, or towers; and decorative grilles of wood, wrought iron, or plaster.

George Richardson Postle was born in 1896 in Illinois; his father David Postle Sr. was a practicing architect, and both men attended the University of Illinois. By 1921, George had relocated to Los Angeles, where he married Mildred K. Kerr. His father followed and the two formed their architectural firm Postle & Postle. Together, they built several residential and commercial commissions throughout Southern California including Euclid Court in Pasadena (1921), Gunther-Balian Mansion in Altadena (1923), Self Help Graphics & Art Building/Brooklyn State Bank in Los Angeles (1927), and many more. In 1934, David retired and George continued to practice under his name exclusively. Postle continued to work through the 1960s until he eventually retired. In addition to residential designs, Postle designed multiple large-scale institutional buildings and additions, including a new wing for Glendale's Memorial Hospital (1955) and the 1965 headquarters for the Glendale Unified School District.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91299

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: casement; single
Window Materials 1: steel
Window Details 1: multi-light; transom
Window Grouping & Type 2: casement; fixed; grouped
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: oriel; single
Window Materials 3: metal
Window Details 3: multi-light

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Los Angeles County Public Works. Land Records Information. Accessed April 2026. https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx

This property was surveyed in the 2013 Brockmont Park Historic Resources Survey by the Glendale Community Development Department, Planning Division and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of French Revival architecture.

The property's character-defining features remain unchanged from those identified in 2013. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view west, taken September 4, 2026.



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1515 Merriman Dr *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** French Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1937 for Ms. Dorothy Masak.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached; porte cochere
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1937 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1515 Merriman Dr. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Brockmont Park Historic District. It is an excellent example of French Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

French Revival style architecture gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the École des Beaux-Arts in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. The style is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and divided light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

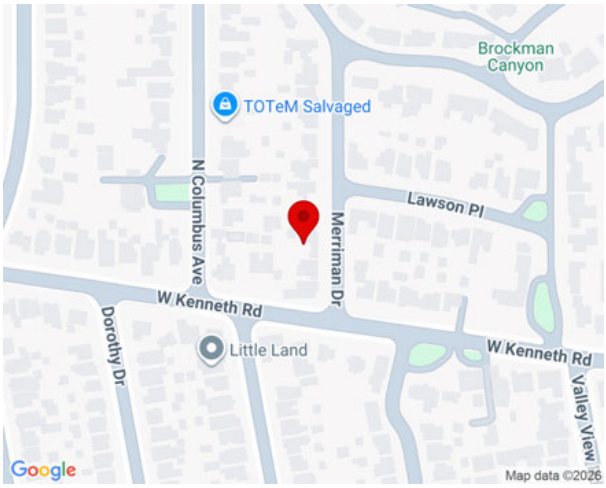
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/3/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California — The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**
PRIMARY RECORD
Trinomial
NRHP Status Code 5D1
Other Listings Brockmont Park Historic District – Contributor
Review Code **Reviewer** **Date**

Page 1 **of** 2 ***Resource Name or #:** 1515 MERRIMAN DR

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Burbank **Date:** 1966, photorevised 1972, minor revision 1994 **T R of of Sec B.M.**

c. Address: 1515 Merriman Drive City: Glendale Zip: 91202

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN:5632-024-016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: French Revival
Siding: smooth stucco
Roof: flared hipped; wood shingle
Windows: wood casement windows, some with decorative shutters; wood multi-light bay windows at either side of first story; French doors at second-floor balconet featuring ornate ironwork and scalloped sheet metalwork
Primary Entrance: pilastered door surround with half-round pediment and urn-shaped finials; wood door
Chimney: brick at side façade
Garage: porte cochere with segmental-arched opening; detached garage with hipped roof
Other Notable Features: gabled wall dormer with round vent; small vented dormer with hipped roof at secondary roof
Plan: asymmetrical
No. Stories: 2
Alterations: awnings (date unknown)
Integrity: high due to retention of character-defining features

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☒Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) View to west, 3/27/2012

***P6. Date Constructed/Age and Sources:**
☒Historic ☐Prehistoric ☐Both
1937
Los Angeles County Assessor

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Glendale Community Development Department
Planning Division
633 E Broadway, Room 103
Glendale, CA 91206

***P9. Date Recorded:** January 2013

***P10. Survey Type:** (Describe)
Historic District Evaluation

***P11. Report Citation:**

***Attachments:** ☐NONE ☐Location Map ☐Sketch 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):



Front elevation, view to west, 3/27/2012



Front elevation, view to west, 3/27/2012

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3/3CS
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 222 Monterey Rd

P1. Other Identifier: Monterey Island

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 222 Monterey Rd City Glendale Zip 91206

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5644-018-058 (one of multiple)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type- Multi-Family Residential: Apartment tower
Primary Architectural Style: Late Modern

Building Envelope
Setting: corner; set back
Height: 15-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: concrete, reinforced; steel frame
Wall Cladding: brick masonry; concrete masonry unit; prefabricated concrete
Architectural Details: balcony(ies); pierced screen(s)

Roof
Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Entrance(s)
Primary Entry Type: recessed open canopy structure supported by H-shaped vertical stone columns
Primary Entry Materials & Details: fronted by a semi-circular driveway flanked by at-grade vehicular bays
Primary Door Type & Material: double door; fully glazed

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/27/2026

***P6. Date Constructed/Age and Sources** 1983 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/27/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 222 Monterey Rd *NRHP Status Code: 5S3/3CS

B1. Historic Name: Monterey Island
B2. Common Name: Monterey Island
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style** Late Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Krisel Shapiro & Associates and built by Dillingham Construction Co. for Watt Industries and Howard Development Co. in 1983.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** designed landscape; flagpole; garage, integrated; planter(s), brick; signage
B9a. Architect: Krisel/Shapiro & Associates AIA b. Builder: Dillingham Construction Co.
***B10. Significance:** **Theme** Architecture - Modernism **Area** Glendale
Period of Significance: 1983 **Property Type:** Multi-family residential **Applicable Criteria:** C/3/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 222 Monterey Road appears eligible for listing in the Glendale Register. Due to its outstanding quality of design and high artistic value, it also appears eligible for listing in the California Register. It is an excellent example of Late Modern architecture as applied to an apartment tower. Constructed in 1983, the property exhibits high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of master architects Krisel/Schapiro & Associates.

Late Modern is a broad term that is used to describe an iteration of Modern architecture that came of age between the mid-1950s and 1970s. Compared to their Mid-Century Modern predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system.

Krisel/Shapiro & Associates was a partnership formed in 1969 by architects William Krisel, AIA (1924–2017), and Abraham Shapiro, AIA (b. 1926).

William Krisel, AIA, was born in Shanghai, China, where his father worked for the United States Department of State. The family returned to California in 1937. After graduating from Beverly Hills High School in 1941, Krisel enrolled in the University of Southern California's School of Architecture, but his studies were interrupted by World War II, in which he served. Returning under the GI Bill, he graduated in 1949 while working in the offices of Paul Laszlo and Victor Gruen. Licensed as an architect in 1950, Krisel partnered with Dan Saxon Palmer to form Palmer & Krisel Architects. The firm initially designed custom homes and commercial projects before becoming a leading designer of tract housing in Southern California. Krisel also studied landscape architecture under master landscape architect Garrett Eckbo and became licensed in that field in 1954. Following the dissolution of Palmer & Krisel in 1966, Krisel continued practice under the name William Krisel, AIA. Over the course of his career, he designed more than 40,000 housing units and a wide range of building types, earning recognition as a pioneer of modern, affordable tract housing and numerous honors, including an AIA Lifetime Achievement Award. Krisel died in Beverly Hills on June 5, 2017.

Abraham Shapiro was born in Tel Aviv, Israel, on February 20, 1926. He earned a Bachelor of Science in Architecture from the Hebrew Institute of Technology (now the Israel Institute of Technology, or Technion) in Haifa in 1949 and a Master of Science from Columbia University in 1952. Shapiro established Abraham Shapiro Associates in 1958 and remained in private practice until partnering with Krisel in 1969 to form Krisel/Shapiro & Associates. In 1979, Krisel sold his share of the firm to Shapiro, ending the partnership.

Krisel/Shapiro & Associates received numerous commissions for office, condominium, senior housing, multi-family residential, and commercial projects. Among the prolific firm's most notable works is Coronado Shores, a master-planned beachfront condominium community developed during the 1960s and 1970s south of the historic Hotel del Coronado in San Diego. The project consists of ten 15-story residential towers. The firm also designed the 1975 Fidelity Federal Building in Glendale, now occupied by U.S. Bank, and the 1978 Gayley Center in Westwood Village.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

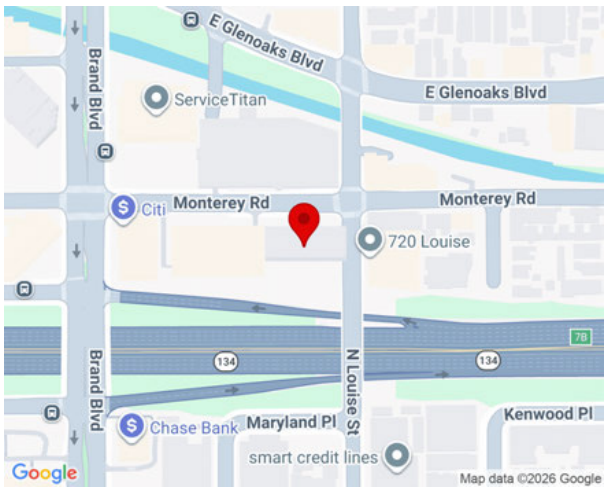
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91374

***Date of Evaluation:** 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; ribbon; sliding, horizontal
Window Materials 1: metal
Window Grouping & Type 2: bay, bowed; fixed; sliding, horizontal
Window Materials 2: metal
Window Grouping & Type 3: fixed; floor-to-ceiling; storefront
Window Materials 3: metal
Window Details 3: transom

Alterations
Alterations: appears to be unaltered

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

"Condos a Key to Glendale Plan." Los Angeles Times, October 17, 1982.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1221 Monterey Rd
P1. Other Identifier: Woodrow Wilson Middle School

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1221 Monterey Road City Glendale Zip 91206

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5646-023-900

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

This property is a Late Moderne/Mid-Century Modern middle school campus with two visible buildings fronting on Monterey Road, an auditorium and a main school building. Both appear to be unaltered. The rest of the campus, constructed in 1955 with these visible buildings, is not visible from the public right-of-way.

The auditorium is rectangular in plan and has a shallowly pitched front gable roof fronted by a flat roofed, full width entry volume. Walls are scored tilt up concrete. The central entry has a projecting rectilinear concrete surround with three sets of metal double doors separated by two fixed or awning steel obscure glass windows. Above the doors, five bays of grouped fixed steel windows are separated by vertical concrete dividers with punched rectangular openings. Pin mounted metal lettering above entry reads "AUDITORIUM". The entry is fronted by concrete steps with pipe handrails, flanked by concrete planters.

The main school building is a large two story building with a rectangular plan and a shallowly pitched side gable roof. Walls are tilt up concrete with brick.cladding at the first story, on the east and west ends of the primary (south) facade. The facade is symmetrical, with a central projecting, flat-roofed second story volume with a bris soleil projecting over the first story. The entry contains two sets of fully glazed wood doors in one opening, with sidelights and transom. A second set of the same type has a transom. Pin mounted metal lettering over the entry reads "WOODROW WILSON MODDLE SCHOOL". The entry is fronted by concrete steps and a side ramp with pipe handrails. Windows are set in bays separated by simple concrete vertical supports reaching the roof eaves, which are relatively wide. Windows are grouped steel fixed and awning or hopper.

Between the two front buildings a round-roofed concrete shade structure can be partially seen.

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 5/18/2026

***P6. Date Constructed/Age and Sources** 1955 (newspapers)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 5/18/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1221 Monterey Rd *NRHP Status Code: 5S3

B1. Historic Name: Woodrow Wilson Middle School
B2. Common Name: Woodrow Wilson Middle School
B3. Original Use: Institutional B4. Present Use: Institutional
***B5. Architectural Style** Late Moderne; Mid-Century Modern
***B6. Construction History:** (Construction date, alteration, and date of alterations) Woodrow Wilson Middle School moved to this purpose-built campus in 1955.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s); signage
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 **Area** Glendale
Period of Significance: 1955 **Property Type:** Institutional **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1221 Monterey Rd. appears eligible for listing in the Glendale Register. It is significant for its association with the expansion of municipal services, including the public school system, during the city's period of rapid growth after World War II. Constructed in 1955, it is one of relatively few civic/institutional properties from this formative period of city growth.

The property also appears eligible as an excellent example of Late Moderne architecture as applied to an institutional property. It exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Moderne architecture materialized during the Great Depression when the highly stylized Art Deco mode had become perceived as excessive and overly flamboyant. The architectural idiom was relatively inexpensive to build due to its lack of ornamentation and use of less labor-intensive building materials such as concrete and plaster. Inspired by the industrial designs of the time, Moderne architecture is characterized by its sleek, aerodynamic form and horizontal emphasis. The style's major subtypes are Streamline Moderne and PWA Moderne, with later iterations known as Late Moderne.

The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the bezeled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

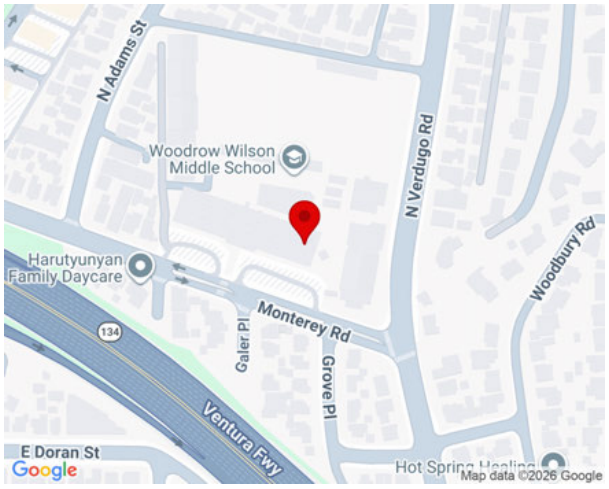
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 5/18/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) Mountain St Bridge - Verdugo Wash

P1. Other Identifier: 53C0745

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address _____ City _____ Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN at Verdugo Wash

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type- Institutional: Infrastructure
Primary Architectural Style: PWA Moderne/Stripped Classical

ridge 53C0745 is a two-lane steel stringer/multi-beam bridge spanning Verdugo Wash at E. Mountain Street. It has cast concrete railings and the spray painted number B3111.

Alterations
Alterations: appears to be unaltered

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP19. Bridge

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 4/29/2026

***P6. Date Constructed/Age and Sources** 1936 (Living New Deal)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 9/8/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) Mountain St Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: Mountain St Bridge
B2. Common Name: Mountain St Bridge; Bridge 53C0745
B3. Original Use: Institutional B4. Present Use: Institutional
***B5. Architectural Style** PWA Moderne/Stripped Classical
***B6. Construction History:** (Construction date, alteration, and date of alterations) This bridge was constructed in 1936 by the U.S. Engineer Department for the Works Progress Administration (WPA). It was part of a larger federally funded flood control project to channelize the Verdugo Wash and construct 10 bridges to span it; four of them are designated.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: b. Builder: U.S. Engineer Department
***B10. Significance:** **Theme** Pre-WWII Civic/Institutional Development, 1919-1944 **Area**
Period of Significance: 1936 **Property Type:** Institutional **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Mountain Street Bridge (Bridge 53C0745) appears eligible for listing in the Glendale Register. It is significant for its association with federally funded flood control projects along the waterways of the region, which helped shaped the development of Glendale in the years before World War II. Completed in 1936, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

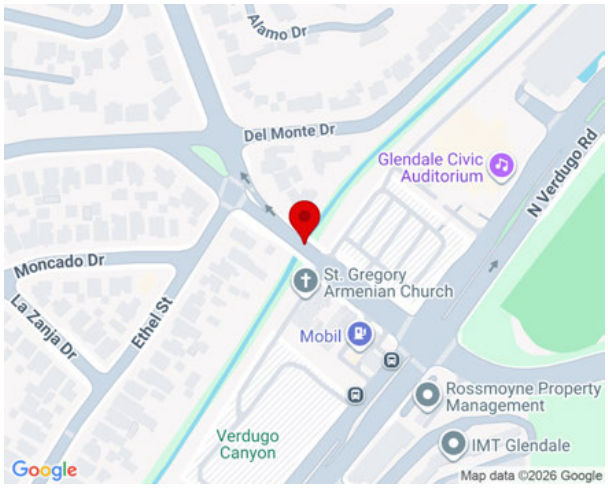
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

Bridgehunter.com. Accessed April 2026. http://bridgehunter.com/.

***Recorded by:** Architectural Resources Group ***Date:** September 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2011 North Cumberland Heights Historic District Survey by the City of Glendale Planning Division and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as the former residence of prominent comedian Don Knotts, who lived here with his family in the early 1960s (ca. 1960-1964). During this time, Knotts was at the height of his popularity as the character Barney Fife on the Andy Griffith Show. Knotts moved to Pacific Palisades in 1964.

The property's character-defining features remain unchanged from those identified in 2011. No new alterations were noted in the 2026 survey update of this property; a one-story addition at the north (rear) elevation is presumed to be the backyard addition noted in the original documentation. The building continues to retain a high degree of integrity, enabling it to convey its association with significant individual Don Knotts. Photo below is view southwest, taken September 8, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 900 W Mountain St *NRHP Status Code: 5B

B1. Historic Name: Don Knotts Residence
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** American Colonial Revival; Spanish Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1934. As noted in the original documentation (2011), a rear addition has been added, and fixed wood shutters have been removed from windows.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Post-WWII Suburban Development, 1945-2000 **Area** Glendale
Period of Significance: 1960-1964 **Property Type:** Single-family residential **Applicable Criteria:** B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In addition to being a contributor to the North Cumberland Heights Historic District, the property at 900 W Mountain St appears individually eligible for listing in the Glendale Register. It is the former residence of significant individual Don Knotts, who resided here with his family between about 1960 and 1964.

Born in West Virginia in 1924, Jesse Donald "Don" Knotts began his career as an actor and comedian in the late 1940s, after serving in the Army during World War II. He played multiple minor roles on television in the 1950s and gained national fame in the role of Deputy Sheriff Barney Fife on The Andy Griffith Show. Knotts played the character between 1960 and 1965, when he left the show to pursue film work. During most of this time, Knotts, his wife Kay, and their two children lived at 900 W Mountain St in Glendale. Knotts went on to play other memorable comic roles, including Mr. Furley on Three's Company (1977-1984) and a number of starring roles in Disney movies like The Apple Dumpling Gang. Knotts moved to Pacific Palisades in 1964. He died in 2006.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

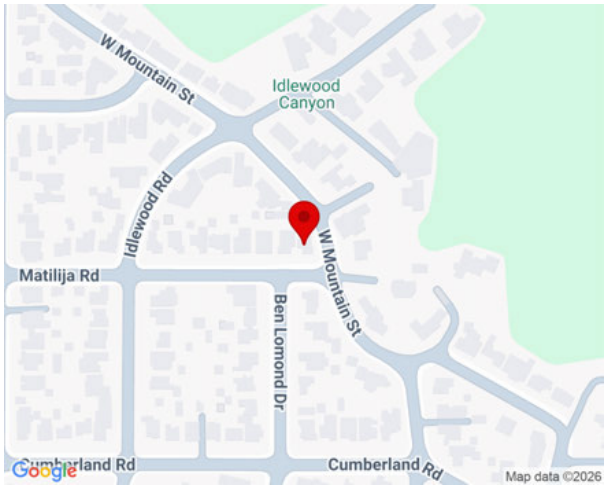
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/8/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

Beck, Ken. "Tied Up in Knotts." Murfreesboro Post, April 10, 2011.

Chamlee, Virginia. "Don Knotts' Daughter Recounts Moving to Pacific Palisades When Her Dad's Star Rose: 'A Lot of the Other Kids Had Famous Dads'." People, September 8, 2026.

"Don Knotts." Wikipedia. Accessed September 7, 2026 at https://en.wikipedia.org/wiki/Don_Knotts.

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D3
Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 900 W. Mountain St.

P1. Other Identifier:

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

***a. County** Los Angeles **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necesary.)

***b. USGS 7.5' Quad** Burbank **Date** 1972 **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 900 W. Mountain St. City Glendale Zip 91202

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate)
Los Angeles County Assessor's Parcel Number: 5630-006-030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition,alterations, size, setting, and boundaries)

This is a two-story single-family residence designed with elements of the American Colonial Revival and Spanish Colonial Revival styles, constructed in 1934. It is rectangular in plan with a low-pitch cross-gable roof, clad in modified bitumen. The walls are clad in smooth stucco with accents of wood-lap in the gable ends. The primary façade is asymmetrical. The windows are divided-light casement and fixed, constructed of wood. Character-defining features include inset second story balcony with wood posts and balustrade, recessed entry porch with wood posts, and divided-light picture windows. Alterations include backyard addition and removal of fixed wood shutters from all windows. The overall integrity of the building is good.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)
7/6/2011

***P6. Date Constructed/Age and Source:** ☑ Historic ☐ Prehistoric ☐ Both
1934
City of Glendale Building Permit Records

***P7. Owner and Address:**
MICAHEL A MCCUSKER
900 W MOUNTAIN ST
GLENDALE CA 91202-1040

***P8. Recorded by:** (Name, affiliation, and address) Glendale Planning Division
633 E. Broadway, Rm. 103
Glendale, CA 91206

***P9. Date Recorded:**
8/5/2011

***P10. Survey Type:** (Describe)
N. Cumberland Heights Reconnaissance Survey (Update of 2004 Survey)

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** ☑ NONE ☐ Location Map ☐ Sketch 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):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1751 W Mountain St
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1751 W Mountain Str City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5618-024-013

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: American Colonial Revival

Building Envelope
Setting: elevated from street level; set back
Height: 2 1/2-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: wood, channel

Roof
Roof Form: gable, side
Roof Cladding: composition shingle
Roof Details: eave returns; eaves, closed; exterior chimney, brick

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: flooring, brick; posts, wood; steps, brick; simple portico with metal deck railing
Primary Door Type & Material: single door; paneled; wood
Primary Door Details: sidelights; surround, simple

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 4/16/2026

***P6. Date Constructed/Age and Sources** 1924 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 4/16/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1751 W Mountain St *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** American Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1924. At some point it received a rear addition.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1924 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1751 W. Mountain St. appears eligible for listing in the Glendale Register. It is an excellent example of American Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The American Colonial Revival style grew out of the U.S. Centennial Exposition of 1876, which inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. American Colonial Revival buildings are typically one or two stories in height, with symmetrical configuration (asymmetrical examples are also common) and simple plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Mary Ringhoff, Brannon Smithwick, Kiara Hosseinion,
Architectural Resources Group, 360 E. 2nd Street, Suite 225
Los Angeles, CA 90012

***Date of Evaluation:** 4/16/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: single; paired; double-hung
Window Materials 1: wood
Window Details 1: multi-light, top sash; shutter(s), some

Alterations
Alterations: addition, rear

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

CONTINUATION SHEET

***Recorded by:** Architectural Resources Group ***Date:** September 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2014 Niodrara Drive Historic District Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Traditional Ranch architecture, and as the work of notable local architect Robert Byrd.

The property's character-defining features remain unchanged from those identified in 2014. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view east where the rear elevation is visible from the alley, taken September 8, 2026.



State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1900 Niodrara Dr *NRHP Status Code: 5B

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Ranch, Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) The property was designed in 1950 by Robert Byrd.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** garage, attached
B9a. Architect: Robert Byrd b. Builder:
***B10. Significance:** **Theme** Architecture - Ranch **Area** Glendale
Period of Significance: 1950 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1900 Niodrara Dr. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Niodrara Drive Historic District. It is an excellent example of traditional Ranch architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Robert Byrd.

Traditional Ranch style architecture made its debut in the 1930s and is what is generally considered to be the "quintessential Ranch house." Buildings designed in the style were awash in historical references associated with the vernacular architecture of 19th century California and the American West, and generally took on a distinctive, rusticated appearance. The Traditional Ranch style is almost always expressed in the form of a one-story, single-family house, although the style was occasionally adapted to commercial and institutional properties in the postwar era. Features such as low-pitched roofs with wide eaves, a combination of wall cladding materials including board-and-batten siding, large picture windows, and brick and stone chimneys were commonly applied.

Robert L. Byrd (1904–1978) was a Southern California building designer and contractor known for distinctive residential architecture throughout the Los Angeles region. Born in Jonesborough, Tennessee, Byrd relocated with his family to Southern California and began designing and building residences in the Los Angeles area during the 1920s. Although he was not a licensed architect, Byrd developed a recognizable approach to residential design characterized by informal rustic forms; extensive use of wood, brick, and stone; and an emphasis on indoor-outdoor living. His work was particularly associated with communities such as Glendale, Toluca Lake, Studio City, Sherman Oaks, and the Hollywood Hills, where he designed houses from the prewar period through the postwar era. Byrd continued designing residences into the 1970s and later worked alongside his son, Gary Byrd, leaving a distinctive body of Southern California residential work that represents a regional interpretation of the ranch house that emphasizes informal California living.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

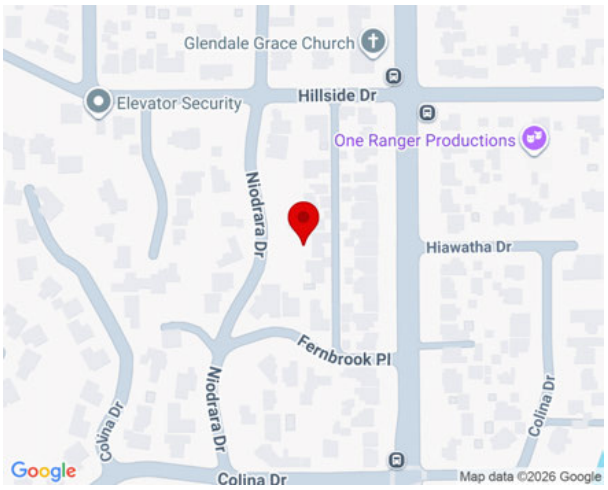
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 9/8/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California--- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI
Trinomial #
NRHP Status Code 5D1
Other Listings Niodrara Drive Historic District Contributor
Review Code Reviewer Date

***Resource Name or #** (Assigned by recorder) 1900 Niodrara Drive

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** **Date** **T** **;R** ; **¼of** **¼ of Sec** ; **B.M.**

c. Address 1900 Niodrara Drive City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5614-019-019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

- Setting: deep setback
- Style: Ranch
- Stories: 1.5
- Plan: irregular
- Façade: asymmetrical
- Foundation: concrete
- Construction: wood frame
- Wall Cladding: wood shingles, wood board-and-batten, horizontal wood siding
- Porch *(type, details):* stoop, recessed
- Door *(type, material, details)*:
  -Type 1 (primary): not visible

(continued on page 2)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

***P4. Resources Present:** ☒Building ☐Structure ☐ Object ☐Site ☐District ☒Element of District ☐Other (Isolates, etc.):

*P5a. Photograph or Drawing (Photograph required for buildings, structures or objects)



P5b. Description of Photo: (view, date, accession #) Primary facade, view east. City of Glendale, Planning Division, 2015.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1950, Los Angeles County Assessor

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

***P8. Recorded by:** Name, affiliation, and address)
Andrew Goodrich
Architectural Resources Group
8 Mills Place, Suite 300
Pasadena, CA 91105

***P9. Date Recorded:** 11/14/2014

***P10. Survey Type:** (Describe)
☒ Intensive
☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Niodrara Drive Historic Resources Survey Report

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

*Resource Name or # (Assigned by recorder) 1900 Niodrara Drive
Recorded By: Architectural Resources Group Date: 11/14/2014 ☒ Continuation ☐ Update

***P3a. Description** *(continued from page 1):*

- Windows *(arrangement, type, material, details):*
  - -Type 1: single, type undetermined, wood, multi-light
  - -Type 2: grouped, type undetermined, wood, multi-light
  - -Type 3: single, fixed, wood, multi-light, awning, jettied wood sill with wood brackets
  - -Type 4: single, awning, wood, 4-light, wood sill, wood surround
  - -Type 5: paired, casement, wood, 4-light, set in dormer
  - -Type 6: single, sliding, wood, multi-light, wood surround
  - -Type 7: single, double hung, wood, multi-light, wood surround
- Roof *(form, pitch, cladding, features):* combination (hip and gable), moderate and steep pitch, composition shingles, open eaves, exposed rafters, brackets, dormer
- Chimney *(location, materials):* exterior, brick
- Ornamentation/Details: awning (on east elevation)
- Garage: attached, 2-car, grooved tilt-up door
- Related Features: none visible
- Landscape Features:
  - -Trees: Chinese elm, crape myrtle, evergreen pear, southern magnolia, shamel ash
  - -Shrubs: glossy privet, Carolina cherry, eugenia, pygmy date palm, camellia, various exotic shrubs
  - -Groundcover: none identified
- Hardscape Features: stone streambed, footbridge with wood railing, stone curb (on west property line), wood picket fence and entry gate (on west property line), concrete footpath
- Character-Defining Features (Building): asymmetrical massing; hipped and gabled roof with open eaves, exposed rafters, brackets, and dormer; wood shingle, wood board-and-batten, and horizontal wood siding; multi-light wood windows; jettied wood window sill with wood brackets (on east elevation); brick chimney; integral 2-car garage
- Character-Defining Features (Site and Landscape):
  - -Landscape: none identified
  - -Hardscape: stone streambed, footbridge with wood railing, stone curb (on west property line)
- Alterations: none identified
- Integrity: high
- Status: contributor

*Resource Name or # (Assigned by recorder) 1900 Niodrara Drive
Recorded By: Architectural Resources Group Date: 11/14/2014 ☒ Continuation ☐ Update



Image 2. Rear (east) elevation from alley, view northwest. ARG, October 2014.



Image 3. Footpath and landscape features from Niodrara Drive, view east. ARG, October 2014.



Image 4. Yard and landscape features, view east. Carlberg Associates, October 2014.



Image 5. Yard and landscape features, view east. Carlberg Associates, October 2014.



Image 6. General shot of landscape features, view northeast. Carlberg Associates, October 2014.



Image 7. Detail of stone curb, view east. ARG, October 2014.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 ***Resource Name or #** (Assigned by recorder) Opechee Wy Bridge - Verdugo Wash

P1. Other Identifier: 53C1605

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address Opechee Wy City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN At Verdugo Wash

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type- Institutional: Infrastructure
Primary Architectural Style: PWA Moderne/Stripped Classical

Bridge 53C1605 is a two-lane steel stringer/multi-beam bridge with cast concrete railings spanning Verdugo Wash on Opechee Way.

Alterations
Alterations: appears to be unaltered

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP19. Bridge

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View southeast, 4/24/2026

***P6. Date Constructed/Age and Sources** 1940 (Living New Deal)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/24/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) Opechee Wy Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: Opechee Way Bridge
B2. Common Name: Opechee Way Bridge over Verdugo Wash; Bridge 53C1605
B3. Original Use: Institutional B4. Present Use: Institutional
***B5. Architectural Style** PWA Moderne/Stripped Classical
***B6. Construction History:** (Construction date, alteration, and date of alterations) This bridge was constructed in 1940 for the Works Progress Administration (WPA) as part of a larger federally funded flood control project. Verdugo Wash was widened and channelized and 10 bridges were constructed to span it; four of them are designated.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** none
B9a. Architect: _____ b. Builder: _____
***B10. Significance:** **Theme** Pre-WWII Civic/Institutional Development, 1919-1944 **Area** Glendale
Period of Significance: 1940 **Property Type:** Institutional **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Opechee Way Bridge (Bridge 53C1605) appears eligible for listing in the Glendale Register. It is significant for its association with federally funded flood control projects along the waterways of the region, which helped shaped the development of Glendale in the years before World War II. Completed in 1940, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

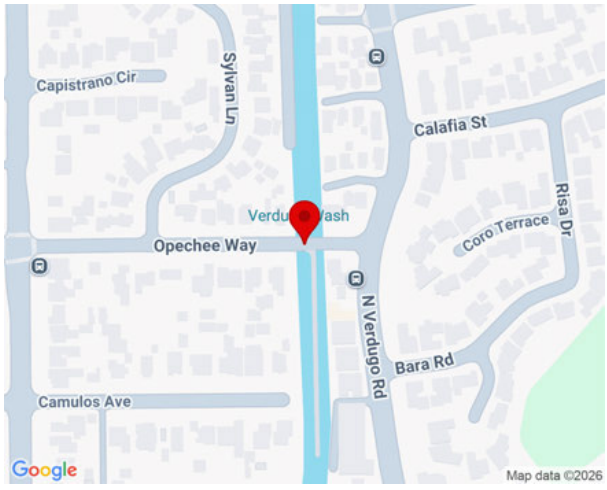
B13. Remarks: None

***B14. Evaluator:** Adam Rajper and Robby Aranguren, Historic Resources Group, 556 S. Fair Oaks Ave, Suite 101-514, Pasadena, CA 91105

***Date of Evaluation:** 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

Bridgehunter.com. Accessed April 2026. http://bridgehunter.com/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by recorder) 1346 Opechee Wy

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1346 Opechee Way City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-028-033

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Minimal Traditional

Building Envelope
Setting: set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard; brick masonry

Roof
Roof Form: gable, cross
Roof Cladding: composition shingle
Roof Details: eaves, boxed; interior chimney, brick; eaves, shallow

Entrance(s)
Primary Entry Type: stoop
Primary Entry Materials & Details: steps, brick
Primary Door Type & Material: single door; paneled; wood
Primary Door Details: screen, wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northwest, 8/31/2026

***P6. Date Constructed/Age and Sources** 1936 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91333

***P9. Date Recorded:** 8/31/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure & Object Record
☐ Archaeological Record ☑ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1346 Opechee Wy *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Minimal Traditional
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1936.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** carport; garage, attached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Suburban Development through WWII, 1910-1944 **Area** Glendale
Period of Significance: 1936 **Property Type:** Single-family residential **Applicable Criteria:** B
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1346 Opechee Way appears eligible for listing in the Glendale Register. It is significant for its association with Disney animator Joseph C. Grant as his family home and studio.

Born in New York City on May 15, 1908, Joseph C. "Joe" Grant moved to Southern California with his family as a child. He studied at the Chouinard Art Institute and worked as a caricaturist and illustrator for the Los Angeles Record before Walt Disney hired him in 1933 to design caricatures for the animated short Mickey's Gala Premiere. Grant became an important story artist and character designer at the Disney studio, contributing to the development of numerous early Disney classics, including Snow White and the Seven Dwarfs (1937), Pinocchio (1940), Fantasia (1940), and Dumbo (1941). He headed Disney's Character Model Department, where he oversaw the development and visual design of characters for animated productions. Grant left Disney in 1949 to pursue independent artistic and business ventures, including a ceramics studio and greeting-card company, but returned to the studio in 1989. During his second tenure, he contributed to the development of later films, including Beauty and the Beast (1991), Aladdin (1992), The Lion King (1994), and Pocahontas (1995). Grant was named a Disney Legend in 1992 and continued working at Disney until his death in Glendale on May 6, 2005.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

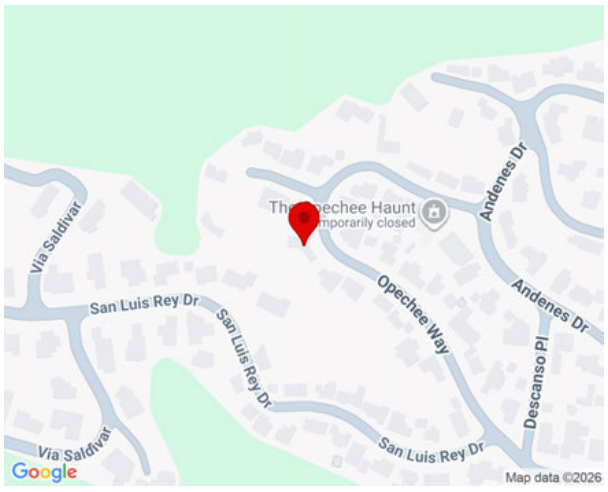
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Jade Mothé, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91333

***Date of Evaluation:** 8/31/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: bay, canted; fixed
Window Materials 1: wood
Window Details 1: multi-light; bay roof, composition shingle; bulkhead; surround(s), simple
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light; surround(s), simple
Window Grouping & Type 3: single; fixed
Window Materials 3: wood
Window Details 3: multi-light

Alterations
Alterations: addition, rear

***B12. References:** (Continued from page 2):

City of Glendale. Building permits, various dates.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, Los Angeles County Office of the Assessor, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1625 Opechee Way
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**
c. Address 1625 Opechee Way City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-011-016

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Dutch Colonial Revival
Secondary Architectural Style: American Colonial Revival

Building Envelope
Setting: set back
Height: 2-story
Plan: irregular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard
Architectural Details: balconette(s)

Roof
Roof Form: gambrel; shed
Roof Cladding: wood shingle
Roof Details: interior chimney, brick; gable vent; eaves, closed; eaves, flared

Entrance(s)
Primary Entry Type: stoop
Primary Entry Materials & Details: flooring, brick; steps, brick; brackets; pediment
Primary Door Type & Material: single door; plank door; partially glazed; wood
Primary Door Details: surround, simple; multi-light

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View north, 6/23/2026

***P6. Date Constructed/Age and Sources** 1922 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

***P9. Date Recorded:** 6/23/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1625 Opechee Way *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Dutch Colonial Revival; American Colonial Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1922. In 1925, it was one of many filming locations used in Buster Keaton's film "Seven Chances." At some point, it received a rear addition (not readily visible from the public right of way).

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s)
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals **Area** Glendale
Period of Significance: 1922 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1625 Opechee Way, recommended for inclusion in the survey by a community member on 3/9/26, appears eligible for listing in the Glendale Register. It is an excellent example of the Dutch Colonial Revival subtype of American Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also notable as a filming location for Buster Keaton's 1925 film "Seven Chances."

The American Colonial Revival style grew out of the U.S. Centennial Exposition of 1876, which inspired a sense of patriotism in Americans and fostered an interest in the styles of the Colonial era. The restoration of Colonial Williamsburg in the 1930s refueled interest in the style, and it remained popular into the post-World War II era. American Colonial Revival buildings are typically one or two stories in height, with symmetrical configuration (asymmetrical examples are also common) and simple plans. They typically feature side gable or cross gable roofs, sometimes with gabled dormers; exterior walls clad in horizontal wood siding and occasionally brick; prominent brick chimneys; double hung, divided light wood sash windows, usually with louvered wood shutters; paneled wood doors, sometimes with sidelights, transom lights, or fanlights; and restrained use of Classical details. Dutch Colonial Revival buildings are characterized by gambrel roofs, often with prominent central roof dormers, as seen in the subject property.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

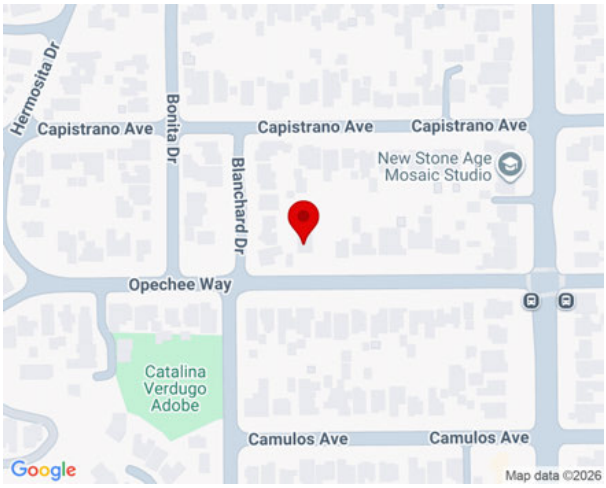
B13. Remarks: None

***B14. Evaluator:** Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

***Date of Evaluation:** 6/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: paired; tripartite; double-hung
Window Materials 1: wood
Window Details 1: multi-light; shutter(s), some; surround(s), simple
Window Grouping & Type 2: single
Window Materials 2: wood
Window Details 2: surround(s), simple

Alterations
Alterations: addition, rear

***B12. References:** (Continued from page 2):

Architectural Resources Group, Inc. East-West Glendale Study Area Intensive Survey. Prepared for the City of Glendale, 2026.

Bengston, John. "Buster Keaton's Lost and Found 'Seven Chances' Homes." Chaplin-Keaton-Lloyd film locations (and more), accessed June 2026, https://silentlocations.com/2022/03/27/buster-keatons-lost-and-found-seven-chances-homes/.

City of Glendale. Building permits, various dates.

"Frame Finder." Special Research Collections, UCSB Library, University of California Santa Barbara. Accessed April 2026, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

"Historic Aerials." NETRONLINE. Accessed April 2026, https://www.historicaerials.com/.

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

Los Angeles Times, various dates.

Sanborn Fire Insurance Company. Sanborn Fire Insurance Maps, Glendale, various dates. Accessed April 2026 via Los Angeles Public Library.

U.S. City Directories, 1822-1995. Ancestry City Directories, accessed April 2026, https://www.ancestry.com/search/collections/2469/.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1749 Opechee Wy
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1749 Opechee Wy City Glendale Zip 91208

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5653-015-018

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Residential Vernacular, Stone

Building Envelope
Setting: set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: stone masonry; wood frame
Wall Cladding: stone; stucco, smooth

Roof
Roof Form: gable, cross; shed
Roof Cladding: composition shingle
Roof Details: interior chimney, stone

Entrance(s)
Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: arch(es); piers, stone; steps, stone
Primary Door Type & Material: paneled; single door; wood
Primary Door Details: screen, wood

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View northeast, 4/24/2026

***P6. Date Constructed/Age and Sources** 1924 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/24/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1749 Opechee Wy *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
***B5. Architectural Style** Residential Vernacular, Stone
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1924 with stone construction. Alterations observed in the field are listed in P3a. Description.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** ancillary building(s); garage, detached
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - Late 19th-Early 20th Century Styles **Area** Glendale
Period of Significance: 1924 **Property Type:** Single-family residential **Applicable Criteria:** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1749 Opechee Way appears eligible for listing in the Glendale Register. It is an rare and unique example of Residential Vernacular architecture with stone construction as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The term "Residential Vernacular" is used to describe simple houses or cottages with little or no distinguishing decorative features. From the 1870s to the early 1900s, a number of vernacular building styles applied much-simplified elements of more opulent Victorian styles like Queen Anne to these modest one-story cottages. These homes typically had complex rooflines dominated by either a gable or hipped primary roof, and some adopted features popular in the Arts and Crafts era as well as some basic characteristics of the Queen Anne style. Partial-width or full-width porches are very common features of vernacular Victorian-era buildings. Early farmhouses often fall within this category. Later iterations began to incorporate locally sourced natural materials such as stone illustrating the influence of the Arts and Crafts Movement.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

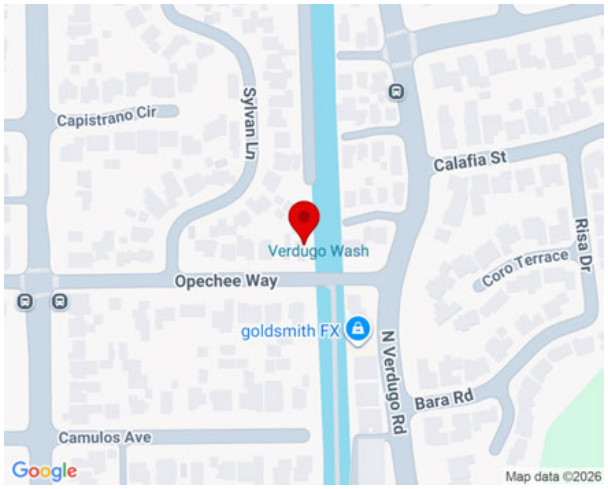
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91321

***Date of Evaluation:** 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: fixed; single
Window Materials 1: material unknown
Window Grouping & Type 2: double-hung; single
Window Materials 2: metal
Window Grouping & Type 3: double-hung; fixed; tripartite
Window Materials 3: aluminum
Window Details 3: awning(s)

Alterations
Alterations: addition, rear; awning(s) added; windows replaced, all

***B12. References:** (Continued from page 2):
Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1 ***Resource Name or #** (Assigned by recorder) 1822 Orchard Ave
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted** ***a.County** Los Angeles

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____ **; R** _____ ; _____ **1/4 of** _____ **1/4 of Sec** _____ ; _____ **B.M.**

c. Address 1822 Orchard Ave City Glendale Zip 91206

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN _____

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5661-017-002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

General Fields
Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type- Multi-Family Residential: Duplex
Primary Architectural Style: Tudor Revival

Building Envelope
Setting: corner; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, textured
Architectural Details: half-timbering

Roof
Roof Form: gable, cross; steeply pitched
Roof Cladding: composition shingle
Roof Details: bargeboard(s); gable vent; eaves, closed

Entrance(s)
Primary Entry Type: multiple; partial-width porch, projecting
Primary Entry Materials & Details: railing, wood; steps, concrete; posts, wood
Primary Door Type & Material: fully glazed; single door; wood
Primary Door Details: multi-light; screen, metal; surround, simple

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, or objects)



P5b. Description of Photo: (view, date, accession #) View south, 4/29/2026

***P6. Date Constructed/Age and Sources** 1926 (County Assessor)
☑ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

***P9. Date Recorded:** 4/29/2026

***P10. Survey Type:** (Describe)
☑ Intensive ☐ Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources or enter "none".) ARG, East-West Glendale Study Area Intensive Survey, (prepared for the City of Glendale, 2026).

***Attachments:** ☐ None ☐ Location Map ☑ Sketch Map ☑ Continuation Sheet ☑ Building, Structure & Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photographic Record ☐ Other (List)

State of California --- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI _____

BUILDING, STRUCTURE AND OBJECT RECORD

 ***Resource Name or #** (Assigned by recorder) 1822 Orchard Ave *NRHP Status Code: 5S3

B1. Historic Name:
B2. Common Name:
B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style** Tudor Revival
***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1926.

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** none
B9a. Architect: b. Builder:
***B10. Significance:** **Theme** Architecture - 20th Century Period Revivals; Pre-WWII Multi-Family Residential Development, 1910-1944 **Area** Glendale
Period of Significance: 1926 **Property Type:** Multi-family residential **Applicable Criteria:** A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1822 Orchard Avenue appears eligible for listing in the Glendale Register. It is an excellent example of a 1920s duplex, exhibiting distinctive characteristics of the property type. Duplexes were designed to reference the appearance of single-family dwellings and are similar in scale, massing, and configuration. They offered a compromise between the privacy of a single-family house and the density of an apartment building. Duplexes were an important type of multi-family housing in Southern California.

The property also appears eligible as an excellent and locally rare example of Tudor Revival architecture applied to a duplex. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** (See Continuation Sheet 3)

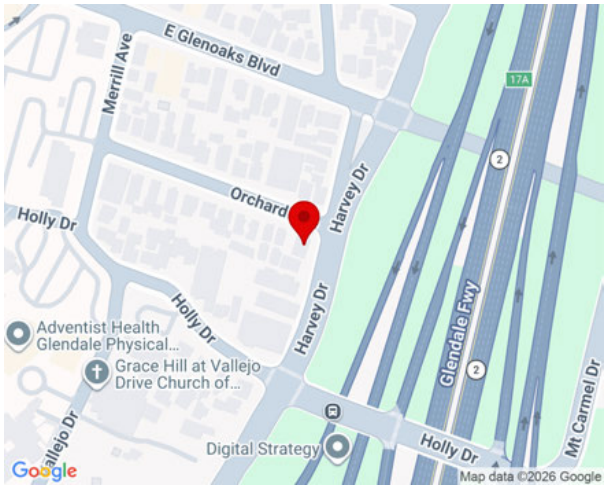
B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91327

***Date of Evaluation:** 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



***P3a. Description Section:** (Continued from page 1):

Windows
Window Grouping & Type 1: casement; single
Window Materials 1: wood
Window Details 1: multi-light; surround(s), simple
Window Grouping & Type 2: casement; paired
Window Materials 2: wood
Window Details 2: multi-light; surround(s), simple
Window Grouping & Type 3: double-hung; fixed; tripartite
Window Materials 3: wood
Window Details 3: multi-light; surround(s), simple

Alterations
Alterations: awning(s) added; no major alterations

***B12. References:** (Continued from page 2):

Los Angeles County Office of the Assessor. Parcel Data. Accessed April 2026, https://portal.assessor.lacounty.gov/mapsearch.