

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1535 5th St

P1. Other Identifier: Grandview Branch Library

*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 Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles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 1535 5th 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 5623-011-901

*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: Library
Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: eaves, boxed; eaves, wide; parapet, flat; wood slat eave
extension west of entry

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: brick masonry
Architectural Details: bris soleil; shadow block

Entrance(s)

Primary Entry Type: flush
Primary Door Type & Material: double door; fully glazed; aluminum
Primary Door Details: sidelights; transom

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP14. Government 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 south, 4/17/2026

*P6. Date Constructed/Age and Sources 1963 (Building plaque)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1535 5th St *NRHP Status Code: 5S3

B1. Historic Name: Grandview Branch Library
B2. Common Name: Grandview Branch Library
B3. Original Use: Institutional B4. Present Use: Institutional
*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) The Grandview Branch Library, designed by architect S. Graham Latta and built by contractor Frank Reiting, was completed in 1963 and dedicated in January 1964. It was the third location for this branch, with previous iterations at Jefferson Elementary School (1923) and in its own building (1145 Ruberta Avenue), 1926). Between 2008 and 2011, a
(continued on page 3)

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

*B8. Related Features: flagpole

B9a. Architect: Latta, S. Graham b. Builder: Reiting, Frank

*B10. Significance: Theme Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 Area Glendale
Period of Significance: 1963-1964 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 1535 5th St. appears eligible for listing in the Glendale Register. As the third iteration of the Grandview Branch Public Library, it is significant for its association with post-war patterns of development in Glendale. Constructed in 1963 and dedicated in January 1964, the building reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population.

The property also appears eligible as an excellent example of Mid-Century Modern civic/institutional architecture designed by notable local architect Graham Latta. It exhibits 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).

Glendale architect Sheridan Graham Latta received his degree from USC in 1927 and worked as a draftsman for Robert D. Farquhar and Weston & Weston before opening his open practice. He is best known for his distinctive Mid-Century Modern designs as a solo practitioner and in partnership with Carl W. Denney (1950-55) and Donald Lynch (post-1965). Latta designed multiple civic/institutional buildings in Glendale after World War II, including fire stations, schools, and more libraries. Latta's other Modern designs for institutional, commercial, and residential properties can be found in Glendale, Los Angeles, Riverside, Inglewood, and Escondido.

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 Hosseinian, 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.)



CONTINUATION SHEET

Property Name: 1535 5th St

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; clerestory
Window Materials 1: aluminum
Window Grouping & Type 2: grouped; fixed
Window Materials 2: aluminum
Window Grouping & Type 3: grouped; fixed
Window Materials 3: aluminum
Window Details 3: operable aluminum bris soleil

Alterations

Alterations: no major alterations; slatted wood enclosure added to block view of rooftop equipment at east elevation

***B6. Construction History:** (Continued from page 2):

slatted wood enclosure was added to block the view of rooftop equipment at the building's east 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.

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

"Sheridan Graham Latta." Modern San Diego, accessed May 2026, <https://www.modernsandiego.com/people/sheridan-graham-latta/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1096 Air Wy

P1. Other Identifier: Grand Central Aircraft Co./Cal-Aero Technical Institute; Alfred Biederman's Airport Auto Rental Service

*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 1096 Air Wy 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 5627-027-075

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

General Fields

Historic Property Type: Industrial

Current Property Type: Industrial

Property Sub-Type- Industrial: Aircraft maintenance hangar

Primary Architectural Style: Industrial Vernacular

Roof

Roof Form: gable, side; flat; shed

Roof Cladding: material unknown

Roof Details: parapet, stepped; parapet, flat; eaves, closed

Entrance(s)

Primary Entry Type: flush

Primary Entry Materials & Details: planter(s), stone

Primary Door Type & Material: single door; slab door; metal; recessed

Primary Door Details: decorative surround with pilasters and pediment

Secondary Entry Type: flush

Secondary Door Type & Material: single door; slab door; metal

Building Envelope

Setting: corner; flush at sidewalk

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; corrugated metal; concrete masonry unit

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial 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 southeast, 4/16/2026

*P6. Date Constructed/Age and Sources 1929 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1096 Air Wy *NRHP Status Code: 5S3

B1. Historic Name: Grand Central Aircraft Co./Cal-Aero Technical Institute; Alfred Biederman's Airport Auto Rental Service

B2. Common Name: _____

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Industrial Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) This industrial building was constructed for the Grand Central Aircraft Company/Cal-Aero Technical Institute in 1929. It was used as a hangar and for repairs as part of the greater Grand Central Aircraft Company/Grand Central Air Terminal complex. By 1947, the facility was occupied by Alfred Biederman's Airport Auto Rental Service. Alterations
(continued on page 3)

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

*B8. Related Features: perimeter fence, metal

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Pre-WWII Civic/Institutional Development, 1919-1944 Area Glendale

Period of Significance: 1929 Property Type: Industrial Applicable Criteria: A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1096 Air Way appears eligible for listing in the Glendale Register. It is significant for conveying patterns of early industrial development in this part of Glendale, representing early aviation-related industry associated with Grand Central Terminal. Constructed in 1929, it is one of relatively few extant industrial buildings 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: 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.)



CONTINUATION SHEET

Property Name: 1096 Air Wy

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed
Window Materials 1: aluminum
Window Grouping & Type 2: grouped; casement
Window Materials 2: steel
Window Details 2: security bars

Alterations

Alterations: wall cladding added/replaced; door opening and roll up
garage doors added, secondary

***B6. Construction History:** (Continued from page 2):
observed in the field are listed in P3a. Description.

***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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1120 Alameda 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 1120 Alameda 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 5621-031-005

*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: Vernacular Victorian Hipped-Roof

Roof

Roof Form: gable, front; hipped

Roof Cladding: composition shingle

Roof Details: cornice; corbel(s); eaves, boxed; gable vent

Building Envelope

Setting: set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: asbestos

Architectural Details: decorative wood elements

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: columns; flooring, tile; handrail(s);

low wall, wood; steps, tile

Primary Door Type & Material: single door; partially glazed; metal

Primary Door Details: grille

(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, 4/17/2026

*P6. Date Constructed/Age and Sources 1900 ca. (Visual observation)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1120 Alameda 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: Vernacular Victorian Hipped-Roof

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in Burbank ca. 1900. It was moved to its current location in 1926 by Italian-born owners Andro and Annie Cardone, who constructed a detached garage at the rear of the property. The garage was enlarged or replaced by a larger building between 1950 and 2003. A second ancillary building was constructed behind the front

(continued on page 3)

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1926 Original Location: Burbank

*B8. Related Features: garage, detached; ancillary building(s)

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1900 ca. 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.)

The property at 1120 Alameda Ave. appears eligible for listing in the Glendale Register. Originally constructed in Burbank ca. 1900 and moved to this location in 1926, it is significant as a rare remaining example of early residential development in this part of Glendale. Due to its relocation, the building reflects both the pre-annexation establishment of scattered single-family residences in the general area, as well as the distinctive historic pattern of moving buildings. The property is one of relatively few extant residential buildings from this early formative period of neighborhood growth.

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

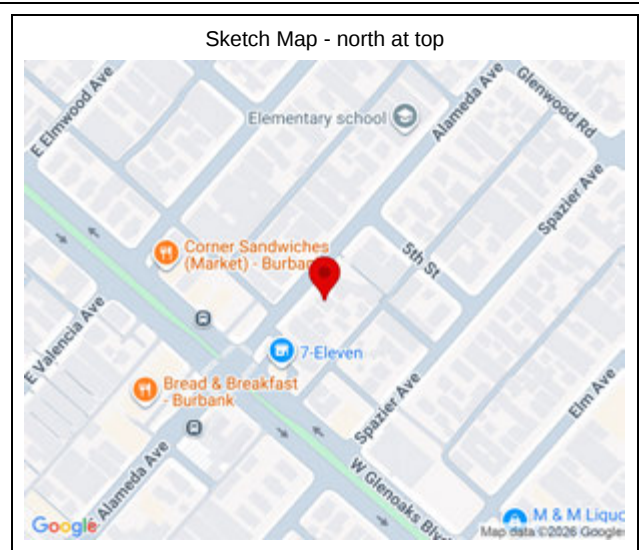
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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.)



CONTINUATION SHEET

Property Name: 1120 Alameda Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: surround(s), simple; transom
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: surround(s), simple
Window Grouping & Type 3: fixed; double-hung; bay, rounded
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: windows replaced, some, secondary; roof material replaced, compatible; door replaced, primary; wall cladding added/replaced; visible solar panels

***B6. Construction History:** (Continued from page 2):

building in 2021-22. Alterations observed in the field are listed in P3a. Description.

***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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 150 Allen 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 150 Allen 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 5625-034-005

*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: Townhouse complex

Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat

Roof Cladding: material unknown

Roof Details: eaves, open; parapet, flat; third-story pop up at each building

Building Envelope

Setting: set back

Height: 2-story; 3-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: unknown

Wall Cladding: stucco, textured; wood, vertical board

Architectural Details: balcony(ies); bris soleil; decorative wood elements; exterior stairway(s); some units on south side have soft story parking

Entrance(s)

Primary Entry Type: flush; multiple

Primary Entry Materials & Details: flooring, concrete

Primary Door Type & Material: single door; slab door; flush; wood

(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, 4/17/2026

*P6. Date Constructed/Age and Sources 1962 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 150 Allen 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 Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This multi-family residential complex consists of seven two-story townhouse buildings, mostly duplexes, arrayed around an older single-family residence. Los Angeles designer-builder William L. Mack designed and built the townhouses between 1962 and 1964. The original residence belonged to Hollywood actor Tab Hunter, who resided here in the 1950s.

(continued on page 3)

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

*B8. Related Features: wood patio privacy walls

B9a. Architect: William L. Mack (designer) b. Builder: William L. Mack

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1962-1964 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 150 Allen Ave. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture with post and beam elements as applied to a 1960s townhouse complex. 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).

The single-family residence at the center of the complex may be eligible for its association with notable screen actor Tab Hunter. It is not visible from the public right of way and could not be evaluated; additional research would be necessary to ascertain the strength of its association with Hunter.

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

*B12. References: (See Continuation Sheet 3)

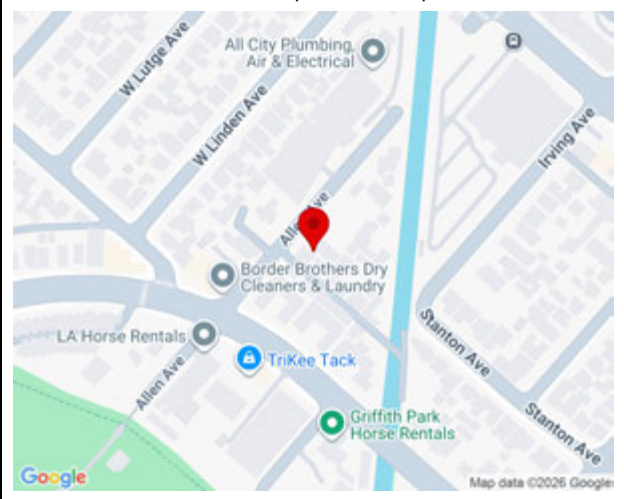
B13. Remarks: None

*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



CONTINUATION SHEET

Property Name: 150 Allen Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; sliding, horizontal
Window Materials 1: aluminum

Alterations

Alterations: appears to be unaltered

***B6. Construction History:** (Continued from page 2):

It is not visible from the public right of way.

***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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1720 Allen 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 1720 Allen 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 5618-027-005

*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: Ranch, Traditional

Building Envelope

Setting: set back

Height: 1-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: unknown

Wall Cladding: brick masonry; wood, clapboard; wood, shingle

Architectural Details: decorative wood elements

Roof

Roof Form: gable-on-hip

Roof Cladding: synthetic shingle

Roof Details: bargeboard(s); bracket(s); doveote(s); eaves, open;
exposed purlins; exposed rafter tails; interior chimney, brick;
weathervane

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: brackets; flooring, concrete; steps,
concrete

Primary Door Type & Material: single door; partially glazed; paneled;
recessed; 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, 4/16/2026

*P6. Date Constructed/Age and Sources 1953 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1720 Allen 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 Ranch, Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1953 by prominent area builder William Mellenthin. 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: Mellenthin, William

*B10. Significance: Theme Architecture - Ranch Area Glendale

Period of Significance: 1953 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 1720 Allen Ave. appears eligible for listing in the Glendale Register. 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.

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.

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

*B12. References: (See Continuation Sheet 3)

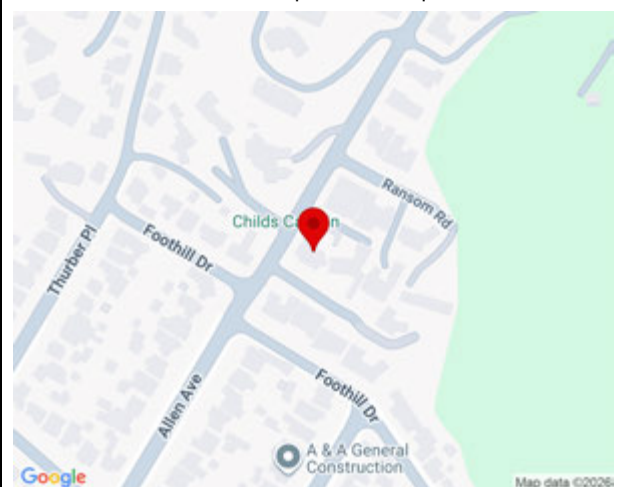
B13. Remarks: None

*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



CONTINUATION SHEET

Property Name: 1720 Allen Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; double-hung
Window Materials 1: wood
Window Details 1: diamond pane; multi-light

Alterations

Alterations: roof material replaced, compatible; 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>.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1350 Andenes 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 1350 Andenes 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 5614-027-030

*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: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; stucco, smooth
Architectural Details: balcony(ies); vertical wood slat detail at carport side

Roof

Roof Form: gable, front; hipped; flat
Roof Cladding: composition shingle
Roof Details: eaves, open; eaves, wide; exposed purlins; exterior chimney, brick

Entrance(s)

Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: entry roof; flooring, tile; pergola
Primary Door Type & Material: single door; slab door; flush; wood
Primary 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 southwest, 9/18/2026

*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) Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

*P9. Date Recorded: 9/18/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1350 Andenes Dr *NRHP Status Code: 5S3

B1. Historic Name: Markwith 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 architects Denver and Marjorie Markwith as their own residence in 1965.

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

*B8. Related Features: carport; retaining wall, stone

B9a. Architect: Denver & Marjorie Markwith b. Builder: _____

*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 1350 Andenes 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. Constructed in 1965, 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 notable as the work of local architects Denver and Marjorie Markwith, who designed it as their residence.

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).

Flora Marjorie Minke and Daniel Denver Markwith both graduated from the USC School of Architecture in the late 1930s, and subsequently married. They designed 1350 Andenes Drive as their own residence in 1965, and lived there for the rest of their lives. Denver Markwith, AIA, was part of an architects' group proposing garden apartments for S. Orange Grove Avenue in Pasadena in 1947. He joined the commercial-industrial firm of Buttress & McClellan in 1949, becoming president and adding his name in 1959. Markwith designed multiple Modern commercial, industrial, and institutional, properties, including community buildings for Los Angeles County parks in La Habra, La Puente, El Monte, and Lakewood. Marjorie Markwith worked as a draftsman during World War II and then worked as a full-time parent to the couple's children.

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

*B12. References: (See Continuation Sheet 3)

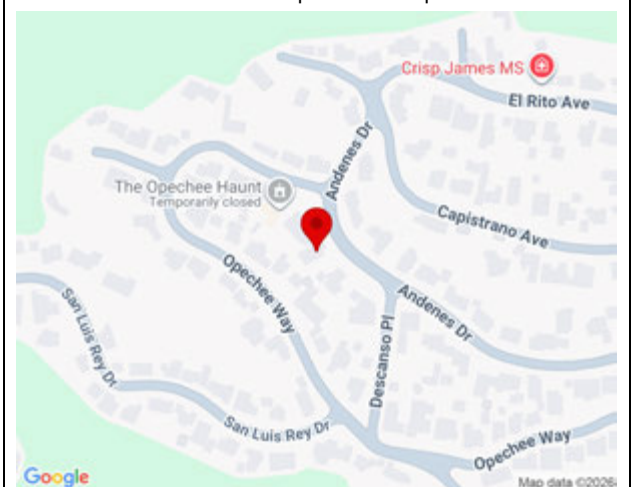
B13. Remarks: None

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

*Date of Evaluation: 9/18/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1350 Andenes Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; clerestory
Window Materials 1: wood
Window Grouping & Type 2: single; sliding, horizontal
Window Materials 2: aluminum

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.

"Building Firm Opens Office in San Bernardino." Los Angeles Times, March 19, 1967.

City of Glendale. Building permits, various dates.

"Denver Markwith President of Industrial Firm." Los Angeles Times, June 7, 1959.

"Garden Home Plan to be Offered City." Pasadena Star-News, July 31, 1947.

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

"Near Completion" photo caption. Los Angeles Times, October 13, 1957.

"Recreational Facilities to be Provided." Monrovia News-Post, August 18, 1949.

"Women in Architecture @ USC: Female Graduates in Architecture, 1910s-1950s." USC Libraries Research Guide, accessed September 2026, <https://libguides.usc.edu/c.php?g=484725&p=3315661>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1400 Andenes Dr

P1. Other Identifier: Also 2300 Descanso Pl

*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 1400 Andenes 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 5614-027-004

*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: Minimal Traditional
Secondary Architectural Style: Ranch, Traditional

Roof

Roof Form: gable-on-hip; hipped
Roof Cladding: composition shingle
Roof Details: cupola(s); dovecone(s); eaves, open; exposed purlins;
exposed rafter tails; interior chimney, brick

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; stucco, smooth

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: flooring, brick; low wall, brick; posts, wood
Primary Door Type & Material: single door; paneled; recessed; 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, 9/18/2026

*P6. Date Constructed/Age and Sources 1942 (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: 9/18/2026

*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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1400 Andenes Dr*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residentialB4. Present Use: Single-family residential*B5. Architectural Style Minimal Traditional; Ranch, Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by contractor Axel Niska in 1942 for owners Mr. and Mrs. John Bush. In 1951, an addition was constructed at the south side of the garage. Other alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: lamppost; detached garage connected to house with gable-roofed breezeway with low brick wall and wood gate

B9a. Architect: _____

b. Builder: Niska, Axel*B10. Significance: Theme Architecture - Minimal Traditional; Architecture - Ranch Area GlendalePeriod of Significance: 1942 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 1400 Andenes Dr appears eligible for listing in the Glendale Register. It is an excellent example of Minimal Traditional architecture with distinctive Traditional Ranch 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.

Minimal Traditional is a simple residential style historically designed to meet the demand for quick and affordable housing. It is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The Minimal Traditional house first evolved in the 1930s during the Great Depression and was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s. In Southern California, the style is closely associated with large-scale residential developments of the World War II and postwar periods. As seen in the subject property, the Minimal Traditional style typically featured smooth stucco wall cladding, wood multi-light windows, a shallow entry porch, and wood shutter. In some cases including this one, Traditional Ranch details including brick detailing, cupolas, and dovescotes were added. The property at 1400 Andenes Dr. also exhibits a rambling floorplan influenced by Traditional Ranch building configurations.

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 horizontally oriented massing, 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.

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: 9/18/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1400 Andenes Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; casement; bay, rounded
Window Materials 1: steel
Window Details 1: bay roof, composition shingle; bulkhead; multi-light
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: multi-light; shutter(s), all
Window Grouping & Type 3: fixed; casement; oriel squared
Window Materials 3: steel
Window Details 3: bay roof, composition shingle; multi-light

Alterations

Alterations: garage side addition; latticework added to breezeway

***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 September 2026, <https://portal.assessor.lacounty.gov/mapsearch>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1339 Beaudry 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 1339 Beaudry Blvd 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 5616-014-001

*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: Mid-Century Modern

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Building Envelope

Setting: elevated from street level; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: wood, board-and-batten

Entrance(s)

Primary Entry Type: unknown/not visible
Primary Entry Materials & Details: steps, concrete

(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, 4/23/2026

*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) 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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1339 Beaudry 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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Charles Walton and built by John Gregg for Mr. and Mrs. J. J. Mason in 1964.

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

*B8. Related Features: none

B9a. Architect: Walton, Charles b. Builder: Gregg, John

*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 1339 Beaudry 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)

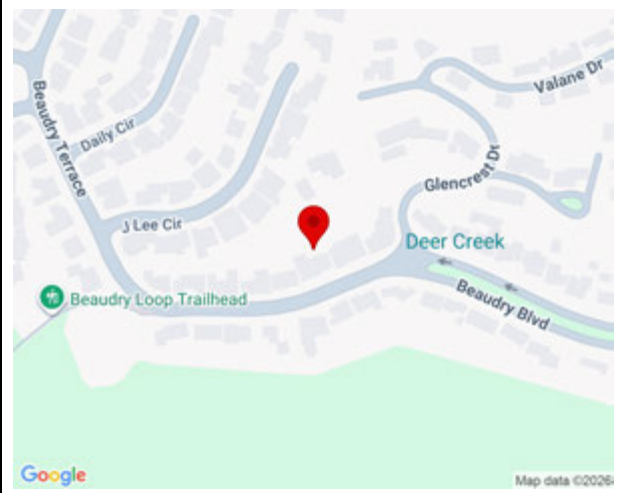
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91361

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1339 Beaudry Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: clerestory; 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 Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1457 Beaudry Blvd

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 1457 Beaudry Blvd 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 5616-015-011

*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: Monterey Revival

Building Envelope

Setting: set back

Height: 2-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth; wood, clapboard;

wood, vertical board

Architectural Details: balcony(ies); corbels

Roof

Roof Form: gable, side

Roof Cladding: clay barrel tile

Roof Details: eaves, open; exposed rafter tails; exterior chimney, brick;
gable vent; interior chimney, stucco; clay tile coping

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: flooring, brick; steps, brick;
surround, decorative

Primary Door Type & Material: paneled; single door; wood

Primary Door Details: surround, decorative

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, wood; posts, wood

Secondary Door Type & Material: single door; wood

Secondary 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 north, 4/23/2026

*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: 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1457 Beaudry Blvd *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 Monterey Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1930.

*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: 1935 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 1457 Beaudry Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Monterey 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 Monterey Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as Anglo building traditions of the East Coast were adapted to local Hispanic customs and materials. The styles most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary faade and sometimes wrapping one or two sides as well. The style was revived beginning in the mid-1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. The Monterey Revival style replaced adobe construction with wood framed walls veneered in smooth stucco and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows.

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

*B12. References: (See Continuation Sheet 3)

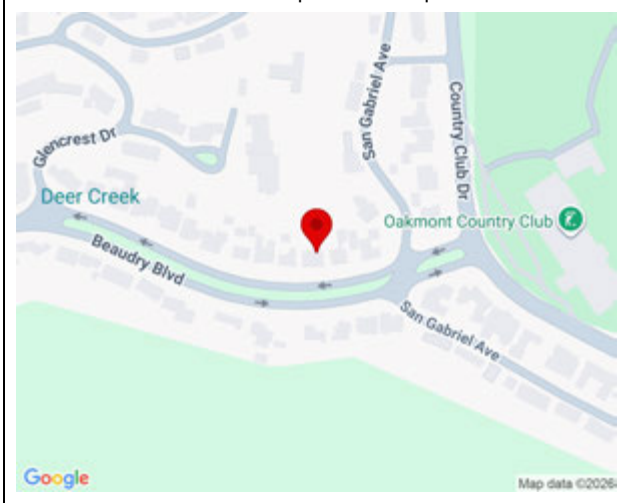
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91297

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1457 Beaudry Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired

Window Materials 1: wood

Window Details 1: shutter(s), all

Window Grouping & Type 2: bay, canted; fixed

Window Materials 2: wood

Window Details 2: bay roof, standing seam; diamond pane; leaded glass

Window Grouping & Type 3: double-hung; single

Window Materials 3: wood

Window Details 3: shutter(s), all

Alterations

Alterations: no major alterations; garage door replaced

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1460 Beaudry Blvd

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 1460 Beaudry Blvd 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 5616-007-013

*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: Spanish Colonial Revival

Building Envelope

Setting: set back

Height: 2-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: balconette(s); cast stone planter box; grilles, wrought iron; jetties; tower volume; corbels

Roof

Roof Form: conical; hipped

Roof Cladding: clay barrel tile

Roof Details: eaves, open; exposed purlins; exterior chimney, stucco; finial(s); clay tile coping; gable vent

Entrance(s)

Primary Entry Type: tower; stoop

Primary Entry Materials & Details: awning; railing, metal

Primary Door Type & Material: paneled; single door; wood

Primary Door Details: arched; carved

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 south, 4/23/2026

*P6. Date Constructed/Age and Sources 1929 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1460 Beaudry Blvd *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 in 1929.

*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: 1929 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 1460 Beaudry Boulevard 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)

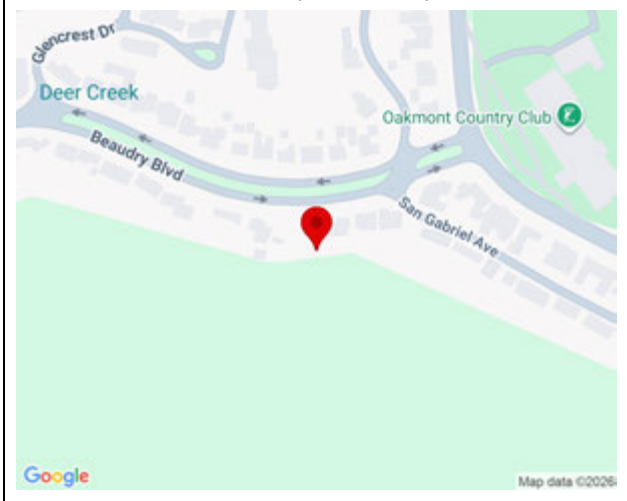
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91276

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1460 Beaudry Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; picture; picture; single
Window Materials 1: wood
Window Grouping & Type 2: casement; paired
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: fixed; single
Window Materials 3: wood
Window Details 3: arched opening(s), round; diamond pane; stained glass

Alterations

Alterations: no major alterations; awning(s) added

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1472 Beaudry Blvd

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 1472 Beaudry Blvd 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 5616-007-011

*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: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: balconette(s); balcony(ies); decorative wood elements; pierced screen(s)

Roof

Roof Form: hipped

Roof Cladding: clay barrel tile

Roof Details: corbel(s); eaves, open; exposed rafter tails; exterior chimney, stucco; clay tile coping

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: arch(es)

Primary Door Type & Material: paneled; single door; wood

Primary Door Details: arched

Secondary Entry Type: balcony

Secondary Door Type & Material: French doors; fully glazed; wood

Secondary Door Details: leaded glass; diamond pane

(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, 4/23/2026

*P6. Date Constructed/Age and Sources 1931 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1472 Beaudry Blvd *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 in 1931.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1931 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 1472 Beaudry Boulevard 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)

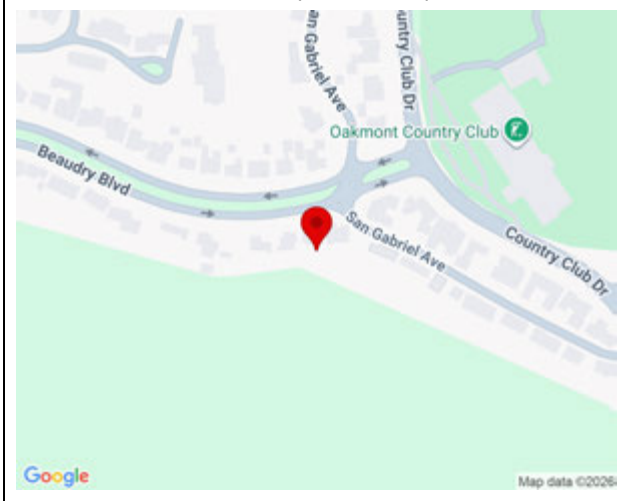
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91301

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1472 Beaudry Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: wood
Window Details 1: diamond pane; leaded glass
Window Grouping & Type 2: single
Window Materials 2: wood
Window Details 2: pierced screen, stucco; pierced screen, stucco
Window Grouping & Type 3: fixed; picture; picture; tripartite
Window Materials 3: wood
Window Details 3: arched opening(s), round; diamond pane; leaded glass; multi-light; obscure glass

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 3255 Beaudry Terr

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 3255 Beaudry Terr 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 5616-012-005

*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: Late Modern

Secondary Architectural Style: Mid-Century Modern

Roof

Roof Form: gable, front; low-pitched

Roof Cladding: composition shingle

Roof Details: eaves, boxed; eaves, wide; exposed purlins; exposed rafter tails; exterior chimney, stone

Building Envelope

Setting: set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: post-and-beam; wood frame

Wall Cladding: wood, vertical board

Architectural Details: stone piers; wood posts; planter(s)

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Door Type & Material: double door; paneled; wood

Primary Door Details: sidelights; stained glass; 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 northeast, 4/23/2026

*P6. Date Constructed/Age and Sources 1974 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3255 Beaudry Terr *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; Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1974.

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

*B8. Related Features: garage, integrated; porte cochere

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1974 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 3255 Beaudry Terrace 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)

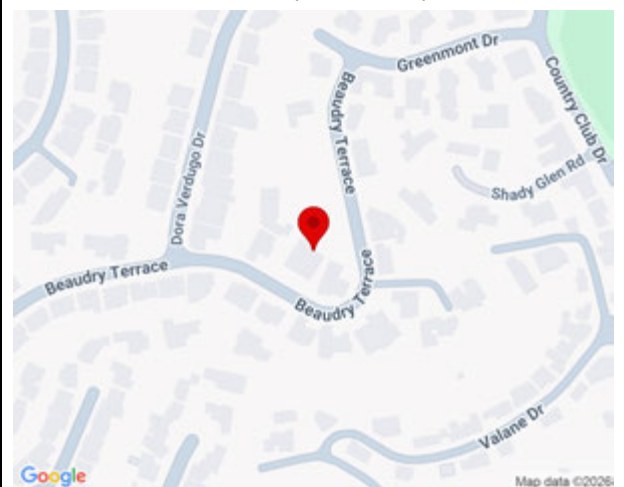
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91281

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 3255 Beaudry Terr

Page 3 of 3

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

Windows

Window Grouping & Type 1: unknown/not visible

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1520 Bel Aire 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 1520 Bel Aire Dr 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 5622-022-019

*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: corner; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: arch(es); balcony(ies); wing wall; decorative stucco elements; decorative wood elements

Roof

Roof Form: gable, cross; hipped

Roof Cladding: clay barrel tile

Roof Details: clay tile coping; eaves, open; exposed purlins; exposed rafter tails; gable vent; exterior chimney, stucco

Entrance(s)

Primary Entry Type: stoop; recessed within projecting, front-gabled entry volume

Primary Entry Materials & Details: arch(es); entry roof; surround, decorative; steps, concrete; flooring, concrete

Primary Door Type & Material: single door; partially glazed; recessed; wood

Primary Door Details: arched; carved

Secondary Entry Type: balcony; atop porte cochere

Secondary Entry Materials & Details: railing, wood; piers, stucco

Secondary Door Type & Material: single door; fully glazed; 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 south, 4/15/2026

*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: 4/15/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1520 Bel Aire 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 by Myers Bros. for owners Bernardo and Teresa Roselli in 1925. At that time the address was 1520 10th Street. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: porte cochere; garage, detached

B9a. Architect: _____ b. Builder: Myers Bros

*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 1520 Bel Aire Dr. 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)

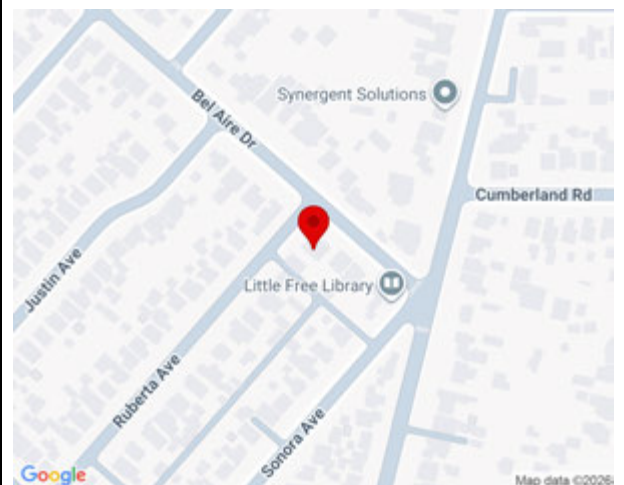
B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1520 Bel Aire Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; casement; bay, rounded
Window Materials 1: wood
Window Details 1: bay roof, standing seam; multi-light
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: single; casement
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: garage door replaced; 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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1530 Bel Aire 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 1530 Bel Aire Dr 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 5622-021-024

*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: corner; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, textured
Architectural Details: arch(es); decorative stucco elements; arcade

Roof

Roof Form: gable, cross; gable, side
Roof Cladding: clay barrel tile
Roof Details: clay tile coping; gable vent; exterior chimney, stucco; eaves, closed

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: pointed arched entry opening with wood planks and carved wood details
Primary Door Type & Material: single door; plank door; wood
Primary Door Details: decorative hardware; surround, decorative
Secondary Entry Type: partial-width porch, recessed
Secondary Entry Materials & Details: arcade; piers, stucco
Secondary Door Type & Material: French doors; 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, 4/15/2026

*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) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1530 Bel Aire 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 by builder Ridenour Bros for owner Robert T. Prescott in 1936. 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: Ridenour Bros

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1936 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 1530 Bel Aire Dr. 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)

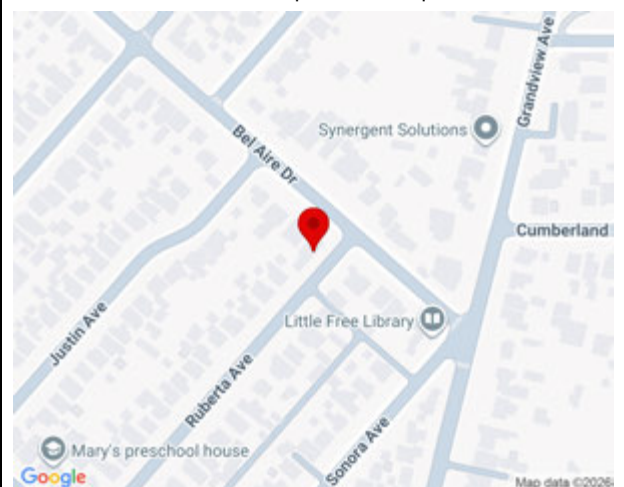
B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1530 Bel Aire Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; grouped; casement
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: single; fixed
Window Materials 2: wood
Window Details 2: stained glass
Window Grouping & Type 3: single; double-hung
Window Materials 3: wood
Window Details 3: grille(s), wrought iron

Alterations

Alterations: garage door replaced; 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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1600 Bel Aire 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 1600 Bel Aire Dr 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 5622-020-001

*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: Shingle

Building Envelope

Setting: corner; set back

Height: 3-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, shingle; wood, clapboard; stone, natural

Architectural Details: decorative wood elements; tower volume

Roof

Roof Form: gable, cross; conical

Roof Cladding: composition shingle

Roof Details: eaves, open; exposed purlins; exposed rafter tails;
exterior chimney, stone

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: piers, stone; flooring, concrete;
steps, concrete; low wall, stone

Primary Door Type & Material: double door; fully glazed; wood

Primary Door Details: sidelights; leaded glass

(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 1910 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1600 Bel Aire 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 Shingle

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1910 on what was then called W. 10th Street. 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: 1910 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 1600 Bel Aire Dr. 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 1910, 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 Shingle style 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 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.

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

*B12. References: (See Continuation Sheet 3)

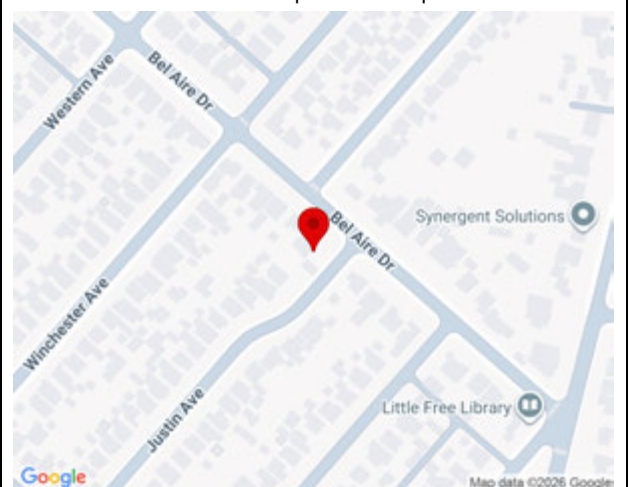
B13. Remarks: None

*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



CONTINUATION SHEET

Property Name: 1600 Bel Aire Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: transom; leaded glass
Window Grouping & Type 2: grouped; double-hung; bay, rounded
Window Materials 2: wood
Window Details 2: bulkhead
Window Grouping & Type 3: single; paired; grouped; double-hung
Window Materials 3: wood
Window Details 3: multi-light, top sash

Alterations

Alterations: no major alterations; 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.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1630 Bel Aire 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 1630 Bel Aire Dr 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 5622-019-006

*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: Monterey Revival

Roof

Roof Form: gable, side; shed

Roof Cladding: clay barrel tile

Roof Details: clay tile coping; eaves, open; exposed rafter tails; gable vent; exterior chimney, stucco

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth; wood, board-and-batten

Architectural Details: balcony(ies); decorative wood elements

Entrance(s)

Primary Entry Type: courtyard

Primary Entry Materials & Details: low wall, stucco; entry gate; flooring, tile

Primary Door Type & Material: single door; paneled; wood

Primary Door Details: surround, decorative

Secondary Entry Type: at same primary entry; multiple

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, 4/16/2026

*P6. Date Constructed/Age and Sources 1931 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1630 Bel Aire 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: Monterey Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1931.

*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: 1931 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 1630 Bel Aire Dr. appears eligible for listing in the Glendale Register. It is an excellent example of Monterey 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 Monterey Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as Anglo building traditions of the East Coast were adapted to local Hispanic customs and materials. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides as well. The style was revived beginning in the mid-1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. The Monterey Revival style replaced adobe construction with wood framed walls veneered in smooth stucco and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood windows.

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

*B12. References: (See Continuation Sheet 3)

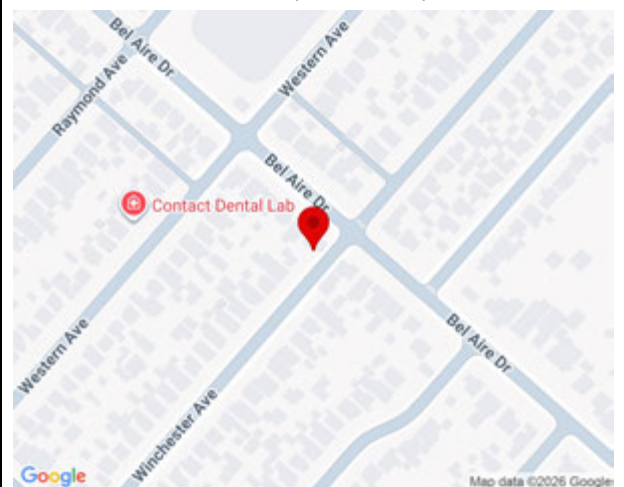
B13. Remarks: None

*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



CONTINUATION SHEET

Property Name: 1630 Bel Aire Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; casement
Window Materials 1: steel
Window Details 1: 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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2000 Bel Aire 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 2000 Bel Aire Dr 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 5620-028-022

*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: American Foursquare/Classic Box

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: square

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry

Architectural Details: balcony(ies)

Roof

Roof Form: hipped

Roof Cladding: composition shingle

Roof Details: dormer(s), window roof; eaves, flared; eaves, closed;
exterior chimney, brick

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: columns; entry roof; flooring, brick;
low wall, brick; steps, concrete

Primary Door Type & Material: fully glazed; wood

Primary Door Details: sidelights; surround, decorative

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, wood

Secondary Door Type & Material: single door; fully glazed; wood

Secondary Door Details: sidelights; surround, decorative

(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, 4/16/2026

*P6. Date Constructed/Age and Sources 1902 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2000 Bel Aire 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 American Foursquare/Classic Box

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1902. 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 Architecture - Late 19th-Early 20th Century Styles; Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1902 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 2000 Bel Aire Dr. 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 1902, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

The property is also significant as an excellent example of American Foursquare 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 Foursquare/Classic Box was one of the most popular house types in the United States from about 1890 well into the 20th century, widely used due to its practicality and ease of construction made possible by pattern books and mail order house catalogs. The compact, sparsely ornamented Foursquare was an antidote to the ornate Queen Anne and was a popular "kit home." The style is characterized by its box-like form, two- to two-and-a-half-story height, and lack of ornate detail.

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.)



CONTINUATION SHEET

Property Name: 2000 Bel Aire Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; double-hung
Window Materials 1: wood
Window Details 1: surround(s), simple

Alterations

Alterations: no major alterations; 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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2056 Bel Aire 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 2056 Bel Aire Dr 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 5620-025-001

*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: Folk Victorian

Building Envelope

Setting: corner; set back

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: gable, front; hipped

Roof Cladding: composition shingle

Roof Details: eaves, flared; eaves, closed; gable vent

Entrance(s)

Primary Entry Type: wraparound porch, projecting

Primary Entry Materials & Details: flooring, wood; railing, wood;

spindlework; turned posts, wood

Primary Door Type & Material: single door; partially glazed; paneled;

wood

Primary Door Details: decorative hardware; surround, decorative

Secondary Entry Type: stoop

Secondary Entry Materials & Details: flooring, brick; steps, brick

Secondary Door Type & Material: single door; partially glazed;

paneled; 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, 4/16/2026

*P6. Date Constructed/Age and Sources 1901 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2056 Bel Aire 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: Folk Victorian

*B6. Construction History: (Construction date, alteration, and date of alterations) This house was constructed in 1901, likely for fruit farmers Simon and Bettie Fairburn, who purchased these corner lots at what was then called W. 10th St. and Alameda Ave. from Julius A. and Amy E. Brown in 1896. The Fairburn family, which included at least 5 children, owned and occupied the property until about 1936, when a city directory lists
(continued on page 3)

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

*B8. Related Features: perimeter fence, metal with wood piers

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1901 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.)

The property at 2056 Bel Aire Dr. 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 1901 and occupied by the fruit farming Fairburn family, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

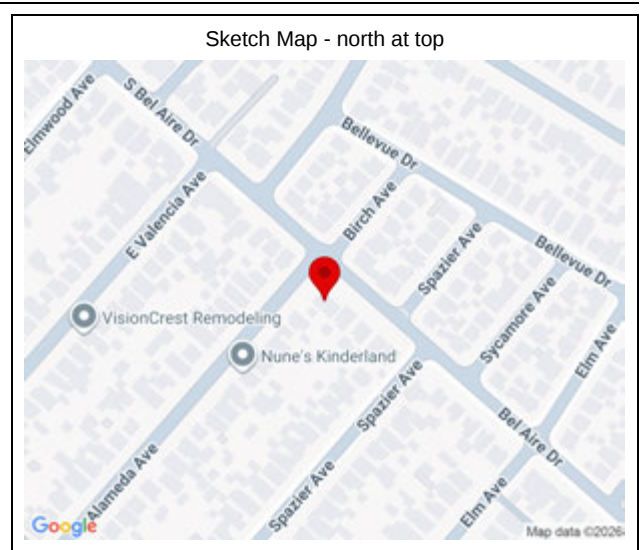
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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.)



CONTINUATION SHEET

Property Name: 2056 Bel Aire Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; double-hung
Window Materials 1: wood
Window Details 1: shutter(s), all; surround(s), simple
Window Grouping & Type 2: double-hung; bay, canted
Window Materials 2: wood
Window Details 2: surround(s), simple
Window Grouping & Type 3: single; casement
Window Materials 3: wood
Window Details 3: rondel glass

Alterations

Alterations: addition, side; windows replaced, some, secondary; roof material replaced, compatible; hedge(s) added

***B6. Construction History:** (Continued from page 2):

Allen M. and Mary Paddock as residents. Charles W. Fairburn (son) was the last known original occupant. Alterations observed in the field are listed in P3a. Description.

***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 Herald. December 17, 1896.

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. Census Data, 1900-1930. Ancestry U.S. Federal Census Collection. accessed May 2026, <https://www.ancestry.com/search/categories/usfedcen/>.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1508 Belleau 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 1508 Belleau 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 5659-012-015

*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: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam
Wall Cladding: wood, vertical board

Roof

Roof Form: flat; shed
Roof Cladding: rolled asphalt
Roof Details: eaves, open; eaves, wide; exterior chimney, concrete block

Entrance(s)

Primary Entry Type: recessed
Primary Door Type & Material: single door; partially glazed; wood
Primary Door Details: multi-light; transom; sidelights
Secondary Entry Type: porch
Secondary Door Type & Material: sliding door; fully glazed; aluminum
Secondary Door Details: 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 east, 8/28/2026

*P6. Date Constructed/Age and Sources 1957 (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: 8/28/2026

*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

Page 2 of 3

Resource Name or #** (Assigned by recorder) 1508 Belleau RdNRHP Status Code:** 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residentialB4. Present Use: Single-family residential***B5. Architectural Style** Mid-Century Modern***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was constructed in 1957 by Given and Benjamin. The design is attributed to architect A. Quincy Jones.***B7. Moved?**

No



Yes



Unknown

Date: _____**Original Location:** _____***B8. Related Features:** carportB9a. Architect: Jones, A. Quincy (attributed)b. Builder: Given & Benjamin***B10. Significance:** **Theme** Architecture - Modernism**Area** Glendale**Period of Significance:** 1957**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 1508 Belleau 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. It is also attributed to master architect A. Quincy Jones, however, this could not be confirmed.

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).

Los Angeles architect A. Quincy Jones, FAIA is noted for his innovative tract house designs for moderate-income families. He became interested in architecture in high school, and went on to study at the University of Washington. After he graduated in 1936, Jones moved to Los Angeles to begin his professional career. He worked for a number of eminent Los Angeles architects in his early career, including Douglas Honnold and Paul R. Williams. Jones received his certificate to practice architecture in 1942; the same year, he joined the Navy. Jones was stationed in the Pacific until 1945. He returned to Los Angeles amidst the post-war development boom. Jones taught architecture at the University of Southern California from 1951-1967 and would return to USC to serve as the Dean of the School of Fine Arts in 1975.

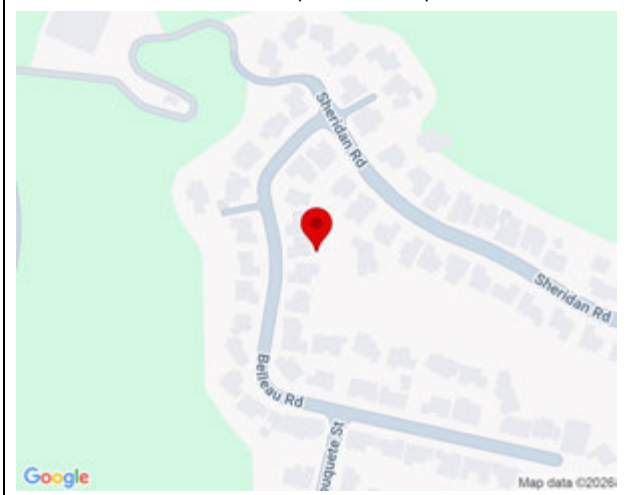
Jones and Frederick E. Emmons founded Jones & Emmons in 1951; the partnership continued until Emmons' retirement in 1969. Jones & Emmons utilized new building technologies that decreased costs and production time. The firm favored structural innovations including lightweight post-and-beam construction with pre-assembled parts. The work of Jones & Emmons included large-scale commissions, including religious buildings, educational facilities, and civic spaces. In addition, the firm designed office, restaurant, and factory buildings throughout California. The firm designed numerous buildings on the University of California campuses at San Diego, Santa Barbara, Irvine, and Riverside. In 1964, Jones collaborated with building magnate Joseph Eichler on the Balboa Highland development in the Granada Hills neighborhood of the San Fernando Valley. Jones and Emmons are estimated to have designed some 5,000 houses for Eichler. Recipients of numerous awards, the pair were named AIA Firm of the Year in 1969. He died in Los Angeles in 1979.

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:** 8/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1508 Belleau Road

Page 3 of 3

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

Windows

Window Grouping & Type 1: clerestory
Window Materials 1: metal

Alterations

Alterations: sliding glass door may have replaced a window

***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.

CONTINUATION SHEET

Page 1 of 1

*Resource Name or #: 1631 Ben Lomond Drive

Status Code: 5B

*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 as an excellent example of eclectic Craftsman architecture with Shingle and Tudor Revival influences.

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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1631 Ben Lomond 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 Eclectic Craftsman; Shingle; Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1910. It was relocated to the current parcel in 1925 by Dr. L.E. Eames.

*B7. Moved?

☐ No

☒ Yes

☐ Unknown

Date: 1925

Original Location: _____

*B8. Related Features: ancillary building(s)

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Architecture - Arts and Crafts; Architecture - 20th Century Period Revivals

Area Glendale

Period of Significance: 1910

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 1631 Ben Lomond Dr. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated South Cumberland Heights Historic District. It is an excellent example of Eclectic Craftsman architecture with Shingle and Tudor Revival 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..

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.

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

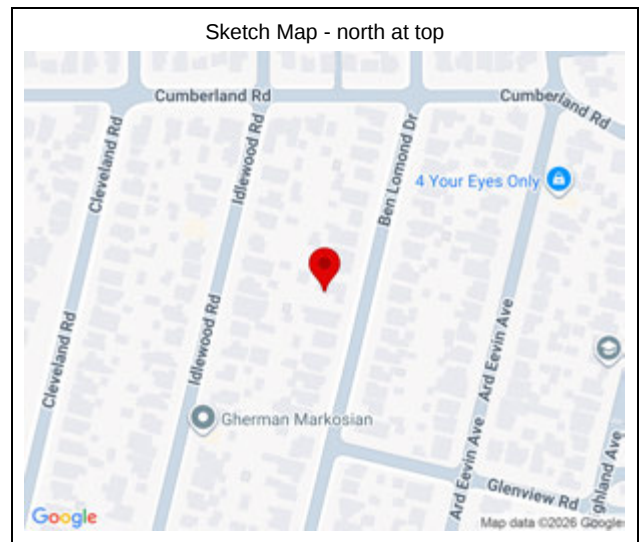
*B12. References:

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.)



PRIMARY RECORD

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

*Resource Name or # (Assigned by recorder) 1631 Ben Lomond Drive

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 1631 Ben Lomond Drive 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: 5629-012-013

*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 Craftsman

Secondary Architectural Style: Shingle and Tudor Revival influences

Plan/Primary Facade: Irregular; Asymmetrical

Construction/Foundation: Wood-frame; Concrete

Cladding: Wood shingles

Roof Type/Material: Gable—crossed, Gable-on-hip, Composition shingle

Roof Features: Eaves—flared, Eaves—open, Dormers

Chimney 1: Stucco—interior

Porch/Stoop 1: Stoop; Wood, Tile; Light fixtures, Piers, Steps

Door 1: Single; Wood; Paneled, Decorative surround

Window 1: Single, Paired, Grouped; Casement; Wood; Multi-light

Window 2: Single; Fixed; Wood; Octagonal opening, Decorative glazing

Hardscape: Walkway-Flagstone; Steps-Fieldstone; Driveway-Brick, Concrete

Landscape: Lawn, Mature vegetation

Character-defining features: One-and-a-half story height, Asymmetrical massing and elongated plan, Wood shingle wall cladding, Entrance stoop with squared posts, Steeply pitched gable-on-hip roof with dormers and flared eaves, Multi-light wood windows, Octagonal window above porch

Related Features: Ancillary building, Planter(s)

Alterations: Additions-Rear; Other Alterations-Door replaced—primary, Relocated to site in 1925

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 west, 7/31/2020

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1910. 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) _____

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 601 Bohlig 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 601 Bohlig Road 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 5649-008-014

*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, Traditional

Alterations

Alterations: unknown/not visible

Research indicates that this property was owned and occupied by Carroll W. Parcher, then the influential editor-publisher of the Glendale News-Press, between 1958 and 1971. Parcher went on to serve four non-consecutive terms as mayor of Glendale between 1978 and 1985. Although Parcher was a significant individual and his association with 601 Bohlig Rd. was during his productive period, the property is not visible enough from the public right of way to confirm integrity. It could not be evaluated.

*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, 6/25/2026

*P6. Date Constructed/Age and Sources 1953 (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: 6/25/2026

*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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 800 N Brand Blvd

P1. Other Identifier: Nestle USA Headquarters

*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 800 N Brand Blvd City Glendale Zip 91203
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 5644-018-162

*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: Office
Primary Architectural Style: Postmodern

Roof

Roof Form: flat
Roof Cladding: rolled asphalt

Entrance(s)

Primary Entry Type: recessed portico-like Postmodern entry
Primary Entry Materials & Details: piers, concrete
Primary Door Type & Material: double door; fully glazed; metal;
multiple
Primary Door Details: transom

Building Envelope

Setting: corner; set back
Height: 21-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: stone panels
Wall Cladding: tile panels

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP7. 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 north, 4/27/2026

*P6. Date Constructed/Age and Sources 1990 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 800 N Brand Blvd *NRHP Status Code: 5S3

B1. Historic Name: Nestle USA Headquarters

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Postmodern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Johnson, Fain & Pereira Associates for Nestle USA Headquarters and was completed in 1990. Nestle relocated their offices to Arlington, Virginia and completely vacated the building in 2018. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: designed landscape; signage

B9a. Architect: Johnson, Fain & Pereira Associates (Johnson Fain Partners) b. Builder: _____

*B10. Significance: Theme Architecture - Postmodernism Area Glendale

Period of Significance: 1990 Property Type: Commercial 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 800 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Postmodern architecture as applied to a commercial office high-rise. Constructed in 1990, 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 architecture firm Johnson Fain & Pereira Associates.

William L. Pereira & Associates, founded in 1958 by architect William L. Pereira (1909–1985), was a prolific Los Angeles architecture and planning firm known for designing numerous iconic buildings and master plans. In the 1970s, architects Scott Johnson and William H. Fain, Jr. joined the firm. Shortly before his death in 1985, Pereira made Johnson and Fain partners. In 1988, the firm became Johnson, Fain & Pereira Associates. The following year, it was renamed Johnson Fain, the name under which it continues to operate today. Johnson Fain is a major Los Angeles–based architecture, urban design, planning, and interior design firm.

William L. Pereira was born in Chicago in 1909 and graduated from the University of Illinois School of Architecture in 1931. Following World War II, he taught at the University of Southern California School of Architecture and, in 1950, co-founded Pereira & Luckman Associates with developer and architect Charles Luckman. The firm received major commissions including CBS Television City, the Berlin Hilton Hotel, and the Theme Building at Los Angeles International Airport. From 1958 until his death in 1985, Pereira led William L. Pereira and Associates, which designed hundreds of buildings and numerous campuses in the United States and abroad. The firm developed a distinctive Modern architectural vocabulary characterized by monumentality and abstracted classical forms. Notable extant works include the Los Angeles County Museum of Art (1965); the Geisel Library at the University of California, San Diego (1970); the Transamerica Pyramid in San Francisco (1972); and Fox Plaza (now 2121 Avenue of the Stars) in Los Angeles (1985).

Extant examples of the firm's work during the 1980s, when it operated under the name Johnson, Fain & Pereira Associates, include the mixed-use Rincon Center complex in San Francisco (1988); a high-rise commercial office building in the Andrex Point business park in Gardena (1988); and the Opus One Winery in Oakville, commissioned by Robert Mondavi and Baron Philippe de Rothschild (1989).

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

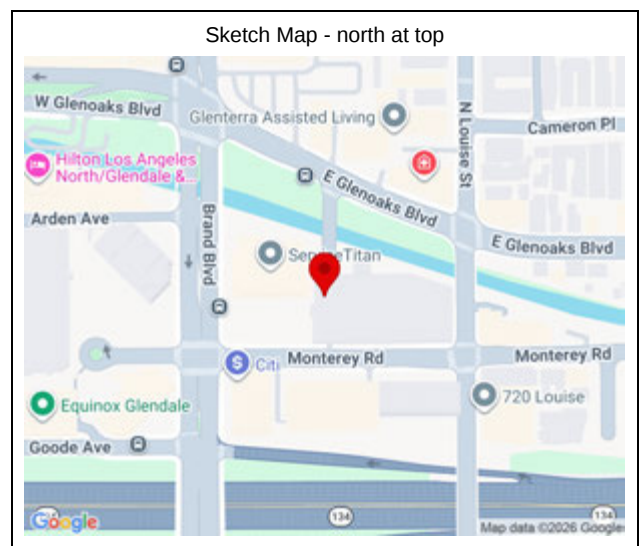
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91376

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 800 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: floor-to-ceiling; grouped; storefront
Window Materials 1: metal
Window Grouping & Type 2: fixed; grouped
Window Materials 2: metal

Alterations

Alterations: plaza altered; signage added/replaced

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

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

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 5S3/3CS,3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 941 N Brand Blvd

P1. Other Identifier: Church of the Incarnation

*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 941 N Brand Blvd 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 5644-012-020

*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: Religious/spiritual
Primary Architectural Style: PWA Moderne/Stripped Classical
Secondary Architectural Style: Mid-Century Modern

Building Envelope

Setting: set back
Height: 1-story; 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: concrete, reinforced; wood frame
Wall Cladding: stone; stucco, smooth
Architectural Details: applied ornamentation; bell tower

Roof

Roof Form: flat; hipped; low-pitched
Roof Cladding: composition shingle; rolled asphalt
Roof Details: eaves, boxed; eaves, wide; exterior chimney, stone; parapet, shaped

Entrance(s)

Primary Entry Type: recessed
Primary Entry Materials & Details: handrail(s); steps, concrete
Primary Door Type & Material: double door; paneled; partially glazed; wood
Primary Door Details: bottle glass; surround, decorative
Secondary Entry Type: recessed
Secondary Door Type & Material: single door; slab door; wood
Secondary Door Details: sidelights; reeded glass

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious 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 west, 4/29/2026

*P6. Date Constructed/Age and Sources 1952 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 941 N Brand Blvd

*NRHP Status Code: 5S3/3CS,3S

B1. Historic Name: Church of the Incarnation
B2. Common Name: Incarnation Catholic Church
B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style PWA Moderne/Stripped Classical; Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) The Catholic Incarnation Parish has occupied this parcel since 1927, holding services in a private home and later in a wood-framed hall (1928). In 1937, Gene Verge designed the parochial school at 123 W. Glenoaks Blvd., and in 1952 he designed the current church and rectory (the hall was moved for the new construction and it is unknown whether it
(continued on page 3)

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

*B8. Related Features: ancillary building(s); planter(s), concrete; signage

B9a. Architect: Verge, Gene b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 Area Glendale

Period of Significance: 1952 Property Type: Institutional Applicable Criteria: A/1/1; 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 941 N. Brand Boulevard appears eligible for listing in the Glendale Register. The church building also appears eligible for listing in the California and National Registers. The property is significant for its association with the Catholic Incarnation Parish and as an excellent example of a religious complex, an important institutional property type. The complex is composed of rectories, a convent, and a parish hall built between 1937 and 1950; and a church built in 1952. It is one of relatively few extant civic/institutional buildings from this formative period of city growth, and post-World War II expansion of city services and public/private institutions to accommodate the growing population.

The church is also excellent examples of PWA Moderne architecture. The property exhibits high quality of design and distinctive characteristics that are associated with the styles as expressed by their form, massing, composition, and architectural details. The property is also significant as the work of master architect Gene Verge.

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 Moderne idiom influenced the design of many of the Federally-funded projects of the Works Progress Administration; buildings executed under those programs are often referred to PWA Moderne or Stripped Classical. They incorporate the clean lines and smooth surfaces of Streamline Moderne with simplified decorative elements of Art Deco to create an appropriately monumental but restrained architectural language for civic and institutional buildings.

Eugene Frank Verge, known as Gene Verge, was born in Canada in 1893 and immigrated to Los Angeles with his family in 1895. Upon graduation, he worked as a draftsman in Los Angeles for master architect A. C. Martin (1912-1917). In 1917, he was drafted to serve in World War I, and after he found himself in France at the École des Beaux Arts de Montréal honing his craft. In the 1920s, he returned to Los Angeles, California, working as an independent architect, collaborating with several well-known architectural firms including. In 1924, he established his own firm Gene Verge & Associates, and in 1926, he was commissioned to design the home of Buster Keaton. Following his success, the firm's work began to focus on more civic and institutional properties in the 1930s through the 1950s including St. Luke's Medical Center in Pasadena (1933) and St. Finbar Church in Burbank (1946). In 1952, he joined the American Institute of Architects and unexpectedly passed away in 1953.

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: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 941 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: metal
Window Details 1: leaded glass; multi-light; stained glass
Window Grouping & Type 2: casement; fixed; tripartite
Window Materials 2: steel
Window Details 2: bulkhead; multi-light; transom
Window Grouping & Type 3: casement; paired
Window Materials 3: metal

Alterations

Alterations: windows replaced, some, primary

***B6. Construction History:** (Continued from page 2):

is extant on the campus). Alterations observed in the field are listed in P3a. Description.

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

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

"Ecclesiastical Architecture Tour: Churches of North Brand Boulevard." Glendale Historical Society, accessed November 2025, <https://glendalehistorical.org/ecclesiastical-architecture-tour>.

"History and Mission." Incarnation Catholic Church, accessed November 2025, <https://incaglendale.org/history-mission>.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1016 N Brand Blvd

P1. Other Identifier: St. Mark's Episcopal Church

***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 1016 N Brand Blvd 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 5644-011-013

***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: Religious/spiritual

Primary Architectural Style: Late Gothic Revival

Roof

Roof Form: gable, cross

Roof Cladding: clay barrel tile

Roof Details: dormer(s), window roof; steeple; eave cornice

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: handrail(s); steps, brick

Primary Door Type & Material: double door; paneled; wood

Primary Door Details: surround, decorative

Secondary Entry Type: stoop

Secondary Door Type & Material: double door; plank door; wood

Secondary Door Details: arched; surround, decorative

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: O-shaped

Primary Façade Composition: asymmetrical

Type of Construction: concrete, poured/board-formed

Wall Cladding: concrete, board-formed; stucco, smooth

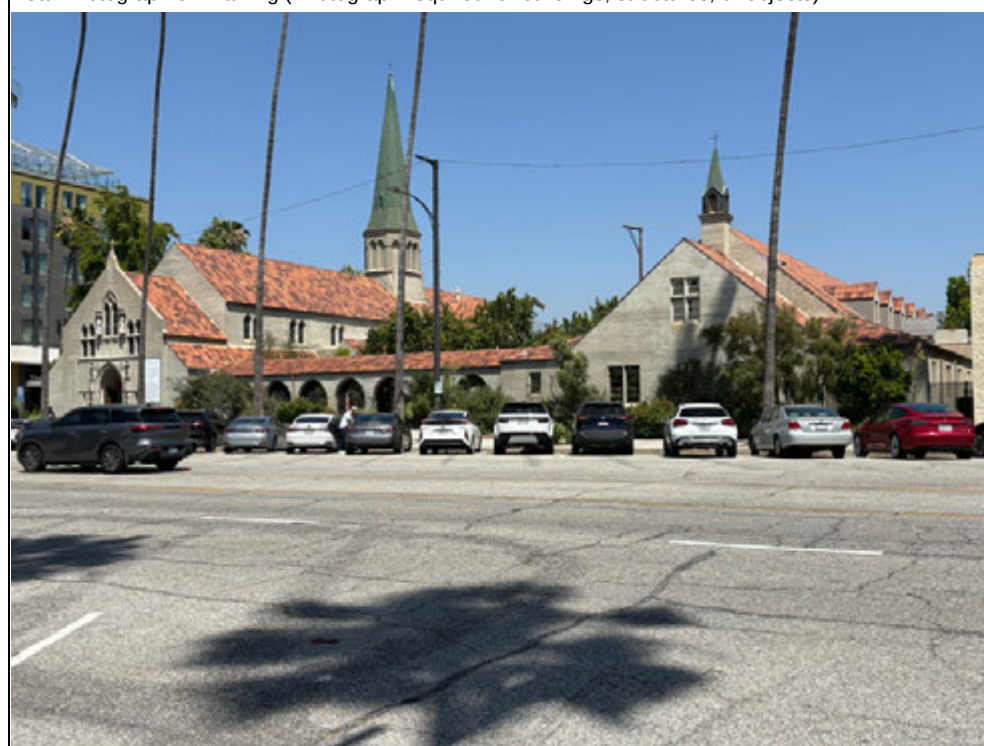
Architectural Details: applied ornamentation; arcade; grilles, wrought iron

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP16. Religious 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 east, 4/29/2026

***P6. Date Constructed/Age and Sources** 1948; 1962 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

Resource Name or #** (Assigned by recorder) 1016 N Brand BlvdNRHP Status** 3CS/3S,5S3
Code: _____

B1. Historic Name: St. Mark's Episcopal Church
B2. Common Name: St. Mark's Episcopal Church
B3. Original Use: Institutional B4. Present Use: Institutional

***B5. Architectural Style** Late Gothic Revival

***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Carleton M. Winslow for St. Mark's Episcopal Church, established elsewhere in Glendale in the 1880s, as a new purpose-built complex in 1948. The church's stained glass windows were produced by the famous Judson Studios. Research indicates the St. Mark's complex includes a former WWII-era Red Cross building moved from

(continued on page 3)

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

***B8. Related Features:** courtyard/patio

B9a. Architect: Winslow, Carleton M. Sr. b. Builder: _____

***B10. Significance:** Theme _____ Area Glendale

Period of Significance: 1948-1962 **Property Type:** Institutional **Applicable Criteria:** A/1/1; 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 1016 N. Brand Boulevard appears eligible for listing in the Glendale Register. It also appears eligible for listing in the California and National Registers. It is significant for its association with St. Mark's Episcopal Church, an early institution in the area. St. Mark's was established elsewhere in Glendale in the 1880s and moved to this location in the late 1940s as Glendale expanded. The property is excellent and rare example of a 1940s religious campus, an important institutional property type. Constructed in 1948, it is one of relatively few extant civic/institutional buildings from this formative period of city growth and reflects the expansion of institutions into this area of Glendale in the postwar period.

The property also appears eligible as an excellent and rare example of Late Gothic Revival architecture as applied to a religious campus. 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 Carleton M. Winslow Sr.; post-1948 additions followed Winslow's master plan and original design intent.

The Gothic Revival style was first prolific in the early 19th century architecture of the eastern United States, as new Americans sought a continuum with continental Europe. Its forms rooted in medieval precedents, such as towers and pointed-arch windows, made the early Gothic Revival style most suitable to ecclesiastical and institutional buildings garnering a visual link with tradition.

Gothic Revival was again reborn at the 1876 World's Fair Centennial Exhibition; however, it was not common in Southern California until the region's first development boom in the early 1900s. This later iteration of the style, defined as Late Gothic Revival, was less formal, seeking to evoke a connection with colonial roots in California in a time of changing technology and tastes. Late Gothic Revival architecture is characterized by simpler massing and smoother wall designs than its flamboyant predecessors. Formerly structural features such as flying buttresses were applied with greater liberty as ornament.

Carleton Monroe Winslow was born in Damariscotta, Maine in 1876. He studied architecture at the Art Institute of Chicago and at the Ecole des Beaux Arts in Paris. When he returned to the U.S., he went to work for Cram, Goodhue & Ferguson in New York. When Bertram Goodhue was appointed architect of the Panama Pacific Exposition in San Diego in 1911, Winslow moved to Southern California as the firm's representative. In 1917, Winslow moved to Los Angeles and was largely responsible for the firm's work on the Los Angeles Central Library (1922-26). Winslow is best remembered for his contributions to ecclesiastical architecture, including First Baptist Church #2 (1925) in Pasadena, Wilshire Boulevard Congregational Church (1922-25), and Vermont Square Methodist Church #2 (1925-26). His work was published nationally in trade magazines such as Architect and Engineer, Architectural Digest, California Arts and Architecture, and Southwest Builder and Contractor. Winslow was elevated to the level of Fellowship by the American Institute of Architects in 1939. He was also greatly interested in civic matters and served as President of the Los Angeles Municipal Art Commission.

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:** 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1016 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: metal
Window Details 1: arched opening(s), pointed; leaded glass; multi-light;
stained glass; surround(s), decorative
Window Grouping & Type 2: casement; grouped
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: casement; paired
Window Materials 3: steel
Window Details 3: multi-light; transom

Alterations

Alterations: no major alterations

***B6. Construction History:** (Continued from page 2):

Los Angeles's Pershing Square in 1948 for use as a temporary parish hall (now part of the church preschool); a new parish hall built in 1954; front cloisters enclosing the courtyard in keeping with Winslow's original master plan in 1962; and another classroom building in the 1960s.

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

"A Brief History of Saint Mark's," accessed November 2025, <https://www.saintmarks.la/history>.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1031 N Brand Blvd

P1. Other Identifier: IBM Building

*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 1031 N Brand Blvd 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 5644-012-024

*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: Office
Primary Architectural Style: Mid-Century Modern

Building Envelope

Setting: corner; set back
Height: 3-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: exterior stairway(s); spandrel panels; curtain wall

Roof

Roof Form: flat
Roof Cladding: rolled asphalt

Entrance(s)

Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: handrail(s); steps, concrete
Primary Door Type & Material: double door; fully glazed; metal
Primary Door Details: transom
Secondary Entry Type: exterior stair
Secondary Entry Materials & Details: handrail(s); steps, concrete
Secondary Door Type & Material: metal; single door; slab door
Secondary Door Details: 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 west, 4/29/2026

*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: 4/29/2026

*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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1031 N Brand Blvd *NRHP Status Code: 5S3

B1. Historic Name: IBM Building

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was built by the Terry Construction Co. for the International Business Machines Corporation (IBM) in 1965. Minor 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: Terry Construction Co.

*B10. Significance: Theme Architecture - Modernism; Post-WWII Commercial Development, 1945-2000 Area Glendale

Period of Significance: 1965 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.)

The property at 1031 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed in 1965, the property is an excellent example of a 1960s commercial office building and is associated with the International Business Machines Corporation (IBM), an important pioneering computer and information technology business. It is also an excellent example of Mid-Century Modern architecture as applied to a commercial office building. 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)

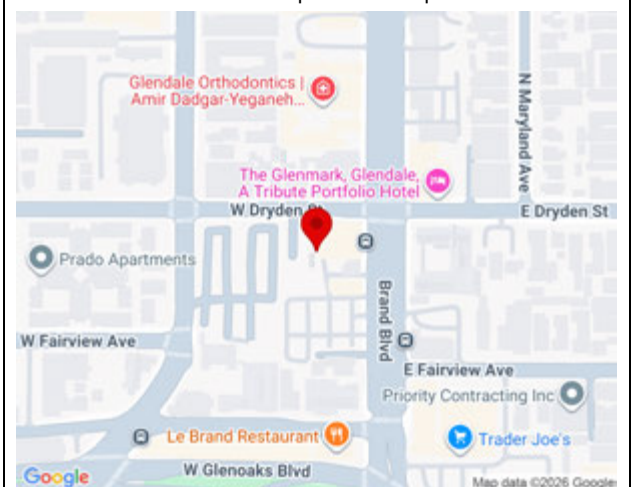
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91286

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1031 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; ribbon
Window Materials 1: metal
Window Details 1: metal fins

Alterations

Alterations: no major alterations; signage added/replaced; rooftop mechanical equipment added

***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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1114 N Brand Blvd

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 1114 N Brand Blvd 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 5647-004-021

*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 house
Primary Architectural Style: Spanish Colonial Revival

Roof

Roof Form: flat; gable, side
Roof Cladding: composition shingle; rolled asphalt
Roof Details: eaves, open; exposed rafter tails

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: canopy; handrail(s); posts, metal; steps, concrete
Primary Door Type & Material: fully glazed; single door; wood
Primary Door Details: surround, decorative

Building Envelope

Setting: set back
Height: 3-story
Plan: T-shaped
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: balconette(s); metal fire escapes

(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, 4/29/2026

*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) 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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1114 N Brand Blvd *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 Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1927. 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 Multi-Family Residential Development, 1910-1944 Area Glendale

Period of Significance: 1927 Property Type: Multi-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.)

The property at 1114 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is an excellent and rare example of a 1920s apartment house, exhibiting distinctive characteristics of the property type. Apartment houses were built to maximize lot coverage and were significant for accommodating more units than other property types. They were an important type of multi-family housing in Southern California, but examples from this time period are relatively rare in Glendale.

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 91329

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1114 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: casement; paired
Window Materials 2: wood
Window Details 2: arched opening(s), round; multi-light

Alterations

Alterations: restuccoed, compatible; roof material replaced, compatible

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1122 N Brand Blvd

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 N Brand Blvd 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 5647-004-015

*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: Mixed-use
Primary Architectural Style: Late Moderne

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: flush
Primary Door Type & Material: double door; fully glazed; metal;
recessed

Building Envelope

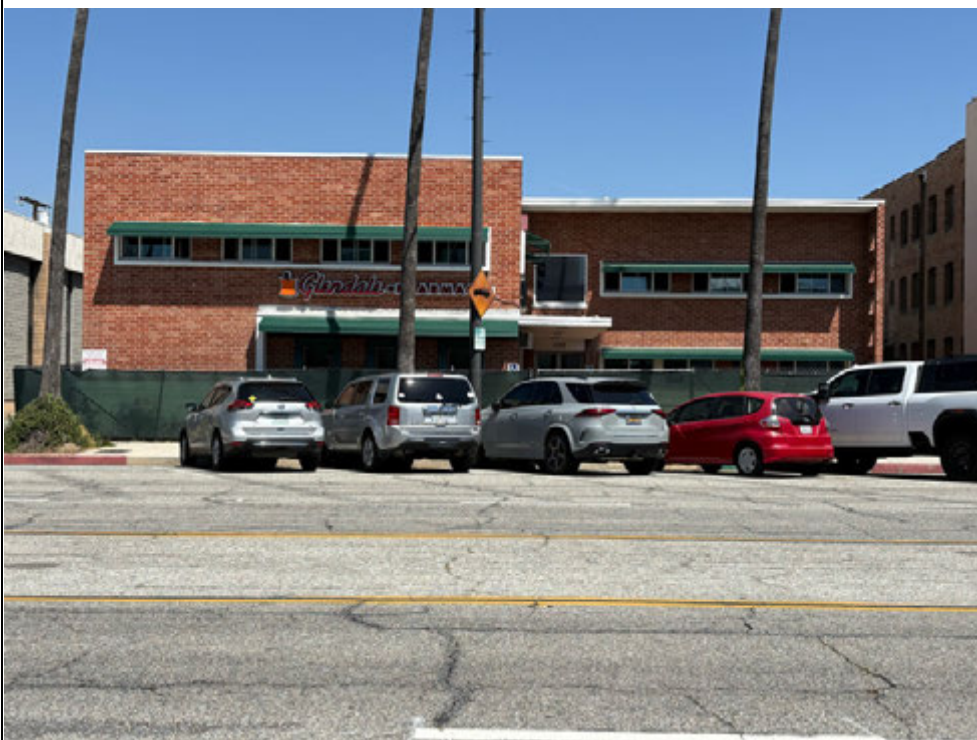
Setting: set back
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: brick masonry
Wall Cladding: brick masonry
Architectural Details: projecting wall with punched rectangular openings

(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 east, 4/29/2026

*P6. Date Constructed/Age and Sources 1951 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1122 N Brand Blvd*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: Glendale PharmacyB3. Original Use: CommercialB4. Present Use: Commercial*B5. Architectural Style Late Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by R. Martin Snell and built by Hamilton Daugherty, Inc. in 1951. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: courtyard/patioB9a. Architect: Snell, R. Martinb. Builder: Hamilton Daugherty, Inc.*B10. Significance: Theme Post-WWII Commercial Development, 1945-2000Area GlendalePeriod of Significance: 1951Property Type: CommercialApplicable 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 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed in 1951, the property is an excellent example of a 1950s commercial professional office building, a low-density commercial office building type from the postwar period. It also appears eligible as an excellent example of Late Moderne commercial architecture, exhibiting 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 beveled 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)

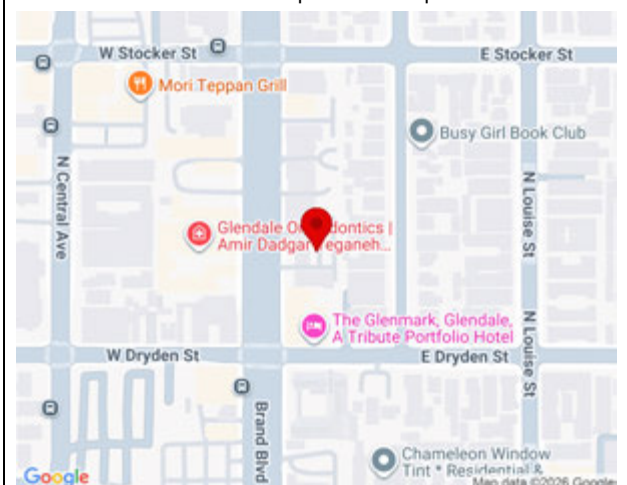
None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91291*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1122 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; sliding, horizontal; tripartite
Window Materials 1: vinyl
Window Details 1: awning(s)
Window Grouping & Type 2: fixed; single
Window Materials 2: wood
Window Grouping & Type 3: fixed; single
Window Materials 3: wood

Alterations

Alterations: windows replaced, some, primary; windows replaced, some, secondary; awning(s) added; signage added/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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1124 N Brand 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 1124 N Brand Blvd 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 5647-004-014

*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: Office
Primary Architectural Style: Late Modern

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: parapet, flat

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: piers, brick
Primary Door Type & Material: paneled; single door; wood
Primary Door Details: sidelights

Building Envelope

Setting: set back
Height: 1-story; 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: concrete masonry unit
Wall Cladding: concrete masonry unit
Architectural Details: concrete masonry unit fins

(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 east, 4/29/2026

*P6. Date Constructed/Age and Sources 1978 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1124 N Brand Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style Late Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Clair Earl and built by Frank Howard for R. W. Stevenson in 1978.

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

*B8. Related Features: none

B9a. Architect: Earl, Clair b. Builder: Howard, Frank

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1978 Property Type: Commercial 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 1124 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a commercial professional office building. Constructed in 1978, 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 architect Clair Earl.

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.

Architect Clair Philip Earl, AIA, was a Glendale-based Modernist architect best known for his single-family residential designs throughout Southern California, including Los Angeles, Glendale, and Palm Springs. Earl joined the Southern California chapter of the AIA in 1966. That same year, he formed a partnership with architect William Olen Brock, establishing Earl & Brock Architects, a firm with offices in Glendale and Van Nuys. In 1972, Earl entered into a new partnership with architects Arthur Mountford and David Nakaishi under the name Clair Earl & Associates, based in Glendale. Earl designed a range of commercial, recreational, and residential buildings across Southern California, including both tract housing and custom homes. Notable extant Mid-Century Modern works include the 1954 Daily Residence in Glendale, listed in the Glendale Register of Historical Resources in 2007, and the 1974 Faye's of Montrose at 2347 Honolulu Avenue in Montrose, which became the second location of the chain following the destruction of its original building in the 1971 Sylmar earthquake. In addition to his architectural practice, Earl was an original member of the Glendale Historic Preservation Commission when it was established in 1985, serving during its formative years before the commission acquired its current legal authority.

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 91370

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1124 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling
Window Materials 1: metal
Window Details 1: multi-light

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1145 N Brand Blvd

P1. Other Identifier: Casa Verdugo Branch; Fire Station No. 26

***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 1145 N Brand Blvd 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 5647-003-900

***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: Library & Fire Station

Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: covered walkway

Primary Entry Materials & Details: canopy; skylights; flooring, concrete

Primary Door Type & Material: double door; fully glazed; metal

Primary Door Details: sidelights; transom

Secondary Entry Type: flush

Secondary Door Type & Material: fully glazed; metal; single door

Secondary Door Details: sidelights

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: brick masonry

Wall Cladding: brick masonry; stucco, smooth

Architectural Details: display cases; planter(s)

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP14. Government 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 west, 4/29/2026

***P6. Date Constructed/Age and Sources** 1951 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1145 N Brand Blvd *NRHP Status Code: 5S3

B1. Historic Name: Casa Verdugo Branch; Fire Station No. 26

B2. Common Name: _____

B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Adrian Wilson as the Casa Verdugo Library and Fire Station No. 26 in 1951.

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

*B8. Related Features: flagpole; signage; vehicular bays

B9a. Architect: Adrian Wilson b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 Area Glendale

Period of Significance: 1951 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 1145 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is significant as an excellent and unique example of a 1950s library and adjoining fire station, an important and unusual institutional property type. Constructed in 1951, it reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population. It is also an excellent example of Mid-Century Modern architecture as applied to an institutional library and fire station. 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 architect Adrian Wilson.

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).

Adrian J. Wilson, FAIA, was born in Excelsior Springs, Missouri, in 1898. From 1917-1919 he studied at the School of Architecture at Washington University in St. Louis. By 1922 he had moved to Los Angeles where he worked as chief draftsman and office manager in the firm of William J. Dodd and William Richards, Architects. In 1930, he formed a partnership with architect Erle Farrington Webster; their projects included the Streamline Moderne Davidson Residence in Palm Springs (1936), known as the "Ship of the Desert," and the Master Plan and East Gate design for Los Angeles' New Chinatown (1938). In 1942 Wilson founded the firm of Adrian Wilson & Associates and designed the Pueblo del Rio housing project in Vernon. Over the next three decades Wilson's works included a number of civic and institutional projects including improvements to Terminal Island during World War II, in recognition of which he was made an honorary Seabee by the U.S. Navy; the Los Angeles County Courthouse and Hall of Administration (1956), on which he collaborated with the firms of Paul R. Williams, A.C. Martin, and Austin, Field and Fry; the Arnold Schoenberg Institute at USC; and convention centers for the cities of Anaheim, Honolulu, and Las Vegas. Wilson died in La Crescenta in 1988 at the age of 90.

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 91292

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1145 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling; grouped
Window Materials 1: metal
Window Details 1: 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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1155 N Brand Blvd

P1. Other Identifier: Verdugo Towers

*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 1155 N Brand Blvd 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 5647-003-031 (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: Mid-Century Modern

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: flush

Primary Entry Materials & Details: canopy

Primary Door Type & Material: double door; fully glazed; metal

Primary Door Details: sidelights; transom

Secondary Entry Type: multiple; storefront

Secondary Door Type & Material: double door; fully glazed; metal;

single door

Secondary Door Details: transom

Building Envelope

Setting: corner; set back

Height: 11-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: steel frame

Wall Cladding: stucco, smooth

Architectural Details: balcony(ies); pierced screen(s)

(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, 4/29/2026

*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) 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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1155 N Brand Blvd *NRHP Status Code: 5S3

B1. Historic Name: Verdugo Towers

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 property was designed by Langdon & Wilson and built by the Myer Bros. Construction Co. for Mudgett-Taylor Development Inc. in 1964. It was Glendale's first high-rise complex and remained the only high-rise residential building in the city for over a decade. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: planter(s), concrete; signage; subterranean parking

B9a. Architect: Langdon & Wilson b. Builder: Myers Bros. Construction Co.

*B10. Significance: Theme Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1964 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 1155 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of a 1960s apartment tower, exhibiting distinctive characteristics of the property type including high-rise scale, symmetrical composition, and balconies. The property was the first high-rise residential building in Glendale. Apartment towers became an important multi-family residential housing type in the late postwar period, built to accommodate many more units than smaller properties could and often featuring a condominium ownership type. In Glendale, the property type is commonly found in the Central Glendale Redevelopment Area along and adjacent to Brand Boulevard.

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 91360

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1155 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling; storefront
Window Materials 1: metal
Window Grouping & Type 2: fixed; single
Window Materials 2: metal

Alterations

Alterations: windows replaced, some, primary; 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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1201 N Brand Blvd

P1. Other Identifier: Salem Lutheran Church

*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 1201 N Brand Blvd 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 5647-002-016

*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: Religious/spiritual

Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: side; recessed

Primary Entry Materials & Details: piers, concrete

Primary Door Type & Material: double door; metal; slab door

Primary Door Details: surround, decorative

Secondary Door Type & Material: metal; single door; slab door

Secondary Door Details: transom

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: brick masonry; steel frame

Wall Cladding: brick masonry; mosaic tile; stone

Architectural Details: applied ornamentation; bell tower; perforated concrete screens; buttresses

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious 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 west, 4/29/2026

*P6. Date Constructed/Age and Sources 1959 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1201 N Brand Blvd *NRHP Status Code: 5S3

B1. Historic Name: Salem Lutheran Church

B2. Common Name: Salem Lutheran Church

B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1959. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: ancillary building(s); courtyard/patio

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1959 Property Type: Institutional 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 1201 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a church building. 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)

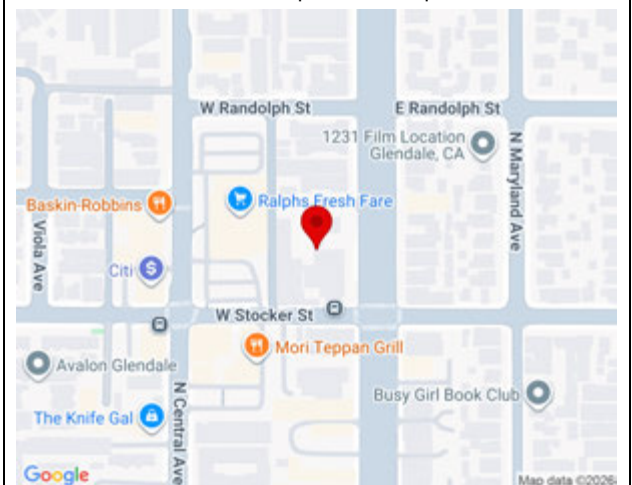
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91352

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1201 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling
Window Materials 1: metal
Window Details 1: leaded glass; multi-light; stained glass
Window Grouping & Type 2: clerestory
Window Materials 2: metal
Window Details 2: multi-light; obscure glass

Alterations

Alterations: security window bars added; windows replaced, some, primary; 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.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1328 N Brand Blvd

P1. Other Identifier: Element of N. Brand Blvd. Multi-Family Residential 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 1328 N Brand Blvd 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 5647-006-017

*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: Religious/spiritual

Primary Architectural Style: Postmodern

Roof

Roof Form: flared; gable, cross

Roof Cladding: composition shingle

Roof Details: cornice

Entrance(s)

Primary Entry Type: unknown/not visible

Primary Entry Materials & Details: handrail(s); steps, concrete

Primary Door Type & Material: unknown/not visible

Building Envelope

Setting: elevated from street level; set back

Height: 1-story; 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth; wood, board-and-batten

Architectural Details: decorative wood elements; tower volume

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious 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 east, 5/11/2026

*P6. Date Constructed/Age and Sources 1989 (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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1328 N Brand Blvd

*NRHP Status
Code: 7PDNC/5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: InstitutionalB4. Present Use: Institutional*B5. Architectural Style Postmodern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Charles W. Moore for the First Church of Christ, Scientist in 1989. It was recently converted for use as a school. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: courtyard/patio; garage, below grade

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Architecture - PostmodernismArea GlendalePeriod of Significance: 1989Property Type: InstitutionalApplicable 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 1328 N. Brand Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Postmodern architecture as applied to a church. Constructed in 1989, 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 Charles W. Moore.

Like Late Modernism, Postmodernism was a conscious reaction against the rigid architectural language of earlier Modern styles. Postmodern architects resurrected traditional building forms, from the Classical to the vernacular, in an effort to reintroduce decorative detail and human scale, and to convey symbolic meaning through commonly recognizable features. Traditional details, including pediments, arches, keystones, and columns, were used in unconventional and abstracted ways, and were frequently applied as superficial surface ornament unrelated to the underlying structural system. Postmodern buildings frequently feature an exaggerated monumentality and a broad palette of colors, from saturated to pastel.

Charles W. Moore was born in Benton Harbor, Michigan on October 31, 1925. He attended the University of Michigan and graduated with a Bachelors' of Architecture degree in 1947. After graduating, Moore moved to San Francisco, California, where he worked as a draftsman for several notable architects including Mario Corbett, Joseph Allen Stein and Clark & Beuttler. From there, Moore went on to teach at the University of Utah under his mentor Roger Bailey. Later, he served in the Korean War with the Army Corps of Engineers. Under the aid of the GI Bill, he attended Princeton University after the war and received his Masters of Fine Arts Degree in 1954. He continued his education and also received a Ph.D. in Architectural History in 1957. He returned to San Francisco that year and dove more into his career of design and teaching. In 1959, he joined the AIA, Northern California chapter. Although he had his own practice, he partnered with many other well-known architects that he met through school either as a student or professor including William Turnbull Jr., Donlyn Lydon, Richard R. Whitaker Jr., Richard Carr Peters, John Ruble and Robert J. Yudell just to name a few. Some of his works with these firms include Sea Ranch (1963) in Sonoma County, Psychoanalytic Building in Los Angeles (1971), Plaza Las Fuentes, (1989) in Pasadena, the Beverly Hills Civic Center (1990) and many more. During this time he was also teaching at the University of California at Berkley, Yale, University of California at Los Angeles, and University of Texas at Austin. In 1991, he won the AIA Gold Medal, the highest annual honor recognizing his influence on the profession and his body of work. In 1993, he passed away.

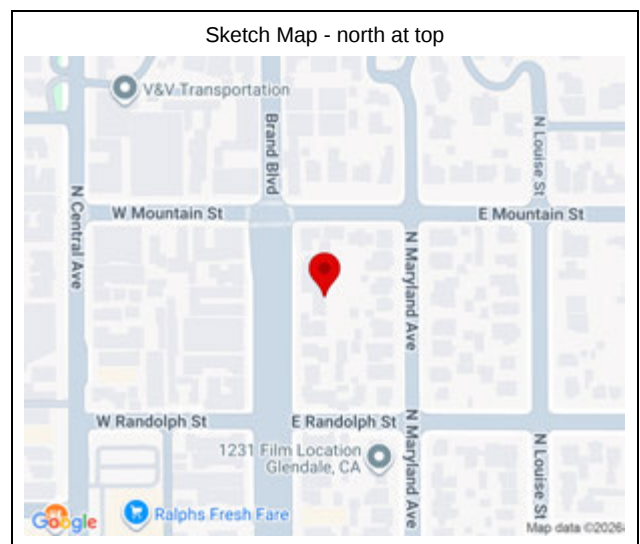
This property is also located within the potential North Brand Boulevard Multi-family Residential Historic District. However, it is a non-contributor to the district because it does not represent the historic context.

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 91264*Date of Evaluation: 5/11/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1328 N Brand Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: metal
Window Details 1: arched opening(s), pointed; multi-light
Window Grouping & Type 2: fixed; grouped; sliding, horizontal
Window Materials 2: metal
Window Details 2: multi-light
Window Grouping & Type 3: fixed; hopper; single
Window Materials 3: metal
Window Details 3: multi-light

Alterations

Alterations: windows replaced, all

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

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 371 Brockmont 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 371 Brockmont Dr 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 5632-007-022

*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

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: eaves, closed; interior chimney, stucco; eaves, wide

Building Envelope

Setting: hillside; set back; not fully visible from public right-of-way
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: concrete masonry unit; wood, vertical board; stucco, smooth

Entrance(s)

Primary Entry Type: unknown/not visible
Primary Door Type & Material: 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 1957 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 371 Brockmont 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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by notable Altadena architect Boyd Georgi and constructed for owner P.S. Starrett in 1957.

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

*B8. Related Features: garage, integrated

B9a. Architect: Boyd E. Georgi b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1957 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 371 Brockmont Dr. appears eligible for listing in the Glendale Register. Although visibility is limited from the public right of way, the property appears to be an excellent example of Mid-Century Modern architecture as applied to a single-family residence. Constructed in 1957, 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 Altadena architect Boyd E. Georgi.

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).

Boyd E. Georgi was a USC-trained architect who influenced the development of regional Modernism in Southern California in the 1950s and '60s. He established his practice in Pasadena after World War II and was a founding member of the Pasadena and Foothill Valley Chapter of the AIA. His residential designs, including his own home in Altadena, emphasized post and beam construction and integration with local setting, including the hilly terrain of the San Gabriel foothills. Georgi is best known for his Mid-Century Modern design for the Altadena Main Library (1967).

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

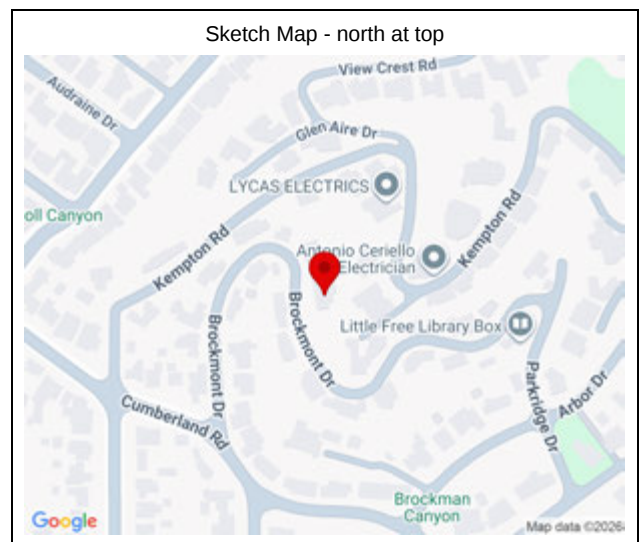
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian,
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.)



CONTINUATION SHEET

Property Name: 371 Brockmont Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; casement
Window Materials 1: steel
Window Grouping & Type 2: paired; casement
Window Materials 2: steel
Window Grouping & Type 3: single; jalousie/louver
Window Materials 3: aluminum

Alterations

Alterations: unknown/not visible

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

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

"Boyd Georgi." Grokipedia, accessed June 2026, https://grokipedia.com/page/boyd_georgi.

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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 434 Burchett 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 434 Burchett St City Glendale Zip 91203
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 5636-015-018

*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: Craftsman

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard; brick masonry

Architectural Details: decorative wood elements

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bargeboard(s); eaves, open; exposed purlins; exposed rafter tails; exterior chimney, brick; gable vent

Entrance(s)

Primary Entry Type: full-width porch, projecting

Primary Entry Materials & Details: flooring, concrete; steps, concrete; cheek walls; entry roof; piers, brick

Primary Door Type & Material: single door; fully glazed; wood

Primary Door Details: sidelights; screen, wood; surround, decorative

(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 1916 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 434 Burchett 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 Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1916 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.)

The property at 434 Burchett 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.

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.)



CONTINUATION SHEET

Property Name: 434 Burchett St

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: transom; multi-light, top sash; surround(s), decorative
Window Grouping & Type 2: single; casement
Window Materials 2: wood
Window Details 2: surround(s), decorative
Window Grouping & Type 3: single; paired; single-hung
Window Materials 3: wood
Window Details 3: surround(s), decorative

Alterations

Alterations: no major alterations; awning(s) added

***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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 438 Burchett 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 438 Burchett St City Glendale Zip 91203
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 5636-015-019

*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: 1-story

Plan: irregular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured; wood, clapboard; wood, shingle

Architectural Details: decorative wood elements

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bargeboard(s); eaves, open; exposed purlins; exposed rafter tails; exterior chimney, stucco; gable vent

Entrance(s)

Primary Entry Type: full-width porch, projecting

Primary Entry Materials & Details: cheek walls; flooring, concrete; piers, concrete; railing, wood; steps, concrete

Primary Door Type & Material: single door; partially glazed; wood

Primary Door Details: surround, decorative; 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 1915 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 438 Burchett 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 1915. 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 Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1915 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.)

The property at 438 Burchett 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 1915, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

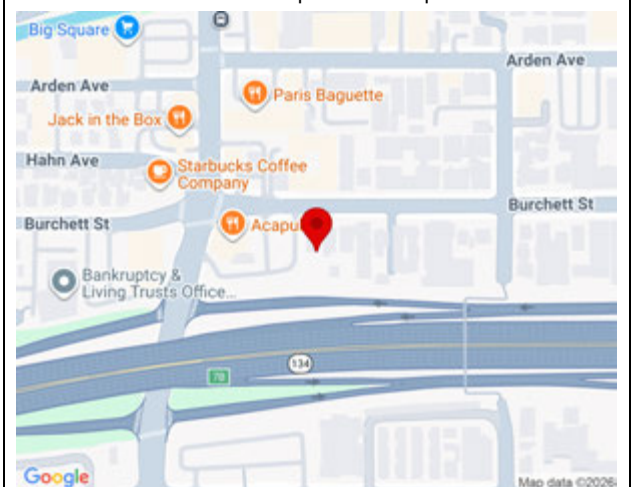
B13. Remarks: None

*B14. Evaluator: 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



CONTINUATION SHEET

Property Name: 438 Burchett St

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; double-hung
Window Materials 1: wood
Window Details 1: multi-light, top sash; surround(s), decorative; wood screen(s)
Window Grouping & Type 2: paired; double-hung
Window Materials 2: wood
Window Details 2: surround(s), decorative
Window Grouping & Type 3: single; casement
Window Materials 3: wood
Window Details 3: surround(s), decorative; wood screen(s)

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.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 469 Burchett 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 469 Burchett St City Glendale Zip 91203
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 5636-016-033

*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

Roof

Roof Form: flat; pent

Roof Cladding: clay barrel tile; material unknown

Roof Details: parapet, flat; parapet, stepped

Entrance(s)

Primary Entry Type: multiple; storefront

Primary Entry Materials & Details: awning

Primary Door Type & Material: single door; fully glazed; aluminum

Primary Door Details: sidelights

Secondary Entry Type: multiple; storefront

Secondary Door Type & Material: fully glazed; recessed; wood

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry

Architectural Details: decorative brick elements; signage

(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, 4/15/2026

*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 Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 469 Burchett St *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Commercial Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) This commercial retail building with multiple storefronts was constructed in 1925. Powder Puff Beauty Shop and Five Points Pharmacy occupied two of the building's three units by 1926. 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.)

The property at 469 Burchett St. appears 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 in proximity to the Pacific Electric Railway line along Glenoaks Blvd., 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: Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian,
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.)



CONTINUATION SHEET

Property Name: 469 Burchett St

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: transom
Window Grouping & Type 2: paired; fixed
Window Materials 2: aluminum
Window Details 2: transom
Window Grouping & Type 3: fixed; bay, canted; storefront
Window Materials 3: wood
Window Details 3: transom

Alterations

Alterations: windows replaced, some, primary; awning(s) added; door(s) replaced, some; signage added/replaced; transoms painted over or boarded up

***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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) Verdugo Park

P1. Other Identifier: 1621 Cañada Blvd

*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 1621 Cañada Blvd City Glendale Zip 90041
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 5650-002-902

*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: Park
Primary Architectural Style: N/A

Alterations

Alterations: no major alterations

This is a 36.5-acre municipal park containing brick and stone retaining walls, grass lawns, concrete walkways, mature trees, concrete block ancillary buildings, picnic areas, baseball field, basketball courts, playgrounds, metal pedestrian bridge, skate park and surface parking

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP31. Urban open space; 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 northwest, 4/24/2026

*P6. Date Constructed/Age and Sources 1872; 1910; 1944 (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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) Verdugo Park *NRHP Status Code: 5S3B1. Historic Name: Verdugo Park

B2. Common Name: _____

B3. Original Use: InstitutionalB4. Present Use: Institutional*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alteration, and date of alterations) Situated on the Arroyo Verdugo, Verdugo Park was established as early as 1872 per the Los Angeles Times. In 1887, the San Pedro, Los Angeles, and Salt Lake Railroads began providing intermittent service to the park. In 1910, Verdugo Park became the Glendale area's first known park when its picnic grounds officially opened, and more reliable access (continued on page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Pre-WWII Civic/Institutional Development, 1919-1944Area GlendalePeriod of Significance: 1944Property Type: InstitutionalApplicable Criteria: A; C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Verdugo Park (1621 Canada Boulevard) appears eligible for listing in the Glendale Register. It is an excellent example of a 1940s civic/institutional park. Established in 1944, it is one of few municipal parks from this formative period of city growth, and reflects landscape design principles of the period. It is also significant as the work of master landscape architects Ruth Shellhorn and Ralph Cornell.

Ralph Dalton Cornell (1890–1972) was among the first and most influential landscape architects of Southern California. Born in Holdrege, Nebraska, on January 11, 1890, he later moved to California with his family. Cornell earned a B.A. from Pomona College in 1914 and a Master of Landscape Architecture from Harvard University in 1917. After declining an offer from the Olmsted Brothers in favor of Harries & Hall Architects in Toronto, he served in World War I. In 1919, Cornell returned to Los Angeles and established one of the city's first professional landscape architecture firms. His first commission was for Pomona College, where he helped realize the vision of a "campus in a garden." Between 1924 and 1933, he partnered with Wilbur Cook and George Hall, contributing to city and regional planning projects and securing commissions for the University of Hawaii and Beverly Gardens in Beverly Hills. From 1933 to 1955, Cornell designed military encampments, federal wartime housing projects, subdivisions, parks, cemeteries, and private gardens. In 1937, he began a lifelong relationship with the University of California, Los Angeles, developing a master plan that unified the growing campus. Other notable projects included Torrey Pines Park, the Los Angeles Music Center, and the La Brea Tar Pits. In 1955, Cornell became senior partner in a firm with Samuel Bridgers, Howard Troller, and later Jere Hazlett, undertaking projects ranging from college campuses and civic plans to hotels and recreational facilities. Throughout his career, he championed the preservation of native plants and natural landscapes and advocated for green space as essential to human well-being. A Fellow of the American Society of Landscape Architects, Cornell received an honorary doctorate from UCLA. He died on April 6, 1972.

Ruth Shellhorn (1909–2006) was a landscape architect whose work in Southern California helped shape some of the region's most iconic commercial, institutional, and residential landscapes. Born in Los Angeles on September 21, 1909, and raised in Pasadena, she studied landscape architecture at Oregon State Agricultural College from 1927 to 1930 and later attended Cornell University, where she studied both landscape architecture and architecture. After returning to Pasadena in 1933, Shellhorn established her own practice and gained experience working with prominent landscape architects Ralph Cornell and Florence Yoch. Shellhorn's innovative work for Bullock's department stores and Fashion Squares helped define the character of Southern California's postwar commercial landscape. In 1955, Walt Disney selected her to oversee landscape design at Disneyland, where she designed pedestrian circulation systems and plantings for Main Street, the entrance, and the Plaza Hub. She also designed private residential gardens throughout Southern California and served as a consulting landscape architect for educational institutions, including the University of California, Riverside. Her contributions to the profession earned numerous honors, including fellow status and a lifetime achievement award from the American Society of Landscape Architects and recognition as the Los Angeles Times Woman of the Year in 1955. In 2005, Cornell University awarded

(continued on page 3)

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.)



CONTINUATION SHEET

Property Name: 1621 Cañada Blvd - Verdugo Park

Page 3 of 3

***B6. Construction History:** (Continued from page 2):

was provided by a new streetcar line extension. In 1912, the park came into the city along with the rest of the Verdugo Woodlands area in a massive annexation. Though privately owned, it remained a popular picnic grounds and baseball park for decades and did not become an official city park until the 1940s. In 1944, the City of Glendale purchased the 36.5-acre site and commissioned Ruth Shellhorn and Ralph Cornell to design the landscape for the park. In 1948, a baseball field was added, and several outbuildings were added in the post-World War II period. In 2004, the City added the Verdugo Skate Park.

***B10. Significance:** (Continued from page 2):

Shellhorn bachelor's degrees in both Landscape Architecture and Architecture after determining she had completed the required coursework. Shellhorn died on November 3, 2006 in Torrance.

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

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

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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1811 Canada Blvd

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 1811 Canada Boulevard 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 5614-019-028

*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: Monterey Revival

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

Roof Details: exterior chimney, stucco; gable vent

Building Envelope

Setting: set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, channel; stucco, smooth

Architectural Details: balcony(ies)

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: handrail(s); steps, unknown

Primary Door Type & Material: single door; wood; paneled

Primary Door Details: surround, simple

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, wood

Secondary Door Type & Material: French doors; wood; fully glazed

Secondary Door Details: multi-light; screen, wood; shutters

(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 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: 8/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1811 Canada Blvd *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: Monterey Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1936 for owner William W. Crenshaw.

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

*B8. Related Features: carport

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 1811 Canada Boulevard appears eligible for local listing in the Glendale Register. It is significant for its association with William W. Crenshaw, owner of the Oakmont Country Club.

William W. Crenshaw was a Glendale businessman and owner of Oakmont Country Club. In 1934, when the club faced foreclosure during the Great Depression, Crenshaw purchased Oakmont at auction for \$42,000, helping to preserve the club for its members. He was also involved in the banana-importing business and was referred to as "Banana Bill" and the "Banana King" in contemporary accounts. During his ownership of Oakmont, Crenshaw maintained a racing stable, and a 1943 issue of Golf Business reported that he had devoted more than 40 acres of the club grounds to a Victory Garden during World War II. He remained the owner of Oakmont through the 1940s, and the club later established the W. W. Crenshaw Tournament in his honor.

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

*B12. References: (See Continuation Sheet 3)

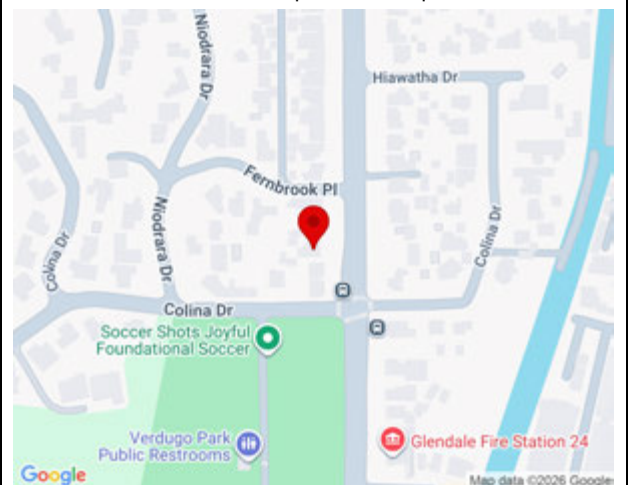
B13. Remarks: None

*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: 8/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1811 Canada Boulevard

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; grouped; double-hung
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: single; double-hung
Window Materials 2: wood
Window Details 2: shutter(s), some
Window Grouping & Type 3: single; fixed
Window Materials 3: wood
Window Details 3: multi-light; surround(s), simple

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, Los Angeles County Office of the Assessor,
<https://portal.assessor.lacounty.gov/mapsearch>.

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 2101 Cañada Blvd

P1. Other Identifier: Pirtle 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 2101 Cañada Blvd 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 5614-014-011

*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; elevated from street level; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Roof

Roof Form: hipped; monitor

Roof Cladding: composition shingle; standing seam metal

Roof Details: eaves, open; eaves, wide; exposed rafter tails; interior chimney, stone

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: piers, stone

Primary Door Type & Material: fully glazed; 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 west, 4/24/2026

*P6. Date Constructed/Age and Sources 1912 (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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 2101 Cañada Blvd*NRHP Status Code: 5S3B1. Historic Name: Pirtle House

B2. Common Name: _____

B3. Original Use: Single-family residentialB4. Present Use: Single-family residential*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Alfred Priest in 1912 for John Pirtle.

*B7. Moved?



No



Yes



Unknown

Date: _____

Original Location: _____

*B8. Related Features: designed landscape; entry pillars; garage, detached; retaining wall, stoneB9a. Architect: Priest, Alfred

b. Builder: _____

*B10. Significance: Theme Architecture - Arts and Crafts; Single-Family Residential Development, 1872-1918Area GlendalePeriod of Significance: 1912-1919Property Type: Single-family residentialApplicable Criteria: A; B; C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 2101 Canada Boulevard 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 1912, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

The property is also significant as the home of John A. Pirtle, a prominent local developer who shaped the Verdugo Woodlands area. In 1909, Pirtle's Verdugo Canyon Land Company purchased the 469-acre Verdugo Canyon Tract, and Pirtle provided the right of way and funding for an extension of the Glendale-Eagle Rock Railway line from central Glendale. He proceeded with subdividing and developing the area, employing horticulturalist John McLaren to incorporate native trees, a stream, and other natural features into the landscape. Pirtle's home on Canada Boulevard would have been a showcase for future development. Pirtle died in 1919.

The property is also an excellent example of Craftsman residential architecture designed by master architect Alfred Priest, exhibiting 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.

Alfred Priest was born in Pierce, Nebraska in 1887. By 1904 he was living in Los Angeles and working as a draftsman for notable architect Charles. E. Shattuck. In the 1920s, he opened his own practice. Priest designed a number of residences, public schools and clubhouses. During his time in the Los Angeles area, he lived in Glendale. As a result, many of his built works are in the city including the Charles L. Richter Residence (1912-1913), Tuesday Afternoon Club (1922), the Pacific Electric Railway Company Depot # 2 (1923-1924). One of his published works in Architect and Engineer include the Security Trust and Savings Bank (1928). In 1931, Priest passed away.

B11. Additional Resource Attributes: (List attributes and codes)

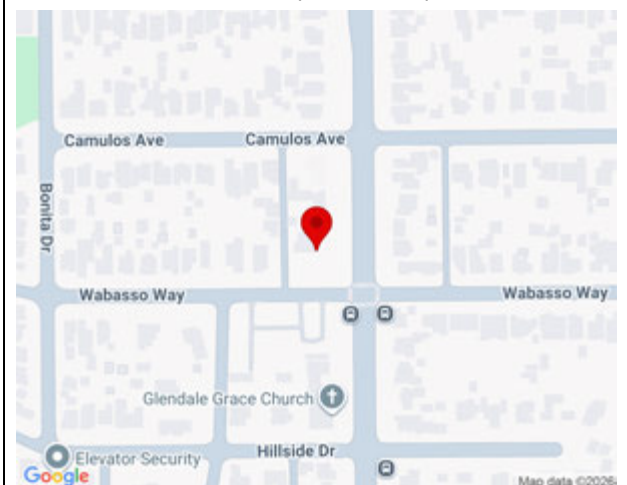
None

*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 91310*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2101 Cañada Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung; paired; single
Window Materials 1: wood
Window Grouping & Type 2: fixed; single
Window Materials 2: wood
Window Details 2: transom

Alterations

Alterations: no major alterations; garage altered/replaced

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

Architectural Resources Group. Niodrara Drive Historic Resources Survey. Prepared for City of Glendale, June 2015.

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

"Supporting Materials Proposed Selvas de Verdugo Historic District." Selvas de Verdugo Application, April 1, 2022. Accessed April 2026.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2121 Cañada Blvd

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 2121 Cañada Blvd 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 5614-014-013

*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: Craftsman

Building Envelope

Setting: corner; elevated from street level; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, shingle

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bracket(s); eaves, open; eaves, wide; exposed purlins;
exposed rafter tails; gable vent; interior chimney, brick

Entrance(s)

Primary Entry Type: unknown/not visible

Primary Door Type & Material: 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, 4/24/2026

*P6. Date Constructed/Age and Sources 1915 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2121 Cañada Blvd *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 1915. Alterations observed in the field are listed in P3a. Description.

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

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

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1915 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.)

The property at 2121 Canada Boulevard 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 1915, the property is one of relatively few extant residential 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, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91315

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2121 Cañada Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: material unknown
Window Details 1: transom
Window Grouping & Type 2: awning; fixed; grouped
Window Materials 2: material unknown

Alterations

Alterations: windows replaced, some, secondary

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2314 Cañada Blvd

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 2314 Cañada Blvd 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 5653-015-011

*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, Stone

Building Envelope

Setting: set back
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry
Architectural Details: balcony(ies); weeping mortar; decorative brick elements; arch(es)

Roof

Roof Form: gable, cross; hipped; low-pitched
Roof Cladding: clay barrel tile
Roof Details: eaves, open; exposed rafter tails; exterior chimney, brick; clay tile coping

Entrance(s)

Primary Entry Type: flush
Primary Entry Materials & Details: arch(es)
Primary Door Type & Material: plank door; single door; wood
Primary Door Details: speakeasy

(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 1938 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2314 Cañada Blvd *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; Residential Vernacular, Stone

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1938.

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

*B8. Related Features: entry gate; entry pillars; perimeter wall, brick

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1938 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 2314 Canada Boulevard 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 91274

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2314 Cañada Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; tripartite
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: casement; paired
Window Materials 2: steel
Window Details 2: multi-light

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2523 Cañada Blvd

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 2523 Cañada Blvd 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 5614-008-006

*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

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: clay tile coping; parapet, flat

Entrance(s)

Primary Entry Type: canted

Primary Door Type & Material: fully glazed; metal; single door

Primary Door Details: transom

Building Envelope

Setting: set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth

(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 west, 4/23/2026

*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) 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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2523 Cañada Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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 1936. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: surface parking

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Pre-WWII Commercial Development, 1904-1944 Area Glendale

Period of Significance: 1936 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.)

The property at 2523 Canada Boulevard appears 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 1936, 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, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91334

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2523 Cañada Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; storefront
Window Materials 1: metal
Window Details 1: bulkhead; multi-light

Alterations

Alterations: security door added; security window bars added; signage added/replaced; storefront replaced

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

"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 Office of the Assessor. Parcel Data. Accessed April 2026, <https://portal.assessor.lacounty.gov/mapsearch>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2527 Cañada Blvd

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 2527 Cañada Blvd 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 5614-008-022

*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: Commercial Vernacular

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: cornice; eaves, boxed; eaves, wide; parapet, flat

Entrance(s)

Primary Entry Type: flush

Primary Door Type & Material: fully glazed; single door; wood

Primary Door Details: transom

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick veneer; stucco, smooth

Architectural Details: speedlines

(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, 4/23/2026

*P6. Date Constructed/Age and Sources 1947 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2527 Cañada Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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 1947 as an automobile service station. 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 Post-WWII Commercial Development, 1945-2000 Area Glendale

Period of Significance: 1947 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.)

The property at 2527 Canada Boulevard appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed in 1947, the property is a rare remaining example of a 1940s service station, an important commercial property type reflecting the expansion of automobile-oriented development in the early postwar period.

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

*B12. References: (See Continuation Sheet 3)

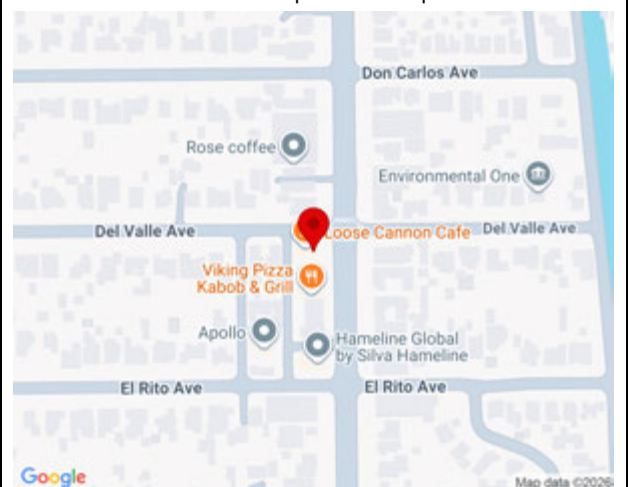
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91339

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2527 Cañada Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped; storefront
Window Materials 1: metal
Window Details 1: multi-light

Alterations

Alterations: door replaced, primary; gate added/replaced; light fixture added/replaced; signage added/replaced

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

"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 Office of the Assessor. Parcel Data. Accessed April 2026, <https://portal.assessor.lacounty.gov/mapsearch>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1401 Capistrano 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 1401 Capistrano 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 5614-031-013

*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: Craftsman

Building Envelope

Setting: set back

Height: 1 1/2-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard; wood, shingle

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

Roof Details: bargeboard(s); bracket(s); dormer(s), window roof;
eaves, open; eaves, wide; exposed rafter tails; exterior chimney, brick

Entrance(s)

Primary Entry Type: full-width porch, projecting

Primary Entry Materials & Details: cheek walls; low wall, wood; piers,
stucco; posts, wood; railing, wood; steps, wood

Primary Door Type & Material: paneled; partially glazed; single door;
wood

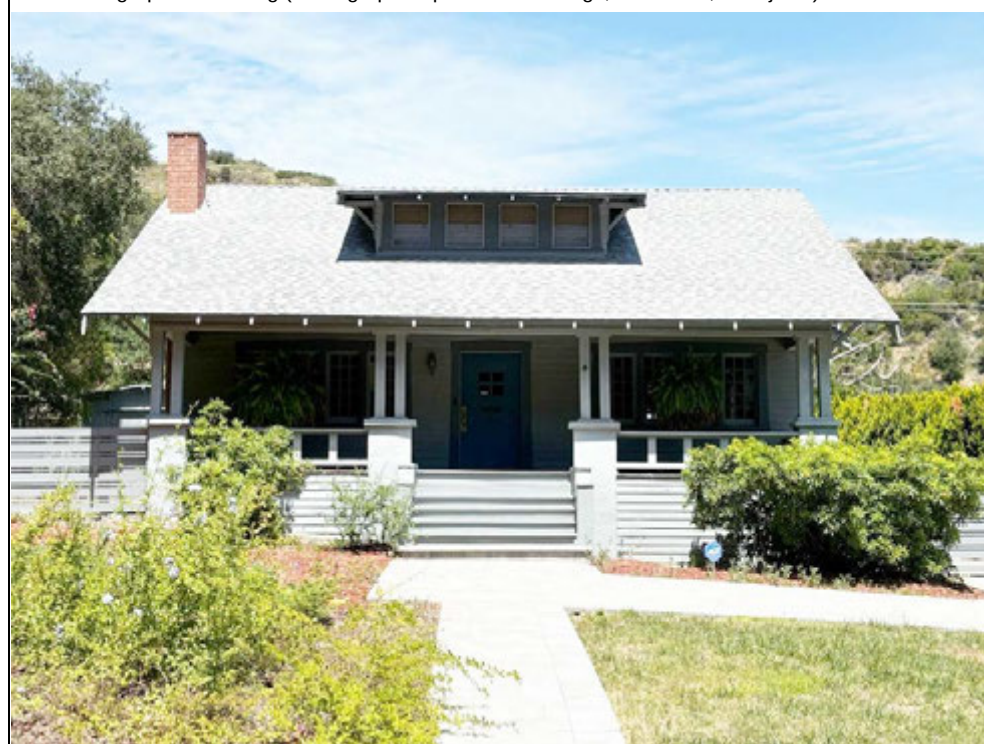
Primary Door Details: multi-light

(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 northwest, 4/24/2026

*P6. Date Constructed/Age and Sources 1915 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1401 Capistrano 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: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1915.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1915 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.)

The property at 1401 Capistrano Avenue 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 1915, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

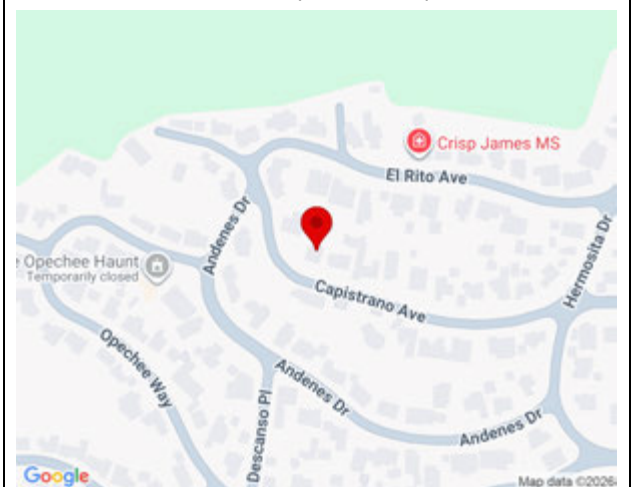
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91316

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1401 Capistrano Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; grouped
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: fixed; grouped
Window Materials 2: wood
Window Grouping & Type 3: casement; fixed; tripartite
Window Materials 3: wood
Window Details 3: multi-light

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 746 Cavanagh Rd

P1. Other Identifier: F.H. Wallace 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 746 Cavanagh Rd 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 5649-017-006

*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: Spanish Colonial Revival

Roof

Roof Form: gable, cross; hipped

Roof Cladding: clay barrel tile

Roof Details: clay tile coping

Building Envelope

Setting: flush at sidewalk; hillside; not fully visible from public right-of-way

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: decorative stucco elements; decorative wood elements; pierced screen(s); corbels

Entrance(s)

Primary Entry Type: unknown/not visible

Primary Entry Materials & Details: entry gate

Primary Door Type & Material: 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 south, 9/3/2026

*P6. Date Constructed/Age and Sources 1928 (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: 9/3/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 746 Cavanagh Rd *NRHP Status Code: 5S3

B1. Historic Name: F.H. Wallace House

B2. Common Name: F.H. Wallace 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 designed by Paul R. Williams for F.H. Wallace in 1928.

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

*B8. Related Features: garage, attached; perimeter hedge(s)

B9a. Architect: Paul R. Williams b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1928 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 746 Cavanagh 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. 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 master architect Paul R. Williams.

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.

Paul R. Williams (1894–1980) was one of Southern California's most influential architects, designing approximately 3,000 buildings over a five-decade career and becoming the first licensed African American architect west of the Mississippi River, as well as the first African American member of the American Institute of Architects. Williams was particularly renowned for his residential architecture, designing custom homes in affluent Los Angeles neighborhoods for prominent clients including Lucille Ball and Desi Arnaz, Lon Chaney, Barbara Stanwyck, Frank Sinatra, and Bill "Bojangles" Robinson. His notable residential works in the Glendale area include the Lon Chaney House (1929), Jay Paley Residence (1936), Frank Sinatra Residence (1949), and Lucille Ball and Desi Arnaz Residence (1954), which exemplify his mastery of Period Revival and later Modern architectural idioms.

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

*B12. References: (See Continuation Sheet 3)

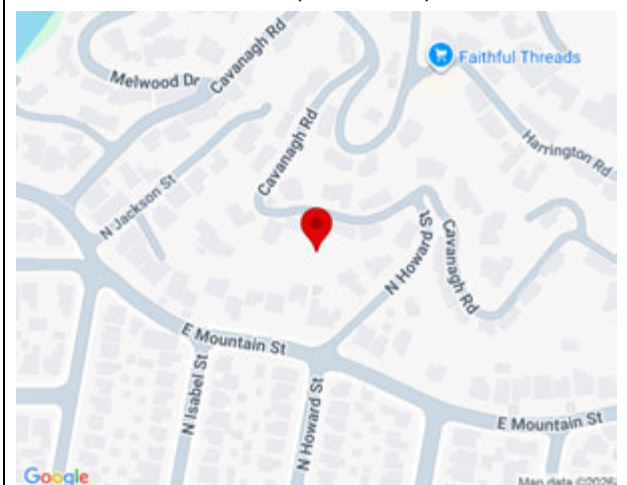
B13. Remarks: None

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

*Date of Evaluation: 9/3/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 746 Cavanagh Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; casement
Window Materials 1: wood
Window Details 1: multi-light; surround(s), decorative
Window Grouping & Type 2: paired; sliding, horizontal
Window Materials 2: wood
Window Grouping & Type 3: single; awning
Window Materials 3: wood

Alterations

Alterations: appears to be unaltered

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 725 N Central Ave

P1. Other Identifier: First Southern Baptist Church

*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 725 N Central Ave City Glendale Zip 91203
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 5636-014-078

*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: Religious/spiritual

Primary Architectural Style: American Colonial Revival

Roof

Roof Form: gable, front

Roof Cladding: composition shingle

Roof Details: steeple

Entrance(s)

Primary Entry Type: portico

Primary Entry Materials & Details: columns; handrail(s); pediment; steps, concrete

Primary Door Type & Material: double door; paneled; wood

Primary Door Details: multiple; surround, decorative; transom

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious 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 west, 4/27/2026

*P6. Date Constructed/Age and Sources 1956 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 725 N Central Ave *NRHP Status Code: 5S3

B1. Historic Name: First Southern Baptist Church

B2. Common Name: _____

B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style: American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was built by Daniel H. McGinnis for the First Southern Baptist Church in 1956.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: McGinnis, Daniel H.

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1956 Property Type: Institutional 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 725 N. Central Avenue appears eligible for listing in the Glendale Register. It is an excellent and late example of American Colonial Revival architecture as applied to an ecclesiastical building. 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

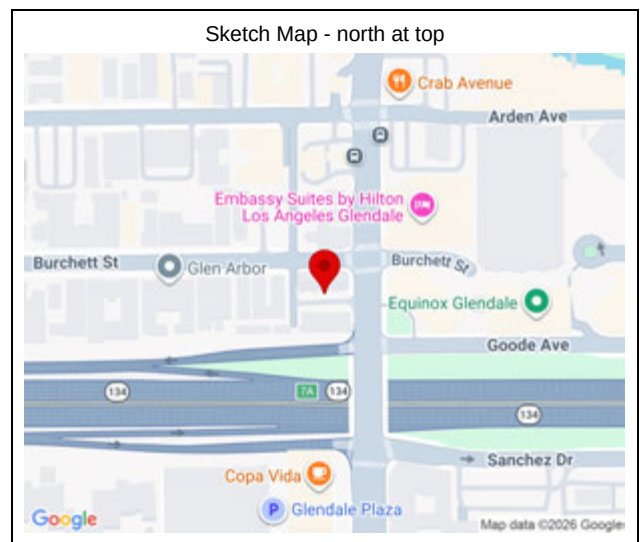
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91348

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 725 N Central Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired
Window Materials 1: steel
Window Details 1: multi-light
Window Grouping & Type 2: casement; single
Window Materials 2: metal
Window Details 2: fanlight; fanlight; multi-light

Alterations

Alterations: exterior stair added

***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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 809 N Central 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 809 N Central Ave City Glendale Zip 91203
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 5636-013-160

*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: Commercial

Property Sub-Type- Commercial: Office

Primary Architectural Style: American Colonial Revival

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

Roof Details: bracket(s); dormer(s), window roof

Entrance(s)

Primary Entry Type: portico

Primary Entry Materials & Details: columns

Primary Door Type & Material: paneled; single door; wood

Primary Door Details: multi-light; sidelights; surround, decorative

Building Envelope

Setting: set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured; wood, clapboard

Architectural Details: dentils

(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 west, 4/27/2026

*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: 4/27/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 809 N Central Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-family residential B4. Present Use: Commercial

*B5. Architectural Style American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1923 as a 4-flat multi-family residence. It has since then been converted to commercial office use.

*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: 1923 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 809 N. Central Avenue appears eligible for listing in the Glendale Register. It is an excellent example of a 1920s fourplex flat, exhibiting distinctive characteristics of the property type as expressed by its form, scale, and massing. 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. Fourplexes were an important type of multi-family housing in Southern California.

The property also appears eligible as an excellent example of American Colonial Revival architecture applied to a multi-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, multi-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: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91320

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 809 N Central Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired
Window Materials 1: wood
Window Details 1: multi-light; transom
Window Grouping & Type 2: double-hung; single
Window Materials 2: wood
Window Details 2: multi-light; surround(s), simple
Window Grouping & Type 3: fixed; single
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: no major alterations; awning(s) added; shutters removed;
signage added/replaced

***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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1108 N Central 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 1108 N Central 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 5647-003-021

*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

Building Envelope

Setting: set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, channel; wood, shingle

Roof

Roof Form: hipped
Roof Cladding: composition shingle
Roof Details: dormer(s), vent roof; eaves, open; eaves, wide; exposed rafter tails

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: steps, concrete
Primary Door Type & Material: paneled; single door; wood
Primary 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, 4/27/2026

*P6. Date Constructed/Age and Sources 1905 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1108 N Central 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: Residential Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1905.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1905 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.)

The property at 1108 N. Central Avenue 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 [date], the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

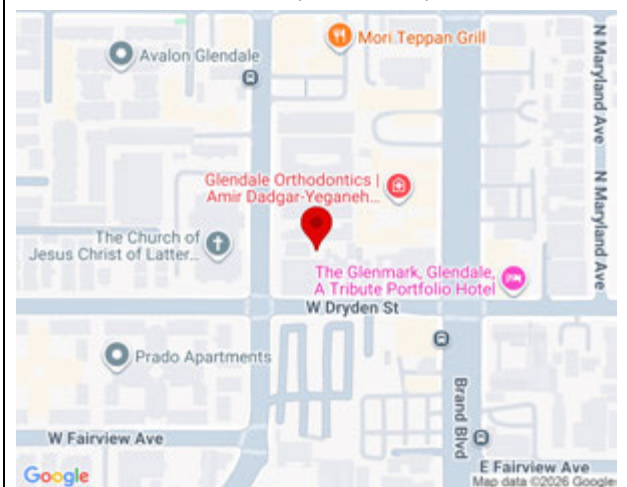
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91307

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1108 N Central Ave

Page 3 of 3

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

Windows

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

Alterations

Alterations: no major alterations; security door added

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1200 N Central Ave

P1. Other Identifier: Crawford's Market

*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 1200 N Central 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 5647-002-019

*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: Market
Primary Architectural Style: Late Regency Revival

Roof

Roof Form: flat; mansard
Roof Cladding: rolled asphalt; standing seam metal
Roof Details: dormer(s), vent roof; parapet, flat

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; stucco, smooth
Architectural Details: applied ornamentation

Entrance(s)

Primary Entry Type: storefront; wraparound porch, projecting
Primary Entry Materials & Details: decorative supports; railing, metal
Primary Door Type & Material: double door; fully glazed; metal; sliding 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 east, 4/27/2026

*P6. Date Constructed/Age and Sources 1967 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajner, 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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1200 N Central Ave*NRHP Status Code: 5S3B1. Historic Name: Crawford's MarketB2. Common Name: Ralph'sB3. Original Use: CommercialB4. Present Use: Commercial*B5. Architectural Style Late Regency Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed for Crawford's Grocery chain in 1967. Crawford's Market occupied this property as early as 1951 and demolished a previously existing building to construct this innovative market. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: signage; surface parking

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Post-WWII Commercial Development, 1945-2000 Area GlendalePeriod of Significance: 1967 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.)

The property at 1200 N. Central Avenue appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed in 1967, the property is an excellent example of a 1960s commercial neighborhood market, an important commercial property type. It is also an excellent example of Late Regency Revival architecture as applied to a commercial neighborhood market. 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.

Strongly associated with the Golden Era of Hollywood in the 1920s and 1930s, the Regency Revival style shares contextual roots with the associated Deco/Moderne movement in that it aspired to be "conservatively modern," taking well-established architectural precedents and updating them with stripped-down Modern elements. However, it also drew more explicitly on Neoclassicism and assumed a more historicist appearance. In its post-World War II iteration, Regency Revival style buildings became more abstract and theatrical, exhibiting an overarching sense of horizontality, flat or low profile roof forms, dramatic entrances, and exaggerated classical detailing.

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 91365

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1200 N Central Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling; storefront
Window Materials 1: metal
Window Details 1: multi-light
Window Grouping & Type 2: fixed; single
Window Materials 2: metal
Window Details 2: arched opening(s), round; multi-light; shutter(s), all
Window Grouping & Type 3: fixed; single
Window Materials 3: metal
Window Details 3: fanlight; fanlight; multi-light

Alterations

Alterations: windows replaced, some, primary; windows replaced, some, secondary; awning(s) added

***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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1325-1333 N Central Ave

P1. Other Identifier: Oak Mount Manor

*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 1325-1333 N Central 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 5633-005-067 (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

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: dormer(s), vent roof; eaves, boxed; eaves, open; eaves, wide; finial(s)

Building Envelope

Setting: set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: balcony(ies)

Entrance(s)

Primary Entry Type: portico

Primary Entry Materials & Details: posts, wood

Primary Door Type & Material: paneled; single door; wood

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, metal

Secondary Door Type & Material: fully glazed; single door; wood

Secondary Door Details: multi-light

(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 northwest, 4/27/2026

*P6. Date Constructed/Age and Sources 1954 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1325-1333 N Central Ave *NRHP Status Code: 5S3

B1. Historic Name: Oak Mount Manor

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 as Oak Mount Manor, an early example of an "own-your-own" complex, by prominent local developer Charles E. Carpenter in 1954.

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

*B8. Related Features: courtyard/patio

B9a. Architect: _____ b. Builder: Charles E. Carpenter

*B10. Significance: Theme Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1954 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 1325-1333 N. Central Avenue 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. This late American Colonial Revival example is associated with important development patterns that shaped Glendale in the postwar period.

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 91346

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1325-1333 N Central Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung; single

Window Materials 1: wood

Window Details 1: multi-light; shutter(s), all; surround(s), simple

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1400 N Central Ave

P1. Other Identifier: Chateau Royal Apts

*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 1400 N Central 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 5648-010-013

*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: French Revival

Roof

Roof Form: hipped

Roof Cladding: composition shingle

Roof Details: dormer(s), vent roof; finial(s)

Entrance(s)

Primary Entry Type: courtyard

Primary Door Type & Material: paneled; partially glazed; single door; wood

Primary Door Details: surround, decorative

Secondary Entry Type: stoop

Secondary Entry Materials & Details: handrail(s); steps, brick

Secondary Door Type & Material: paneled; partially glazed; single door; wood

Secondary Door Details: surround, decorative

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: U-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: dentils; jetties; quoins

(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 1949 (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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) 1400 N Central Ave *NRHP Status Code: 5S3B1. Historic Name: Chateau Royal Apts

B2. Common Name: _____

B3. Original Use: Multi-family residential B4. Present Use: Multi-family residential*B5. Architectural Style French Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was built by the Buff Construction Company for Royal and Marine Leonard in 1949.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____*B8. Related Features: planter(s), brick; walkway, brickB9a. Architect: _____ b. Builder: Buff Construction Company*B10. Significance: Theme Architecture - 20th Century Period Revivals; Post-WWII Multi-Family Residential Development, 1945-2000 Area GlendalePeriod of Significance: 1949 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 1400 N. Central Avenue appears eligible for listing in the Glendale Register. It is an excellent example of a 1940s 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.

The property also appears eligible as an excellent example of French Revival architecture applied to a multi-family residence. 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.

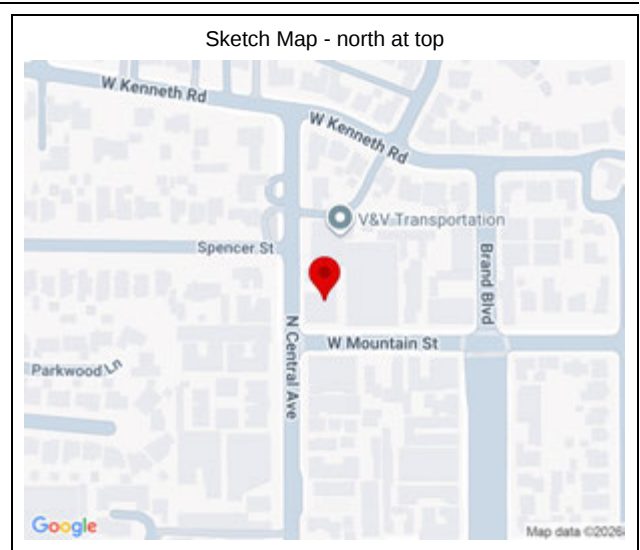
French Revival style architecture gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the École des Beaux-Arts in Paris. The style did not gain popularity in Southern California until the 1920s; 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: (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 91343*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1400 N Central Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: steel
Window Details 1: multi-light; shutter(s), all; transom
Window Grouping & Type 2: casement; paired
Window Materials 2: steel
Window Details 2: multi-light; shutter(s), all
Window Grouping & Type 3: casement; single
Window Materials 3: steel
Window Details 3: multi-light; surround(s), decorative

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>

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1401 N Central Ave

P1. Other Identifier: Royal Palms

*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 N Central 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 5633-005-019 (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: Mid-Century Modern, Tiki/Polynesian

Roof

Roof Form: gable, cross; hipped

Roof Cladding: composition shingle

Roof Details: bargeboard(s); eaves, boxed; eaves, wide; gable vent

Entrance(s)

Primary Entry Type: courtyard

Primary Door Type & Material: unknown/not visible

Building Envelope

Setting: set back

Height: 2-story

Plan: O-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stone; wood, vertical board

Architectural Details: decorative wood elements; pierced screen(s); stringcourse

(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, 4/27/2026

*P6. Date Constructed/Age and Sources 1962 (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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) 1401 N Central Ave *NRHP Status Code: 5S3B1. Historic Name: Royal PalmsB2. Common Name: Royal PalmsB3. Original Use: Multi-family residential B4. Present Use: Multi-family residential*B5. Architectural Style: Mid-Century Modern, Tiki/Polynesian

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed as the Royal Palms, an "own-your-own" apartment complex, by prominent local developer Charles E. Carpenter in 1962. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____*B8. Related Features: fountain; planter(s), stoneB9a. Architect: _____ b. Builder: Charles E. Carpenter*B10. Significance: Theme Architecture - Ranch; Post-WWII Multi-Family Residential Development, 1945-2000 Area GlendalePeriod of Significance: 1962 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 1401 N. Central Avenue appears eligible for listing in the Glendale Register. It is an excellent example of a 1960s 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. This property is also an excellent example of Polynesian-inspired Contemporary Ranch architecture as applied to a courtyard apartment. 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.

Contemporary Ranch architecture emerged after World War II. Buildings designed in the style took on the basic form, configuration, and massing of the Traditional Ranch house, but instead of historically inspired treatments and details that characterized various Period Revival styles, they incorporated the clean lines and abstract geometries associated with Modernism. Like the Traditional Ranch houses from which it is derived, the Contemporary Ranch style is almost always expressed in the form of a one-story, single-family house. Oriental and Polynesian-inspired motifs were often incorporated into the design of Contemporary Ranch houses.

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 91355

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1401 N Central Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; sliding, horizontal; tripartite
Window Materials 1: aluminum
Window Grouping & Type 2: casement; fixed; tripartite
Window Materials 2: aluminum
Window Details 2: transom
Window Grouping & Type 3: jalousie/louver; paired
Window Materials 3: metal
Window Details 3: obscure glass

Alterations

Alterations: windows replaced, some, primary; gate added/replaced

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1580 E Chevy Chase 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 1580 E Chevy Chase Dr 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 5661-015-006

*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

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: parapet, flat

Entrance(s)

Primary Entry Type: canted; recessed

Primary Door Type & Material: fully glazed; single door; wood

Primary Door Details: transom

Building Envelope

Setting: flush at sidewalk

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: planter(s); signage; wall projecting above roofline

(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 east, 4/29/2026

*P6. Date Constructed/Age and Sources 1925; c. 1945 modernized
(County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Raiper, 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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1580 E Chevy Chase Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: Ernie's Barber Shop

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. 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.)

The property at 1580 E. Chevy Chase Drive appears 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)

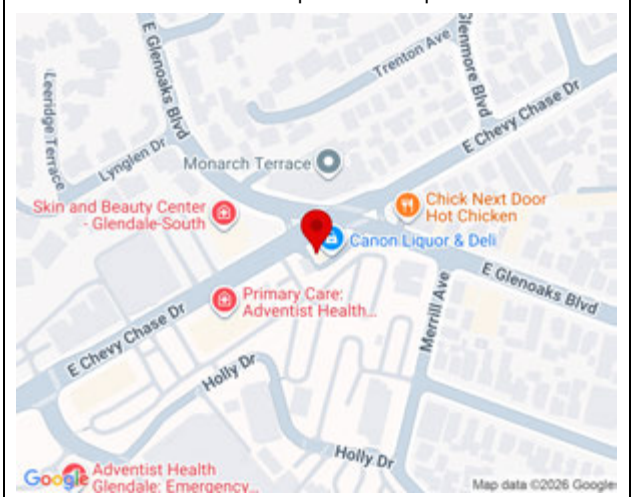
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91377

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1580 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: storefront
Window Materials 1: metal
Window Details 1: bulkhead; canted

Alterations

Alterations: signage added/replaced; transom infilled with AC unit

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 2146 E Chevy Chase Dr

P1. Other Identifier: First Church of Religious Science

***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 2146 E Chevy Chase Dr 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 5662-015-004

***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: Religious/spiritual

Primary Architectural Style: Expressionist

Roof

Roof Form: expressionist

Roof Cladding: rolled asphalt

Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: veranda

Primary Entry Materials & Details: columns; handrail(s); steps, concrete

Primary Door Type & Material: double door; fully glazed; metal

Primary Door Details: sidelights; transom

Building Envelope

Setting: hillside; not fully visible from public right-of-way; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: unknown

Wall Cladding: stucco, smooth

Architectural Details: applied ornamentation

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP16. Religious 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 southeast, 4/28/2026

***P6. Date Constructed/Age and Sources** 1966 (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:** 4/28/2026

***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

Page 2 of 3

Resource Name or #** (Assigned by recorder) 2146 E Chevy Chase DrNRHP Status**
Code: _____

3CS/3S,5S3

B1. Historic Name: First Church of Religious Science
B2. Common Name: Self Realization Fellowship, Glendale Temple
B3. Original Use: Institutional B4. Present Use: Institutional
***B5. Architectural Style** Expressionist

***B6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by architect Howard Van Heuklyn for the First Church of Religious Science in 1966. It became the Self-Realization Fellowship Temple in 2008.

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

***B8. Related Features:** ancillary building(s); entry gate; perimeter fence, metal; signage; surface parking

B9a. Architect: Heuklyn, Howard Van b. Builder: _____

***B10. Significance:** **Theme** Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 **Area** Glendale

Period of Significance: 1966 **Property Type:** Institutional **Applicable Criteria:** A/1/1; 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 2146 E. Chevy Chase Drive appears eligible for listing in the Glendale Register. It also appears eligible for listing in the California and National Registers. The property is significant as an excellent and unique example of 1960s church building. Constructed in 1966, it reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population. It is also an excellent example of the Expressionist subtype of Mid-Century Modern architecture as applied to an institutional church building. 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 significant as the work local architect Howard Van Heuklyn.

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). The Expressionist subtype is characterized by dramatic sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs.

Howard Banks Van Heuklyn was born in Glendale on August 27, 1922. During World War II, he served in the U.S. Army Engineers and the Air Force. He graduated from the University of Southern California with a B.Arch in 1947. Following his graduation, Van Heuklyn joined the Los Angeles-based architectural firm Risley & Gould in 1952. In 1960, he received an AIA Honor Award for his design of the Magnavox Research Laboratories in Torrance. Over the course of his career, Van Heuklyn designed churches, schools, university buildings, shopping malls, hospitals, and medical office buildings. He also prepared master plans and designed campus buildings for institutions throughout California, including Scripps Institution of Oceanography at the University of California, San Diego; Pierce College in Los Angeles; California State University, Fullerton; and the University of California, Los Angeles. Van Heuklyn died in Pasadena on November 17, 2004.

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

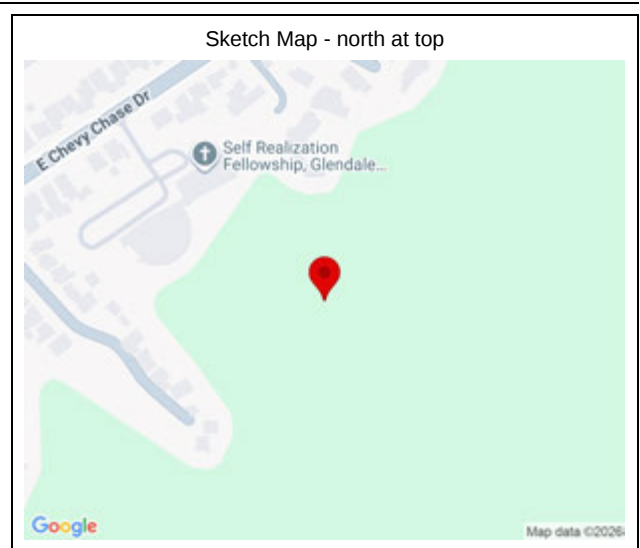
***B12. References:** (See Continuation Sheet 3)

B13. Remarks: None

***B14. Evaluator:** Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91363

***Date of Evaluation:** 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2146 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: metal
Window Details 1: leaded glass; stained glass
Window Grouping & Type 2: fixed; floor-to-ceiling; grouped
Window Materials 2: metal
Window Details 2: transom

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.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2181 E Chevy Chase 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 2181 E Chevy Chase Dr 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 5663-023-063

*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: corner; set back

Height: 2-story

Plan: C-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: applied ornamentation; arcade; balconette(s); balcony(ies); corbels; jetties; tower volume; decorative stucco elements

Roof

Roof Form: gable, cross

Roof Cladding: clay barrel tile

Roof Details: chimney pots; eave cornice; exterior chimney, stucco; gable vent; clay tile coping

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: entry gate; steps, brick

Primary Door Type & Material: paneled; single door; wood

Secondary Entry Type: balconette; multiple

Secondary Entry Materials & Details: railing, metal

Secondary Door Type & Material: French doors; 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 north, 4/28/2026

*P6. Date Constructed/Age and Sources 1931 (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: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2181 E Chevy Chase 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 in 1931.

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

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

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1931 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 2181 E. Chevy Chase 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)

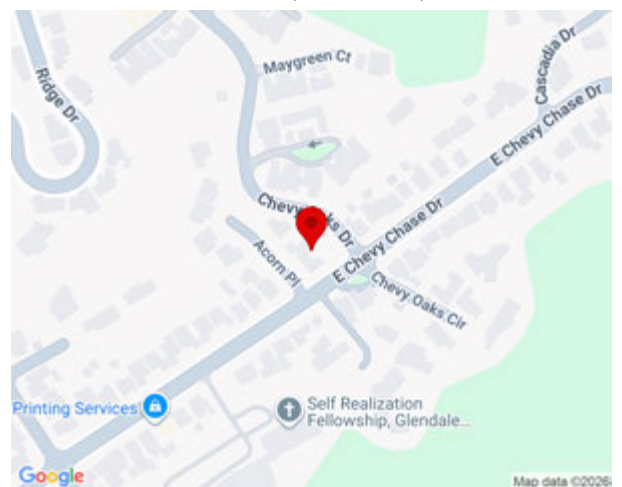
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91275

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2181 E Chevy Chase Dr

Page 3 of 3

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

Windows

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

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2430 E Chevy Chase 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 2430 E Chevy Chase Dr 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 5662-018-002

*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: Monterey Revival

Building Envelope

Setting: set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth; wood, vertical board

Architectural Details: balcony(ies)

Roof

Roof Form: hipped; low-pitched

Roof Cladding: composition shingle

Roof Details: eaves, open; eaves, wide; exposed rafter tails; exterior chimney, stucco

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: steps, brick

Primary Door Type & Material: paneled; single door; wood

Primary Door Details: sidelights; surround, simple; transom

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, wood

Secondary Door Type & Material: French doors; fully glazed

Secondary Door Details: multi-light; shutters

(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, 4/28/2026

*P6. Date Constructed/Age and Sources 1931 (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: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2430 E Chevy Chase 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: Monterey Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1931.

*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: 1931 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 2430 E. Chevy Chase Drive appears eligible for listing in the Glendale Register. It is an excellent example of Monterey 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 Monterey Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as Anglo building traditions of the East Coast were adapted to local Hispanic customs and materials. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides as well. The style was revived beginning in the mid-1920s and was favored by architects and homeowners who perhaps found the fantastical Spanish and Mediterranean revivals too exotic and too different from the building traditions familiar to most Americans. The Monterey Revival style replaced adobe construction with wood framed walls veneered in smooth stucco and devoid of surface ornament, and featured second-story balconies, low-pitched gable or hipped roofs, and double-hung wood 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 91333

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2430 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung

Window Materials 1: wood

Window Details 1: multi-light; shutter(s), all; surround(s), simple

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2500 E Chevy Chase 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 2500 E Chevy Chase Dr 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 5662-019-010

*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; hillside; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: half-timbering; arch(es)

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bargeboard(s); gable vent; eaves, closed; exterior chimney, stucco

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: arch(es); handrail(s); steps, brick; surround, decorative

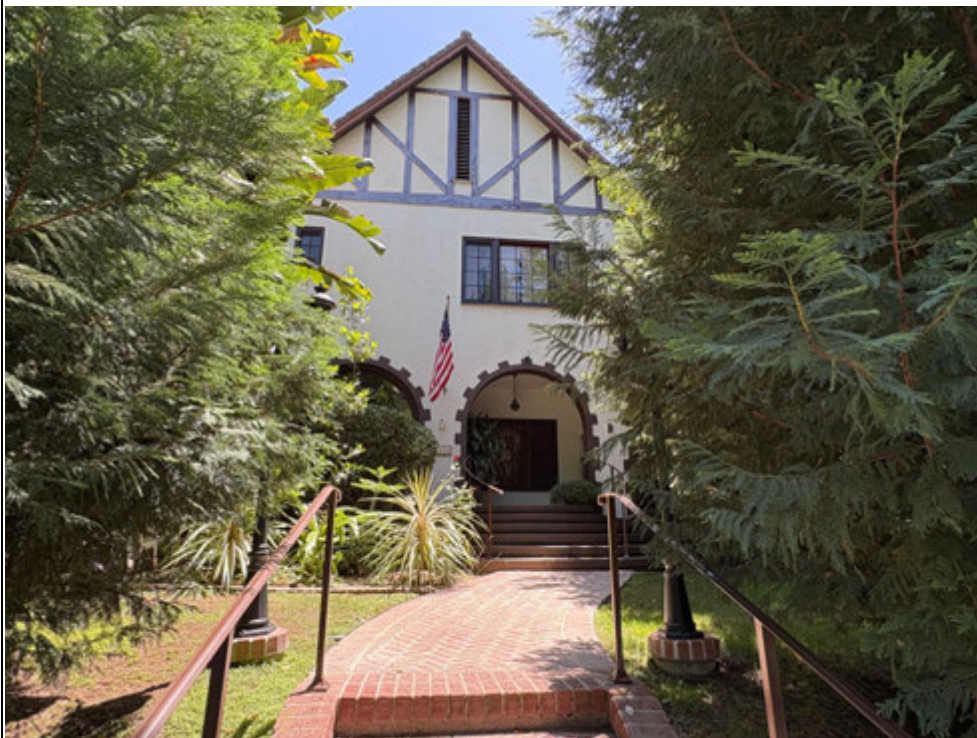
Primary Door Type & Material: unknown/not visible

(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 southeast, 4/28/2026

*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: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2500 E Chevy Chase 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: Tudor Revival

*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: retaining wall, brick; ancillary building(s)

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Suburban Development through WWII, 1910-1944 Area Glendale

Period of Significance: 1925 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 2500 E. Chevy Chase Drive appears eligible for listing in the Glendale Register. It is significant for conveying patterns of residential development that shaped this part of Glendale in the 1920s and 1930s. Constructed in 1925, the property was one of the first buildings erected in this area and served as a catalyst for development. 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, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91306

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2500 E Chevy Chase Dr

Page 3 of 3

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

Windows

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

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2602 E Chevy Chase 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 2602 E Chevy Chase Dr 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 5662-020-016

*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

Roof

Roof Form: conical; gable, cross
Roof Cladding: clay barrel tile
Roof Details: eave cornice

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: balconette(s); tower volume

Entrance(s)

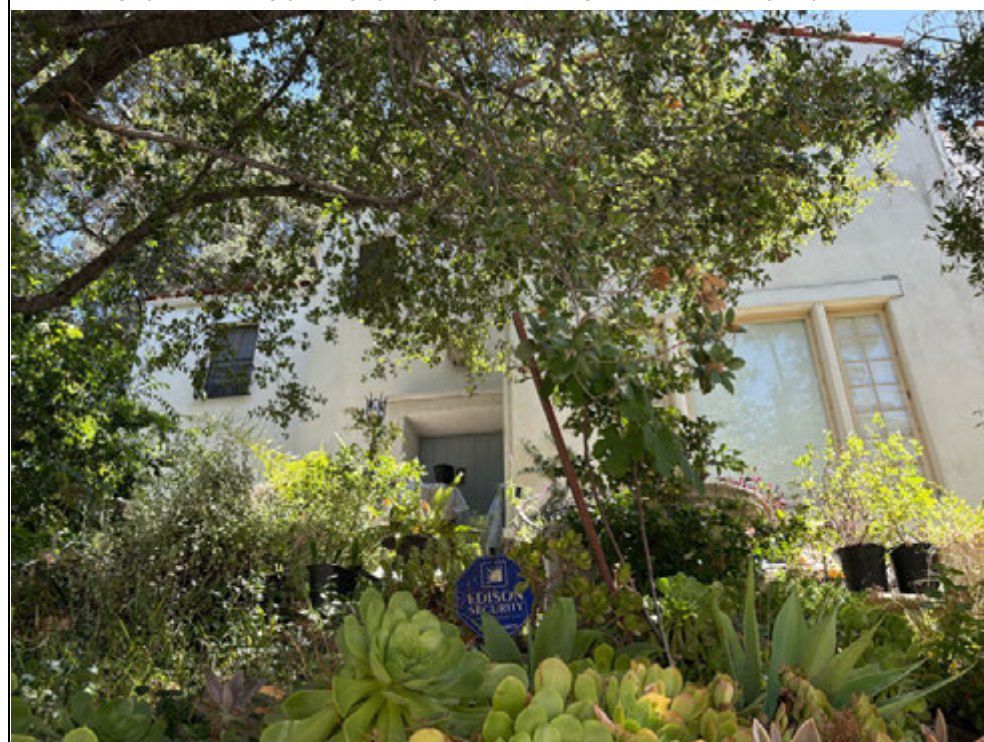
Primary Entry Type: stoop
Primary Door Type & Material: plank door; single door; wood
Primary Door Details: speakeasy

(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, 4/28/2026

*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: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2602 E Chevy Chase 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 in 1926.

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

*B8. Related Features: retaining wall, concrete; garage, integrated

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 2602 E. Chevy Chase 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 91305

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2602 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; tripartite
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: grille(s), wrought iron

Alterations

Alterations: no major alterations; garage door replaced

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2709 E Chevy Chase 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 2709 E Chevy Chase Dr 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 5663-021-008

*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: elevated from street level; hillside; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured

Architectural Details: planter(s), stone; tower volume

Roof

Roof Form: pyramidal; hipped; steeply pitched

Roof Cladding: composition shingle

Roof Details: eaves, open; exposed rafter tails; finial(s)

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: posts, wood; railing, wood; steps, wood

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 northwest, 4/28/2026

*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: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2709 E Chevy Chase 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: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1932.

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

*B8. Related Features: garage, integrated

B9a. Architect: _____ b. Builder: _____

*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 2709 E. Chevy Chase Drive 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: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91300

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2709 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; paired
Window Materials 1: wood
Window Details 1: multi-light; shutter(s), all; surround(s), simple
Window Grouping & Type 2: double-hung; single
Window Materials 2: wood
Window Details 2: diamond pane; shutter(s), all; surround(s), simple

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2820 E Chevy Chase 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 2820 E Chevy Chase Dr 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 5660-024-020

*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: Mid-Century Modern

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: concrete masonry unit; stucco, smooth; wood, vertical board
Architectural Details: terrace; planter(s)

Roof

Roof Form: shed; low-pitched
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide; exposed purlins; trellis; slatted wood roof opening

Entrance(s)

Primary Entry Type: flush
Primary Entry Materials & Details: steps, concrete
Primary Door Type & Material: paneled; single door; wood
Secondary Entry Type: patio
Secondary Door Type & Material: sliding door; metal

(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, 4/28/2026

*P6. Date Constructed/Age and Sources 1958 (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: 4/28/2026

*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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 2820 E Chevy Chase 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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was built by Robert N Miller for Paul Pelka in 1958.

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

*B8. Related Features: garage, integrated

B9a. Architect: _____ b. Builder: Miller, Robert N.

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1958 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 2820 E. Chevy Chase 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)

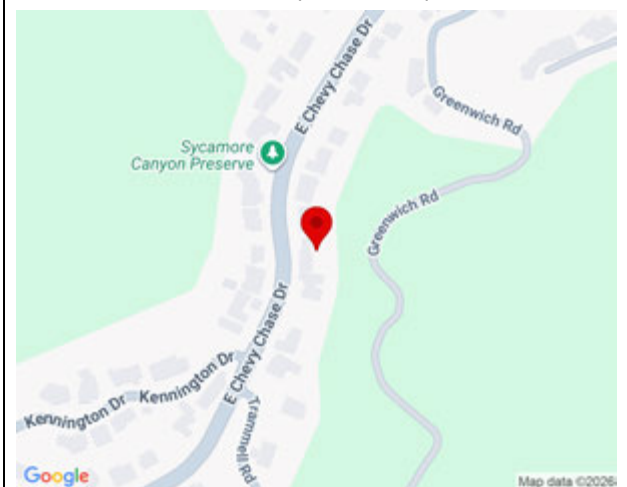
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91350

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2820 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; sliding, horizontal
Window Materials 1: aluminum

Alterations

Alterations: no major alterations; visible solar panels

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2919 E Chevy Chase 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 2919 E Chevy Chase Dr 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 5659-001-003

*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: Mid-Century Modern

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board

Roof

Roof Form: A-frame; flat
Roof Cladding: composition shingle; rolled asphalt
Roof Details: bargeboard(s); eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: flush
Primary Entry Materials & Details: canopy; handrail(s)
Primary Door Type & Material: paneled; single door; wood
Primary 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 west, 4/28/2026

*P6. Date Constructed/Age and Sources 1960 (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: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2919 E Chevy Chase 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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by owner/contractor Phillip O. Hayes in 1960.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: Hayes, Phillip O.

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1960 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 2919 E. Chevy Chase 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 91353

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2919 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling; grouped
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: fixed; single
Window Materials 2: wood

Alterations

Alterations: no major alterations; garage door replaced

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 3068 E Chevy Chase 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 3068 E Chevy Chase Dr 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 5660-021-005

*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: Mid-Century Modern

Roof

Roof Form: gable, front; low-pitched; shed
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Building Envelope

Setting: hillside; not fully visible from public right-of-way; set back
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: concrete masonry unit; wood, clapboard; wood, vertical board
Architectural Details: breeze block

Entrance(s)

Primary Entry Type: unknown/not visible
Primary Door Type & Material: single door; unknown/not visible
Primary Door Details: screen, metal

(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, 4/28/2026

*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) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91264

*P9. Date Recorded: 4/28/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3068 E Chevy Chase 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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Jones & Emmons in 1950.

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

*B8. Related Features: carport

B9a. Architect: Jones & Emmons 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 3068 E. Chevy Chase 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. 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 architecture firm Jones & Emmons.

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).

Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to Los Angeles in 1936 after graduating from the University of Washington, and worked for a number of prominent Los Angeles architects including Douglas Honnold and Paul R. Williams. Both Emmons and Jones returned to Los Angeles after serving in the U.S. Navy during World War II, and in 1951 founded the firm of Jones & Emmons, a partnership which was among the masters of Modern architecture in Southern California during the second half of the 20th century and which continued until Emmons' retirement in 1969. Jones & Emmons developed a distinctly Californian expression of modernism characterized by simple post-and-beam construction, warm woods and other natural materials, integrated systems and inviting scale. The firm utilized new building technologies and structural innovations, including lightweight post-and-beam construction with pre-assembled parts, which decreased costs and production time. The firm is estimated to have designed thousands of homes, ranging from modest tract houses to lavish custom residences such as Sunnylands, the 32,000-square-foot estate of Ambassador and Mrs. Walter Annenberg in Rancho Mirage. Jones and Emmons designed office, restaurant, and factory buildings throughout California as well as a number of prominent civic and institutional projects, including numerous buildings on the University of California campuses at Irvine, Los Angeles, Riverside, and San Diego. Among the firm's many honors and awards, Jones & Emmons was named AIA Firm of the Year in 1969.

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 91293

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 3068 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: unknown/not visible

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 3301 E Chevy Chase Dr

P1. Other Identifier: Chevy Chase Library & Fire Station

***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 3301 E Chevy Chase Dr 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 5659-023-901

***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: Library & Fire Station

Primary Architectural Style: Late Modern

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry

Architectural Details: decorative wood elements

Roof

Roof Form: gable, side; low-pitched; shed

Roof Cladding: composition shingle

Entrance(s)

Primary Entry Type: recessed

Primary Door Type & Material: double door; fully glazed; metal

Primary Door Details: sidelights; transom

Secondary Entry Type: recessed

Secondary Door Type & Material: unknown/not visible

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP14. Government 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, 4/28/2026

***P6. Date Constructed/Age and Sources** 1972 (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:** 4/28/2026

***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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3301 E Chevy Chase Dr *NRHP Status Code: 5S3

B1. Historic Name: Chevy Chase Library & Fire Station

B2. Common Name: _____

B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style: Late Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This unusual library and fire station property was designed by Burke, Kober, Nicolais & Archuleta and constructed by H.A. Kaufman in 1971.

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

*B8. Related Features: flagpole; signage; vehicular bay

B9a. Architect: Burke, Kober, Nicolais & Archuleta b. Builder: H.A. Kaufman

*B10. Significance: Theme Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 Area Glendale

Period of Significance: 1972 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 3301 E. Chevy Chase Drive appears eligible for listing in the Glendale Register. The property is an excellent and unique example of a 1970s library with an adjoining fire station, an important institutional property type. Constructed in 1972, it reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population. It is also an excellent example of Late Modern civic/institutional architecture. 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: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91282

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 3301 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; sliding, horizontal
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.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1461 E Chevy Chase 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 1461 E Chevy Chase Dr 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 5661-005-020

*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: Office
Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat
Roof Cladding: rolled asphalt

Entrance(s)

Primary Entry Type: multiple; stoop
Primary Entry Materials & Details: canopy; handrail(s); steps, concrete
Primary Door Type & Material: fully glazed; metal; single door
Primary Door Details: sidelights

Building Envelope

Setting: flush at sidewalk
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: concrete masonry unit; stucco, smooth
Architectural Details: breeze block; exterior stairway(s)

(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, 4/29/2026

*P6. Date Constructed/Age and Sources 1963 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1461 E Chevy Chase Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Robert Burman in 1963.

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

*B8. Related Features: none

B9a. Architect: Burman, Robert b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Commercial Development, 1945-2000 Area Glendale

Period of Significance: 1963 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.)

The property at 1461 E. Chevy Chase Drive appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed in 1963, the property exhibits the distinctive features associated with the professional building, a low-density commercial office building type from the postwar period. It is also an excellent example of Mid-Century Modern architecture as applied to a commercial office building. 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 Burman.

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).

Robert Burman was born on June 12, 1924, in Tacoma, Washington. Known as a church architect, specifically for the Adventist church, Burman received his formal training at the University of Washington and received a Bachelor of Architecture degree. Upon graduation, he remained in the area to practice. In 1957, he joined the AIA. In 1960, he relocated to Glendale, California, where he began his own private practice. He eventually teamed up with Donald E. Rasmussen to establish Burman & Rasmussen. Some of his notable works include Western Washington Corporation of Seventh Day Adventists (1956), Hollywood Seventh Day Adventist Church in Los Angeles (1962), and the Armenian Protestant Church in Los Angeles (1967). Burman worked until he retired in the 1990s. In 2011, he 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 91357

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1461 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: floor-to-ceiling; storefront
Window Materials 1: metal
Window Details 1: transom
Window Grouping & Type 2: fixed; ribbon; sliding, horizontal; grouped
Window Materials 2: metal
Window Grouping & Type 3: single; fixed
Window Materials 3: metal

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 2310 E Chevy Chase 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 2310 E Chevy Chase Dr 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 5662-017-028

*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

Roof

Roof Form: gable, cross; gable, side
Roof Cladding: composition shingle
Roof Details: dormer(s), window roof; gable vent; exterior chimney, brick with stone

Building Envelope

Setting: elevated from street level; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard; stone

Entrance(s)

Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: entry roof; light fixtures; posts, wood
Primary Door Type & Material: single door; paneled; wood
Secondary Entry Type: stoop
Secondary Entry Materials & Details: handrail(s); steps, concrete
Secondary Door Type & Material: 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 south, 9/18/2026

*P6. Date Constructed/Age and Sources 1941 (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: 9/18/2026

*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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2310 E Chevy Chase Dr *NRHP Status Code: 5S3

B1. Historic Name: Perkins House

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 building was designed by master architect Gerard Colcord and constructed for William C. and Eunice C. Perkins in 1941. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, integrated; perimeter fence, wood; steps, stone

B9a. Architect: Gerard Colcord b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1941 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 2310 E Chevy Chase Drive 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. It is also eligible for its design by master architect Gerard Colcord.

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.

Gerard Colcord, AIA, was born in St. Louis, Missouri in 1900. He was educated in Europe at the Ecole des Beaux-Arts, and in the United States before moving to Los Angeles in 1924. Throughout his career, which lasted until his death in 1984, he designed over 300 estates across Southern California. Colcord designed private residences in Beverly Hills, California and in Bel Air, Los Angeles. He was known as Hollywood's society architect, designing traditional homes and shying away from Modernism. He is most recognized for his Period Revival designs during a time when Modernism was gaining recognition. His sprawling "Country Colonial Farmhouse" designs became known as his signature style; the subject property is an example of this type and is the only known Colcord design in Glendale.

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: 9/18/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2310 E Chevy Chase Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung; bay, canted
Window Materials 1: wood
Window Details 1: bay roof, standing seam; multi-light
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: multi-light

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.

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

Los Angeles Times, various dates.

Parsons, Bret. Gerard Colcord. Accessed September 2026, <https://www.gerardcolcord.com/index.html>.

U.S. World War II Draft Cards Young Men, 1940-1947. Ancestry City Directories, accessed September 2026, <https://www.ancestry.com/search/collections/2238>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 530 Circle Seven Dr

P1. Other Identifier: KABC-TV Building

*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 530 Circle Seven Dr 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 5627-018-063

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

General Fields

Historic Property Type: Industrial
Current Property Type: Industrial
Property Sub-Type: Industrial: Studio and office
Primary Architectural Style: Streamline Moderne
Secondary Architectural Style: Neo-Modern

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: parapet, flat; parapet, curved

Entrance(s)

Primary Entry Type: unknown/not visible
Primary Door Type & Material: unknown/not visible

Building Envelope

Setting: corner; flush at sidewalk; not fully visible from public right-of-way
Height: 3-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: stucco, scored
Architectural Details: speedlines; rounded corner(s); wing wall; decorative tile; pilasters; signage; stringcourse-like canopy that extends the length of the building above the first story; cylindrical tower volume

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial 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 southeast, 4/16/2026

*P6. Date Constructed/Age and Sources 2000 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 530 Circle Seven Dr *NRHP Status Code: 5S3

B1. Historic Name: KABC-TV Building

B2. Common Name: _____

B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style Streamline Moderne; Neo-Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by master architect Cesar Pelli for television studio owner/occupant KABC-TV (ABC7) and was constructed in 2000. The original occupant remains.

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

*B8. Related Features: perimeter fence, metal; stucco perimeter wall extending from building to studio lot entry gate

B9a. Architect: Cesar Pelli b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 2000 Property Type: Industrial 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 530 Circle Seven Dr. appears eligible for listing in the Glendale Register. It is an excellent, unique, and late example of Streamline Moderne architecture as applied to an industrial building. Constructed in 2000, 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 Cesar Pelli.

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.

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 property at 530 Circle Seven Dr. is a unique example of a 21st century Streamline Moderne, rendered on an exaggerated scale through a Neo-Moderne lens by a master architect.

Born in Argentina in 1926, Cesar Pelli completed his architectural studies at the University of Illinois School of Architecture in 1954. He worked for master Modernist Eero Saarinen before joining the Los Angeles firm of Daniel, Mann, Johnson and Mendenhall (DMJM) in 1964, where he designed the first phase of the Pacific Design Center in West Hollywood in 1975. He established his own firm and went on to design iconic Modern buildings, including the World Financial Center (New York), other buildings for the Pacific Design Center, the Wells Fargo Center (Minneapolis), and many others, often on enormous scales and experimenting with new materials and forms. Pelli is considered one of the most influential architects of the 20th century.

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.)



CONTINUATION SHEET

Property Name: 530 Circle Seven Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; ribbon
Window Materials 1: metal
Window Details 1: surround(s), decorative
Window Grouping & Type 2: single; fixed; porthole
Window Materials 2: metal
Window Details 2: surround(s), decorative
Window Grouping & Type 3: grouped; fixed
Window Materials 3: aluminum
Window Details 3: multi-light

Alterations

Alterations: appears to be unaltered

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

"About ABC7 Los Angeles." ABC7, August 1, 2025, accessed May 2026, <https://abc7.com/post/abc7-los-angeles-kabc-tv/50642/>.

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.

CONTINUATION SHEET

Page 1 of 1

*Resource Name or #: 1457 Cleveland Road

Status Code: 7PDC, 5S3

*Recorded by: Architectural Resources Group

*Date: April 2026

☐ Continuation ☒ Update

This property was surveyed in the 2025 Cleveland Knoll Historic District Survey by Architectural Resources Group and was found to be a contributor to the potential district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Spanish Colonial Revival architecture.

The property's character-defining features remain unchanged from those identified in 2025. 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 southwest, taken April 17, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 1 of 1 *Resource Name or # (Assigned by recorder) 1457 Cleveland Rd *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 constructed in 1928. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached; gate(s), metal

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1928 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 1457 Cleveland Rd. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the pending Cleveland Knoll Historic District. 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)

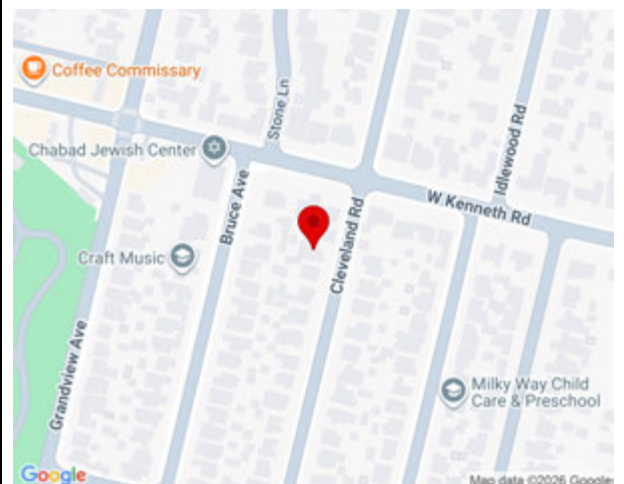
B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)

Sketch Map - north at top



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1457 Cleveland 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 1457 Cleveland 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 5628005003

*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: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: applied decoration/ornamentation; decorative tile; tower volume; grilles, wrought iron

Roof

Roof Form: gable, cross; conical

Roof Cladding: clay barrel tile

Roof Details: clay tile coping; eaves, open; exposed rafter tails; gable vent; exterior chimney, stucco; weathervane

Entrance(s)

Primary Entry Type: stoop; tower

Primary Entry Materials & Details: low wall, stucco; piers, stucco;

flooring, concrete; steps, concrete; arch(es); surround, decorative; light fixtures

Primary Door Type & Material: unknown/not visible

Primary Door Details: unknown/not visible; security door

Windows

Window Grouping & Type 1: single; fixed

Window Materials 1: wood

Window Details 1: grille(s), wrought iron

Window Grouping & Type 2: single; fixed

Window Materials 2: wood

Window Details 2: arched opening(s), pointed; multi-light; grille(s), wrought iron

Window Grouping & Type 3: paired; grouped; casement

Window Materials 3: wood

Window Details 3: multi-light

Related Features

Related Features: garage, detached; driveway, concrete; walkway, concrete; gate(s), metal

Alterations

Alterations: driveway altered; garage door replaced; security door added; no major alterations

Character-defining Features: one story height, stucco wall cladding, decorative tile, cross gabled roof with clay barrel tile cladding, clay tile coping, open eaves, exposed rafter tails, and gable vents, tower volume with conical roof and weathervane, tower stoop entrance with stucco wall, stucco piers, and arched opening, fixed wood window with wrought iron grilles, multi-light wood fixed window with pointed arched opening and wrought iron grilles, multi-light wood casement windows

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, 4/2/2025

*P6. Date Constructed/Age and Sources 1928 (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: 4/2/2025

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

*P11. Report Citation: (Cite survey report and other sources or enter "none".) ARG, Cleveland Knoll Historic District Report, (prepared for the City of Glendale Planning Division, 2025).

*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)

CONTINUATION SHEET

Primary #
HRI#

Trinomial

Page 1 of 1

*Resource Name or #: 1555 Cleveland Road

Status Code: 5B

*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 as an excellent example of Mediterranean Revival architecture.

The property's character-defining features remain unchanged from those identified in 2020. Only the replacement of the garage door was 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1555 Cleveland 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) This property was constructed by builder Antonio Farinacci in 1926.

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

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

B9a. Architect: _____ b. Builder: Antonio Farinacci

*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 1555 Cleveland Rd. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated South Cumberland Heights 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:

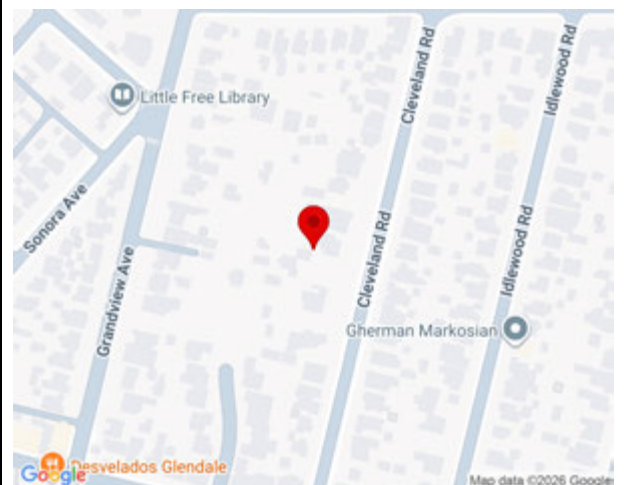
B13. Remarks: None

*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



PRIMARY RECORD

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

*Resource Name or # (Assigned by recorder) 1555 Cleveland 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 1555 Cleveland 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: 5629-007-010

*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: Irregular; Asymmetrical

Construction/Foundation: Wood-frame; Concrete

Cladding: Smooth stucco

Roof Type/Material: Hipped, Clay tile

Roof Features: Eaves—open, Exposed rafter tails

Porch/Stoop 1: Stoop; Stucco, Concrete, Brick; Light fixtures, Steps, Cheek walls, Classical surround, Cartouche

Door 1: Single; Wood; Paneled, Partially glazed

Window 1: Paired; Casement; Non-original material; Multi-light, Surround; Decorative surround—all

Window 2: Single; Double-hung; Wood; Multi-light—some; Surround

Hardscape: Walkway-Concrete, Brick; Driveway-Concrete; Retaining Wall-Stucco, Brick, Brick piers, Metal gate

Landscape: Lawn, Mature vegetation, Mature sycamore tree

Garage: Detached, Metal door, Compatible in style with main house

Character-defining features: Two story height, Stucco wall cladding with brick trim, Recessed entrance stoop with classical surround, cartouche and balustrade, Hipped roof with clay tile cladding and exposed rafters, Multi-light wood windows with surrounds, Balconettes

Related Features: Fountain

Alterations: Other Alterations-Wall or fence added—perimeter, Windows replaced—some, Detached garage 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 northwest, 7/17/2020

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1926, 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: 7/17/2020

*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) _____

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1440 Colina 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 1440 Colina 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 5614-022-041

*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

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Building Envelope

Setting: hillside; not fully visible from public right-of-way; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: concrete; stucco, smooth; wood, vertical board
Architectural Details: balcony(ies)

Entrance(s)

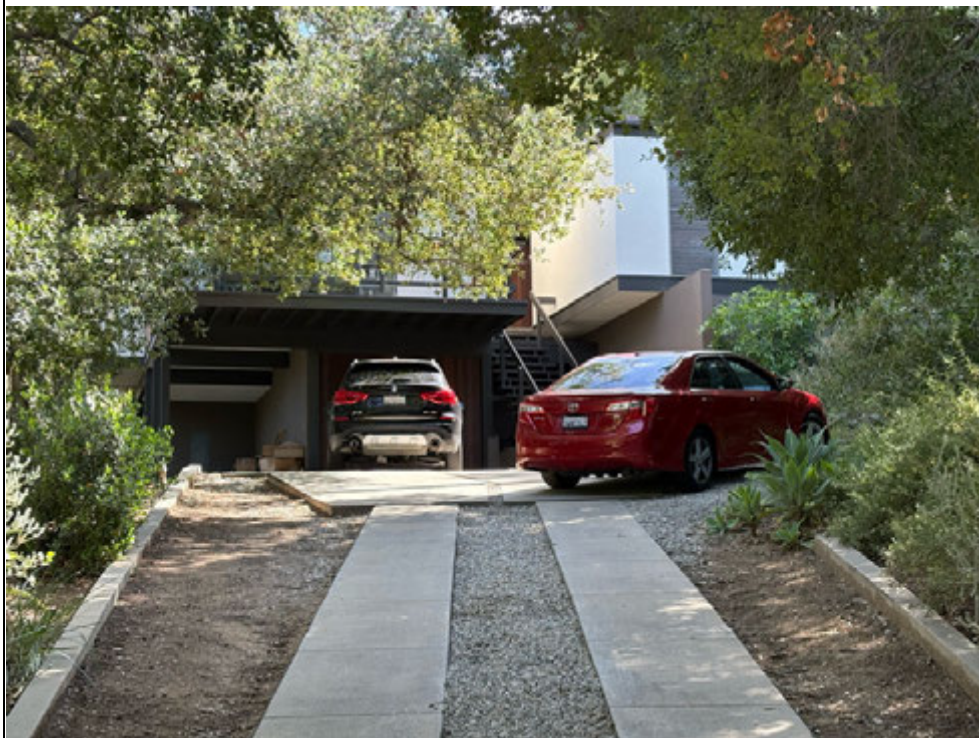
Primary Entry Type: stoop
Primary Entry Materials & Details: handrail(s); steps, wood
Primary Door Type & Material: single door; slab door; wood
Primary Door Details: transom
Secondary Entry Type: balcony
Secondary Entry Materials & Details: railing, wood
Secondary Door Type & Material: single door; 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, 4/24/2026

*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) 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1440 Colina 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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Karl Schwerdtfeger and Kenneth Iwata and built by John Pagliuso for L. Ruzicka Jr. in 1961.

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

*B8. Related Features: carport; garage, integrated

B9a. Architect: Schwerdtfeger, Karl (Designer); Iwata, Kenneth (Engineer) b. Builder: Pagliuso, John

*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 1440 Colina 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

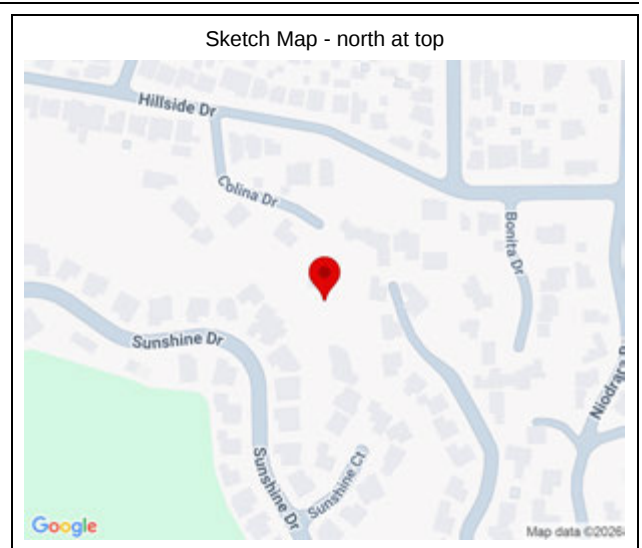
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91288

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1440 Colina Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling; single
Window Materials 1: metal
Window Grouping & Type 2: floor-to-ceiling; grouped
Window Materials 2: metal

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1557 Colina Dr

P1. Other Identifier: Stuartridge

*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 1557 Colina 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 5614-020-043

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

General Fields

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

Roof

Roof Form: gable, side
Roof Cladding: slate
Roof Details: eaves, open; eaves, wide; exposed rafter tails; exterior chimney, stone

Building Envelope

Setting: hillside; set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: stone masonry
Wall Cladding: stone; wood, vertical board

Entrance(s)

Primary Entry Type: unknown/not visible

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary 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, 4/24/2026

*P6. Date Constructed/Age and Sources 1918 (Ledger Foothills 9.19.81)

☒ 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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1557 Colina Dr*NRHP Status Code: 5S3B1. Historic Name: Stuartridge (ancillary residential building)

B2. Common Name: _____

B3. Original Use: Residential ancillary buildingB4. 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 1918 as part of a larger estate, "Stuartridge," designed by George Hyde Harris for Charles Rossitier Stuart II. The estate extended from Niodrara Drive to Colina Drive and was later subdivided. It originally comprised several residential and ancillary buildings; the main residence was constructed in 1926. In 1982, (continued on page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: deck, wood; handrail(s); steps, concreteB9a. Architect: Harris, Georgeb. Builder: Harris, George*B10. Significance: Theme Architecture - Late 19th-Early 20th Century Styles; Single-Family Residential Development, 1872-1918Area GlendalePeriod of Significance: 1918Property Type: Residential ancillary buildingApplicable Criteria: A; C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The stone ancillary building at 1557 Colina Drive appears eligible for listing in the Glendale Register. It is significant for conveying early patterns of residential development pre-dating subdivisions in this part of Glendale. Constructed in 1918, the property was part of Charles Stuart's Stuartridge, a hunting lodge complex pre-dating other development here. Stuart had Harris design a home here in 1926 to become the permanent residence for him and his wife Mary Elizabeth. The ancillary stone building fronting Colina Drive appears to be the only intact remnant of the older Stuartridge residential property and is distinguished by its unique stone construction. It was one of the first buildings erected in this area and served as a catalyst for development.

The building is also significant as a rare example of Residential Vernacular architecture with natural stone construction, designed by stone specialist George Harris. It exhibits a high quality of design and distinctive characteristics that are associated with the style and type 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. Later iterations like the subject property began to incorporate locally sourced natural materials such as stone illustrating the influence of the Arts and Crafts Movement.

Born in Ohio in 1866, George Harris moved to Los Angeles in 1906 and settled in Tujunga with his wife Alice. There he began designing and building structures incorporating the abundant natural stone of the area, starting with his own home; his circular "GH" logo appears on multiple buildings in the Tujunga area. Harris also designed and built rustic furniture from logs and branches. In 1913, he completed his best-known property, Bolton Hall for the Little Lands Colony (today the Bolton Hall Museum in Tujunga). He rendered his 1918 design for Charles Rossiter Stuart's Stuartridge complex primary in natural stone, with many built-in interior details. Harris died in 1940.

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 91328*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1557 Colina Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired
Window Materials 1: wood
Window Grouping & Type 2: fixed; single
Window Materials 2: wood
Window Grouping & Type 3: clerestory; grouped
Window Materials 3: wood

Alterations

Alterations: appears to be unaltered

***B6. Construction History:** (Continued from page 2):

the main residence was expanded with additions, and one ancillary building was subsequently demolished. The extant stone house appears to be the lone remaining residential ancillary building, representing a remnant of the original Stuartridge development.

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

Atkinson, Joni. "Glendale Yesterday & Tomorrow: Historic Glendale Home Finds New Owners." Glendale Today, March 1982. Clipping on file at the History Room, Glendale Public Library.

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

"Historians Excited over Glendale Hunting Lodge." The Ledger Foothills, September 19, 1981. Clipping on file at the History Room, Glendale Public Library.

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.

"View of the Verdugos: Tujunga's George Washington on America 250." Crescenta Valley Weekly, April 30, 2026.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1802 Colina 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 1802 Colina 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 5652-002-022

*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: Craftsman

Building Envelope

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

Roof Details: dormer(s), window roof; eaves, flared; eaves, open;
exposed rafter tails; exterior chimney, brick

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: low wall, stone; piers, stone; posts, wood

Primary Door Type & Material: paneled; partially glazed; single door; wood

Primary 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 northeast, 4/23/2026

*P6. Date Constructed/Age and Sources 1913 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1802 Colina 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 1913.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1913 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.)

The property at 1802 Colina Drive 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 1913 the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

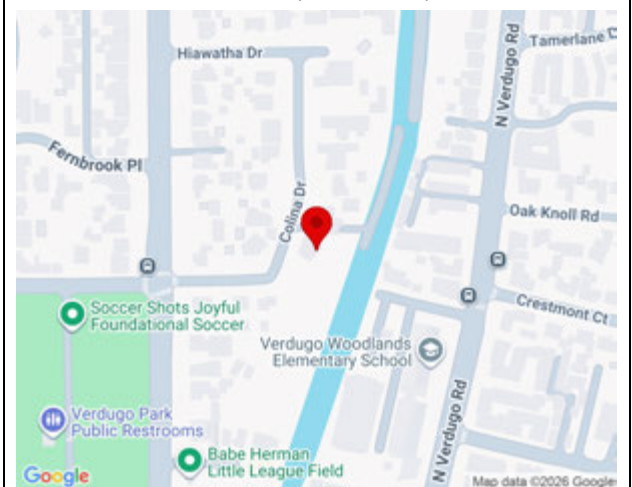
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91313

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1802 Colina Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung; paired
Window Materials 1: wood
Window Grouping & Type 2: fixed; tripartite
Window Materials 2: wood
Window Grouping & Type 3: casement; tripartite
Window Materials 3: wood

Alterations

Alterations: no major alterations; garage door replaced

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1820 Colina 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 1820 Colina 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 5652-002-020

*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: Craftsman

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bargeboard(s); bracket(s); eaves, open; eaves, wide;
exposed rafter tails; interior chimney, brick

Building Envelope

Setting: set back

Height: 1-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Entrance(s)

Primary Entry Type: flush

Primary Door Type & Material: paneled; partially glazed; 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, 4/23/2026

*P6. Date Constructed/Age and Sources 1915 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1820 Colina 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 1915.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1915 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.)

The property at 1820 Colina Drive 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 1915, the property is one of relatively few extant residential 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, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91317

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1820 Colina Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: casement; paired
Window Materials 2: wood
Window Details 2: diamond pane
Window Grouping & Type 3: fixed; single
Window Materials 3: 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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1124 N Columbus 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 1124 N Columbus 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 5628-015-008

*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: Dingbat

Primary Architectural Style: Mid-Century Modern, Dingbat

Roof

Roof Form: flat; folded plate

Roof Cladding: material unknown

Roof Details: eaves, closed; eaves, wide; folded plate eave/canopy at primary facade

Building Envelope

Setting: set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: unknown

Wall Cladding: stucco, smooth; stone, natural; stucco, scored

Architectural Details: balcony(ies); decorative wood elements; exterior stairway(s); planter(s)

Entrance(s)

Primary Entry Type: multiple; stoop

Primary Door Type & Material: single door; unknown/not visible

Secondary Entry Type: balcony; multiple

Secondary Door Type & Material: single door; 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, 4/15/2026

*P6. Date Constructed/Age and Sources 1962 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1124 N Columbus 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: Mid-Century Modern, Dingbat

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1962. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: soft story parking at primary facade

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1962 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 1124 N. Columbus Ave. appears eligible for listing in the Glendale Register. It is an excellent example of a post-World War II Dingbat apartment house, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, details, and soft story parking. During the postwar period, the Dingbat apartment was one of several multi-family property types that grew in popularity as an expanding population required more housing. It maximized housing density within height and size restrictions by occupying most of its lot and tucking parking under the raised building to save more space. Dingbats compensated for their simple, spare configuration with exuberant detail on a flat primary facade.

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



CONTINUATION SHEET

Property Name: 1124 N Columbus Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; sliding, horizontal
Window Materials 1: aluminum
Window Grouping & Type 2: tripartite; fixed; casement
Window Materials 2: steel
Window Details 2: multi-light

Alterations

Alterations: no major alterations; security door added

***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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1231-1233 N Columbus Ave

P1. Other Identifier: The Rossmont

*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 1231-1233 N Columbus 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 5633-022-076

*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

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

Roof Details: eaves, closed; gable vent

Entrance(s)

Primary Entry Type: courtyard

Primary Entry Materials & Details: entry gate; entry roof; light fixtures;
triple-height paired square wood posts

Primary Door Type & Material: unknown/not visible

Secondary Entry Type: balcony; multiple

Secondary Entry Materials & Details: railing, metal

Secondary Door Type & Material: single door; sliding door; fully
glazed; aluminum; vinyl

Building Envelope

Setting: set back; two matching buildings with shared interior courtyard

Height: 3-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: unknown

Wall Cladding: stucco, smooth

Architectural Details: balcony(ies); pediment

(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, 4/15/2026

*P6. Date Constructed/Age and Sources 1957 (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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1231-1233 N Columbus Ave *NRHP Status Code: 5S3

B1. Historic Name: The Rossmont

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 1957 as the Rossmont, an "own-your-own" apartment complex erected by prominent local developer Charles E. Carpenter. The builder for this property was O.E. "Wick" Wickersham. 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: O.E. "Wick" Wickersham

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1957 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 1231-1233 N. Columbus Ave. appears eligible for listing in the Glendale Register. It is an excellent example of a post-World War II courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. 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; this is an unusual three-story example, as well as an early example of the emerging "own your own" apartment type.

During the postwar period, the courtyard apartment was one of several multi-family property types that grew in popularity as an expanding population required more housing. This late American Colonial Revival 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: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1231-1233 N Columbus Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: steel
Window Details 1: multi-light; shutter(s), all
Window Grouping & Type 2: single; sliding, horizontal
Window Materials 2: aluminum
Window Details 2: shutter(s), some
Window Grouping & Type 3: single; sliding, horizontal
Window Materials 3: vinyl
Window Details 3: shutter(s), some

Alterations

Alterations: windows replaced, some, primary; door replaced, 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.

"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>.

"Rossmont" display ad. Pasadena Independent Star-News, August 18, 1957.

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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1323-1329 N Columbus 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 1323-1329 N Columbus 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 5633-021-009

*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: Bungalow court
Primary Architectural Style: Spanish Colonial Revival

Roof

Roof Form: pent; flat; gable, side
Roof Cladding: clay barrel tile; material unknown
Roof Details: exterior chimney, stucco; gable vent; parapet, flat

Entrance(s)

Primary Entry Type: multiple; stoop
Primary Entry Materials & Details: entry roof; low wall, stucco; railing, metal; steps, concrete
Primary Door Type & Material: single door; slab door; partially glazed; wood

Building Envelope

Setting: not fully visible from public right-of-way; set back; all primary facades face inward toward shared courtyard
Height: 2-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, textured
Architectural Details: applied ornamentation; arch(es)

(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, 4/15/2026

*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 Hosseinian, 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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) 1323-1329 N Columbus 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 Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This eight-building bungalow court was constructed for owner Arthur Love by contractor H.M. Motzhus (spelling uncertain) in 1927. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____*B8. Related Features: garage, detachedB9a. Architect: _____ b. Builder: H.M. Motzhus (spelling uncertain)*B10. Significance: Theme Architecture - 20th Century Period Revivals; Pre-WWII Multi-Family Residential Development, 1910-1944 Area GlendalePeriod of Significance: 1927 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 1323-1329 N. Columbus Ave. appears eligible for listing in the Glendale Register. It is an excellent example of a 1920s bungalow court, and a rare two-story example. The property exhibits distinctive characteristics of the property type as expressed by its low scale, multiple detached structures, and orientation around a central common area. The bungalow court is a significant residential property type in Southern California, but is relatively rare in Glendale. One of several multi-family property types that grew in popularity as an expanding population required more housing, bungalow courts provided a more domestic setting than was offered by a typical apartment house, but at a more affordable rent than most single-family houses.

Although visibility is limited from the public right of way due to mature vegetation, the property also appears eligible as an excellent example of Spanish Colonial Revival architecture as applied to a multi-family residential 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.

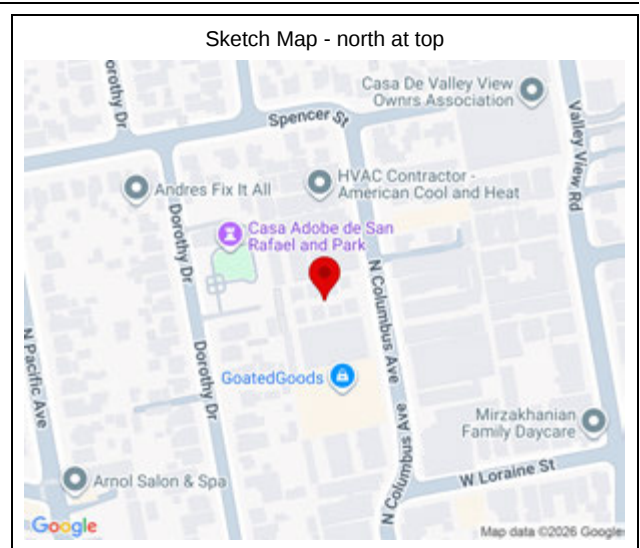
The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego. It was an attempt to create a "native" California architectural style that drew upon and romanticized the state's colonial past. The style is 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.)



CONTINUATION SHEET

Property Name: 1323-1329 N Columbus Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; casement
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: tripartite; fixed; casement
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: single; casement
Window Materials 3: wood

Alterations

Alterations: windows replaced, some, 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.

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/>.

CONTINUATION SHEET

*Recorded by: Architectural Resources Group

*Date: September 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2011 Rossmoyne Historic Resources Survey by LSA 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 2011. Only a new garage door was 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

Page 2 of 2 *Resource Name or # (Assigned by recorder) 1011 N Cortez Dr *NRHP Status Code: 5B

B1. Historic Name: Nibley House

B2. Common Name: Nibley House

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) This property was constructed in 1927 for developer Alexander "Alex" Nibley, developer of the Rossmoyne neighborhood.

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

*B8. Related Features: garage, attached; retaining wall, brick; retaining wall, stucco

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 1011 N. Cortez Dr. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Rossmoyne 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:

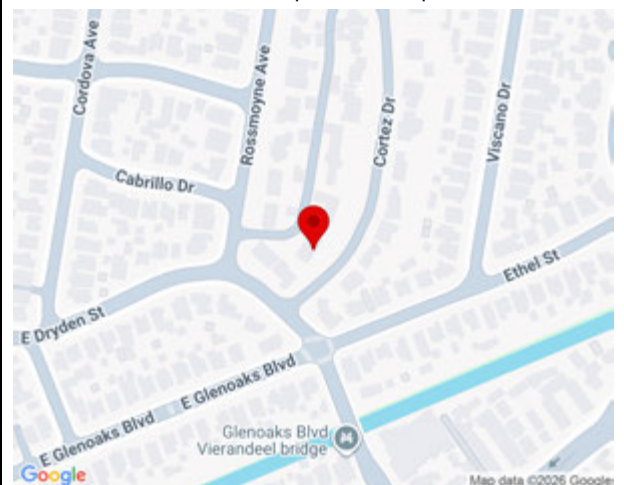
B13. Remarks: None

*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
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D1

Other Listings Rossmoyne Historic District Contributor

Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or #: (Assigned by recorder) 1011 CORTEZ DR

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles and (P2b and P2c or P2d.)

*b. USGS 7.5' Quad: Pasadena Date: 1991 San Rafael Land Grant

c. Address: 1011 CORTEZ 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:5646007009

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

Architectural Style: Mediterranean Revival
Roof: cross-gable, low, red tile
Fenestration: wood, divided-light casement
Primary Entrance: single door, distinctive entry, classical portal
Other notable features: ached balconet over entry, wooden balcony on side of garage

Plan: irregular
No. Stories: 2
Retains integrity: high

*P3b. Resource Attributes: (List attributes and codes) HP02

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

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



P5b. Description of photo:

(View, data, accession #)

03/07/11

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1927

Assessor

*P7. Owner and Address:

FIEDLER, PATRICIA I TR

1011 CORTEZ DR

GLENDALE CA 912070000

*P8. Recorded by:

92507

*P9. Date Recorded: _____

*P10. Survey Type: (Describe)

Historic District Survey

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

Sorrell, Tanya. Rossmoyne Historic Resources Survey. Prepared by LSA for the City of Glendale, 2011.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 3101 Country Club 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 3101 Country Club 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 5616-015-001

*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: Spanish Colonial Revival

Building Envelope

Setting: corner; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: balcony(ies); dentils

Roof

Roof Form: conical; gable, cross; gable, side
Roof Cladding: clay barrel tile
Roof Details: exposed rafter tails; exterior chimney, stucco; gable vent; weathervane

Entrance(s)

Primary Entry Type: recessed; stoop
Primary Entry Materials & Details: arch(es); surround, decorative
Primary Door Type & Material: paneled; single door; wood
Primary Door Details: arched
Secondary Entry Type: balcony
Secondary Entry Materials & Details: railing, metal
Secondary Door Type & Material: French doors; fully 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 west, 4/23/2026

*P6. Date Constructed/Age and Sources 1930 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3101 Country Club 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) The property was constructed in 1930 for owner H. L. Livingston and built by contractor D. J. Thomas. 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: Thomas, D. J.

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1930 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 3101 Country Club 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)

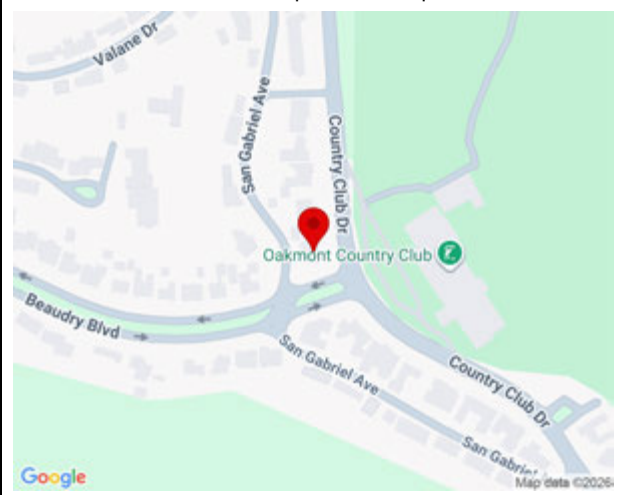
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91332

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 3101 Country Club Dr

Page 3 of 3

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

Windows

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

Alterations

Alterations: windows replaced, some, secondary

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 3121 Country Club 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 3121 Country Club 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 5616-015-003

*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: Tudor Revival

Roof

Roof Form: conical; gable, cross; hipped

Roof Cladding: composition shingle

Roof Details: dormer(s), vent roof; weathervane; eaves, open;
exposed rafter tails

Building Envelope

Setting: set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth; wood, clapboard

Architectural Details: corbels; decorative wood elements; tower
volume; half-timbering

Entrance(s)

Primary Entry Type: tower; stoop

Primary Entry Materials & Details: flooring, brick; steps, brick

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 west, 4/23/2026

*P6. Date Constructed/Age and Sources 1940 (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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3121 Country Club 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: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1940.

*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: 1940 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 3121 Country Club Drive 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)

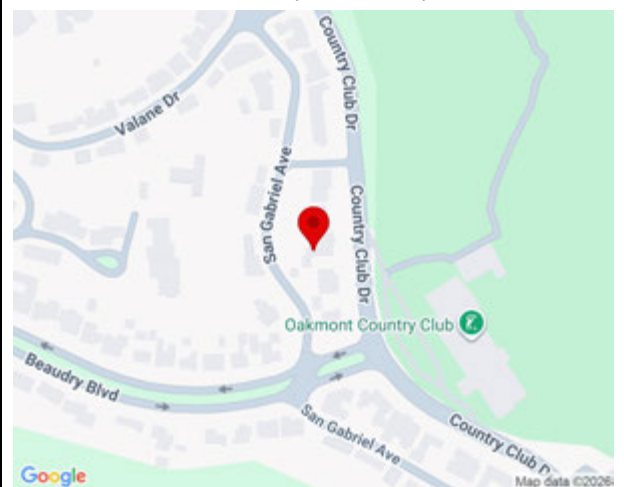
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91295

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 3121 Country Club Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: wood
Window Details 1: diamond pane; leaded glass
Window Grouping & Type 2: bay, bowed; casement; fixed
Window Materials 2: wood
Window Details 2: diamond pane; leaded glass
Window Grouping & Type 3: casement; paired
Window Materials 3: wood
Window Details 3: multi-light; surround(s), simple

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 3125 Country Club 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 3125 Country Club 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 5616-015-004

*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

Roof

Roof Form: conical; gable, cross; gable, front
Roof Cladding: clay barrel tile
Roof Details: gable vent

Building Envelope

Setting: set back
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: balcony(ies); decorative wood elements; tower volume

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: arch(es); handrail(s); steps, brick
Primary Door Type & Material: paneled; single door; wood
Primary Door Details: speakeasy

(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, 4/23/2026

*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) 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)

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3125 Country Club 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 built by Charles H. Snyder for J. O. Case in 1927. 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: Snyder, Charles H.

*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 3125 Country Club 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)

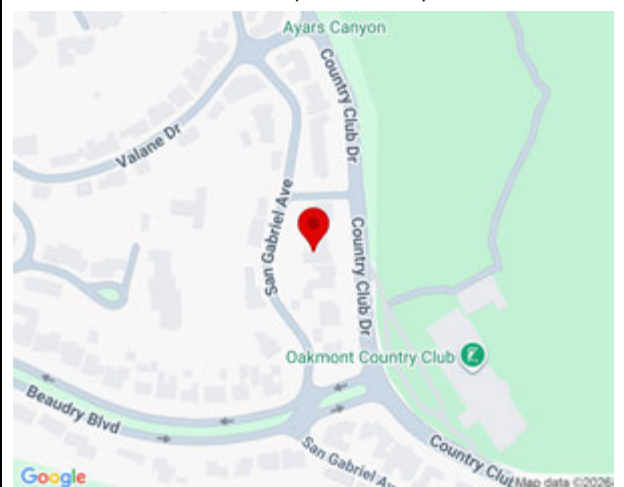
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91303

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 3125 Country Club Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: fixed; single
Window Materials 2: wood
Window Details 2: stained glass
Window Grouping & Type 3: casement; paired
Window Materials 3: wood
Window Details 3: grille(s), wrought iron; multi-light

Alterations

Alterations: windows replaced, some, primary; windows replaced, some, secondary

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

CONTINUATION SHEET

*Recorded by: Architectural Resources Group

*Date: September 2026 ☐ Continuation ☒ Update

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 the former residence of actor Vic Tayback, who lived here with his family from ca. 1975 until his death in 1990. During this time, Tayback gained significance as a prominent character actor in television and film.

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. The building continues to retain a high degree of integrity, enabling it to convey its association with significant individual Vic Tayback. Photo below is view south, taken September 4, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 300 Cumberland Rd *NRHP Status Code: 5B

B1. Historic Name: Tayback House

B2. Common Name: Tayback House

B3. Original Use: Single-family residential B4. Present Use: Single-family residential

*B5. Architectural Style: Ranch, Traditional; American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1951. Actor Vic Tayback resided here ca. 1975 until his 1990 death. During his occupation, a swimming pool was added (1976) and a side addition was constructed (1980). Some windows were later replaced.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Post-WWII Suburban Development, 1945-2000 Area Glendale

Period of Significance: 1975 ca. - 1990 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 Brockmont Park Historic District, the property at 300 Cumberland Rd. appears eligible for listing in the Glendale Register. It is significant for its association with significant individual Vic Tayback, who resided here with his family between about 1975 and his death in 1990.

Born in Brooklyn in 1930 to Syrian-born parents, Victor "Vic" Tayback moved with his family to Burbank as a teenager. He pursued an acting career and played numerous television and film roles from the 1960s through the 1980s. In 1974, he gained prominence for his role as diner owner Mel Sharples in the film *Alice Doesn't Live Here Anymore*; he reprised the role on the television series *Alice* (1976-1985). Tayback was also a stage actor, and co-founded the Company of Angels Theater Company in 1959 with several other actors. Tayback resided in the subject property during his most productive period as an actor.

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

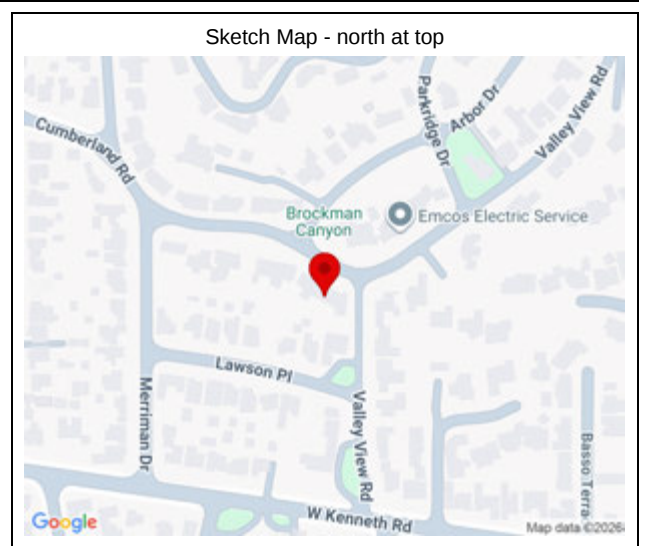
*B12. References: (See Continuation Sheet 3)

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.)



CONTINUATION SHEET

Property Name: 300 Cumberland Rd

Page 3 of 3

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

City of Glendale Building Department. Building permits.

"Vic Tayback." Wikipedia. Accessed September 8, 2026 at https://en.wikipedia.org/wiki/Vic_Tayback.

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

Primary #
HRI #
Trinomial
NRHP Status Code 5D1

Other Listings Brockmont Park Historic District – Contributor

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 300 CUMBERLAND 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: 300 Cumberland 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:5632-022-009

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

Architectural Style: Ranch

Siding: horizontal wood above stucco wainscot; brick adjacent to entryway

Roof: gable-on-hip; composite shingle

Windows: wood divided-light double-hung windows with decorative shutters; metal greenhouse window at front façade; small arched window with arched shutters at west façade

Primary Entrance: recessed entry with painted brick surround; glazed wood door

Chimney: painted brick at central front façade

Garage: attached

Other Notable Features: heavy brick door surround

Plan: asymmetrical

No. Stories: 1

Alterations: swimming pool (1976); west façade addition (1980); greenhouse window (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 south, 3/27/2012

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1951

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):

CONTINUATION SHEET



Detail of greenhouse window, view to south, 3/27/2012



Front elevation, view to south, 3/27/2012



Front and side elevation, view to south, 3/27/2012

CONTINUATION SHEET

*Recorded by: Architectural Resources Group

*Date: April 2026

☐ Continuation ☒ Update

This property was surveyed in the 2013 Brockmont Historic District 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 Traditional Ranch architecture.

The property's character-defining features remain unchanged from those identified in 2013. One minor alteration was noted in the 2026 survey update of this property: visible skylights. The property continues to retain a high degree of integrity. Photo below is view northwest, taken April 15, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 301 Cumberland 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: Ranch, Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1953.

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

*B8. Related Features: porte cochere; garage, attached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Ranch Area Glendale

Period of Significance: 1953 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 Brockmont Park Historic District, the property at 301 Cumberland Rd. appears individually eligible for listing in the Glendale Register. 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.

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.

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

*B12. References: (See Continuation Sheet 3)

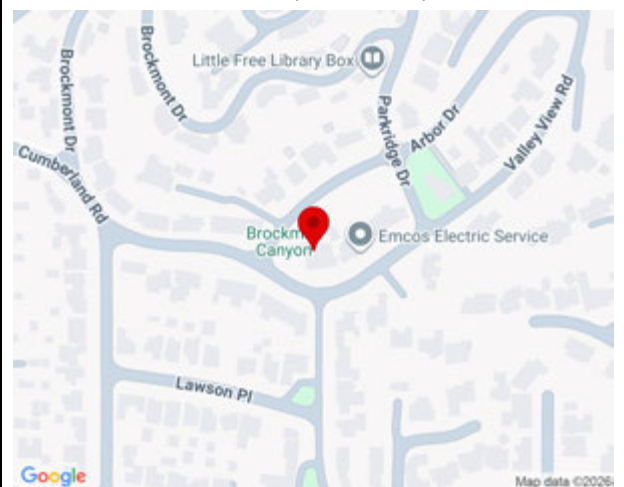
B13. Remarks: None

*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 5D1

Other Listings Brockmont Park Historic District – Contributor

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 301 CUMBERLAND 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: 301 Cumberland 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:5632-012-001

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

Architectural Style: Ranch with Tudor Revival influences

Siding: horizontal wood; brick and stucco wainscots

Roof: gable-on-hip; composite shingle; exposed rafter tails; flared eaves

Windows: divided-light steel casement windows, some with leaded diamond panes, transom, and colored accidentals

Primary Entrance: recessed entry; glazed wood door

Chimney: brick at central front façade

Garage: attached with replacement door

Other Notable Features: prominent brick chimney with shoulders and sculptural crown at front façade; shed dormer; cupola; leaded glass windows; dovetailed attic vents; semi-circular driveway; porte cochere; brick gate posts

Plan: asymmetrical

No. Stories: 2

Alterations: wood shake roof replaced (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 south, 3/27/2012

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1953

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):

CONTINUATION SHEET

Page 2 of 2

*Resource Name or # (Assigned by recorder) 301 CUMBERLAND RD

P



Front elevation, view to south, 3/27/2012



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

CONTINUATION SHEET

*Recorded by: Architectural Resources Group

*Date: September 2026 ☐ Continuation ☒ Update

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 Spanish Colonial 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 south, taken September 4, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 2 *Resource Name or # (Assigned by recorder) 326 Cumberland 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: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1930.

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

*B8. Related Features: garage, attached; porte cochere

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1930 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 326 Cumberland 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 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:

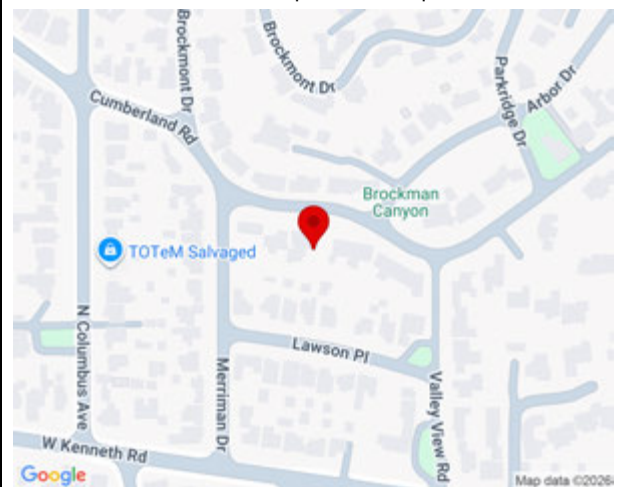
B13. Remarks: None

*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 Brockmont Park Historic District – Contributor

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 326 CUMBERLAND 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: 326 Cumberland 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:5632-022-012

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

Architectural Style: Spanish Colonial Revival

Siding: smooth stucco

Roof: hipped, gabled; clay tile

Windows: steel divided-light casement windows; tall focal windows with segmental arch head; pair of windows with arched transoms and small leaded glass lights; many window openings feature deep recess

Primary Entrance: recessed entry with paneled wood door

Chimney: smooth stucco at interior (2)

Garage: attached with clay tile roof

Other Notable Features: arched porte cochere; oriel with elaborate decorative woodwork and paneling; second-story balcony with decorative cast iron and turned-wood posts supported by heavy corbels; projecting second-story with prominent stucco corbels; stucco cornice

Plan: asymmetrical

No. Stories: 2

Alterations: swimming pool (1954); chimney repair (1971); pool house at rear (1975)

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

1930

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):

CONTINUATION SHEET

Primary #

HRI#

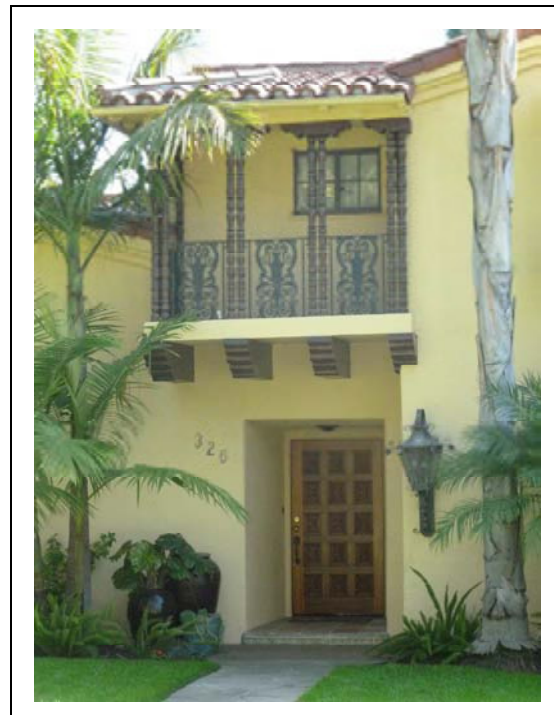
Trinomial

Page 2 of 2

*Resource Name or # (Assigned by recorder) 326 CUMBERLAND RD



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



Detail of front entry and balcony, view to north, 3/27/2012



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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 361 Cumberland Rd

P1. Other Identifier: Element of Cumberland Road-Ridgeway Drive Residential 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 361 Cumberland 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 5632-008-005

***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: Spanish Colonial Revival

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Wall Cladding: stucco, textured

Architectural Details: applied ornamentation; arch(es); balcony(ies); decorative stucco elements; grilles, wrought iron; tower volume; wing wall; decorative wood elements

Roof

Roof Form: gable, front; gable, side; conical

Roof Cladding: clay barrel tile

Roof Details: bargeboard(s); bracket(s); clay tile coping; eaves, open; exposed purlins; exposed rafter tails; finial(s); exterior chimney, stucco; tower(s); gable vent; double gable eave detail at front gable

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: arcade; flooring and steps, concrete tile

Primary Door Type & Material: single door; paneled; wood

Primary Door Details: decorative hardware

Secondary Entry Type: balcony

Secondary Entry Materials & Details: entry roof; railing, metal; turned posts, wood

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 north, 4/23/2026

***P6. Date Constructed/Age and Sources** 1933 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, 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

Page 2 of 3

*Resource Name or # (Assigned by recorder) 361 Cumberland Rd

*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 constructed in 1933 by Collins & Parker for owner George Sorenson. 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: Collins & Parker

*B10. Significance: Theme Architecture - 20th Century Period Revivals

Area Glendale

Period of Significance: 1933

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 361 Cumberland Rd. appears to be eligible for listing in the Glendale Register, in addition to being a contributor to the Cumberland Road-Ridgeway Drive potential historic district. 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)

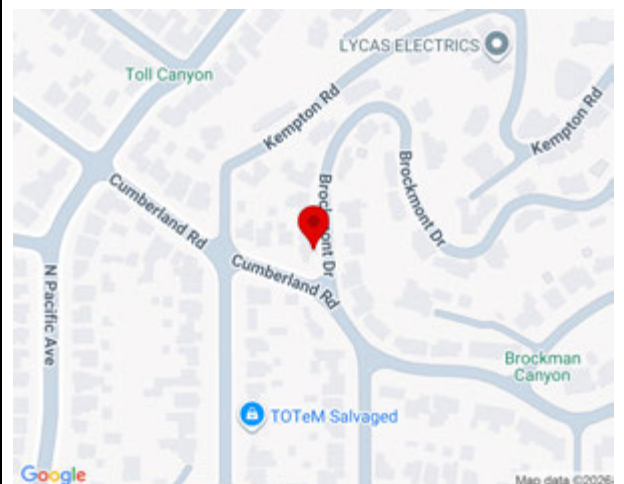
B13. Remarks: None

*B14. Evaluator: Mary Ringhoff, Architectural Resources Group

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 361 Cumberland Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: arched opening(s), scalloped; grille(s), wrought iron
Window Grouping & Type 2: grouped; fixed; casement
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: fixed; casement; bay, canted
Window Materials 3: steel
Window Details 3: multi-light; stained glass

Alterations

Alterations: porch steps altered/replaced; porch flooring altered/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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 435 Cumberland Rd

P1. Other Identifier: Element of Cumberland Road-Ridgeway Drive Residential 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 435 Cumberland 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 5630-015-023

***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: Mediterranean Revival

Roof

Roof Form: hipped

Roof Cladding: clay barrel tile

Roof Details: clay tile coping; eaves, open; exposed purlins; exterior chimney, stucco; gable vent

Building Envelope

Height: 2-story

Plan: irregular

Primary Façade Composition: symmetrical

Wall Cladding: stucco, smooth

Architectural Details: applied ornamentation; arch(es); balcony(ies);

corbels; decorative stucco elements; grilles, metal; grilles, terra cotta;

jetties; pierced screen(s); stringcourse

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: flooring, tile; light fixtures; low wall, stucco; steps, tile

Primary Door Type & Material: single door; paneled; recessed; wood

Primary Door Details: surround, decorative

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, metal

Secondary Door Type & Material: French doors; wood; two sets

Secondary Door Details: arched; 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, 4/23/2026

***P6. Date Constructed/Age and Sources** 1929 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

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

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

***P9. Date Recorded:** 4/20/2026

***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

Page 2 of 3 *Resource Name or # (Assigned by recorder) 435 Cumberland Rd *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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1929 by W.R. Deurman for owner Max Bayha. 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: Deurman, W. R.

*B10. Significance: Theme Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1929 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 435 Cumberland Rd. appears to be eligible for listing in the Glendale Register, in addition to being a contributor to the Cumberland Road-Ridgeway Drive potential 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: (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.)



CONTINUATION SHEET

Property Name: 435 Cumberland Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: arched opening(s), round
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light; shutter(s), some
Window Grouping & Type 3: single; fixed
Window Materials 3: wood
Window Details 3: leaded glass; rondel glass; stained glass; surround(s), simple

Alterations

Alterations: no major alterations; awning(s) added; railings altered/replaced; some wood windows replaced in kind

***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/>.