

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1100-1112 N Pacific 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 Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles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 1100-1112 N Pacific 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 5636-003-019

*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: Retail

Primary Architectural Style: Commercial Vernacular

Roof

Roof Form: flat

Roof Cladding: material unknown

Roof Details: parapet, flat; cornice

Entrance(s)

Primary Entry Type: storefront

Primary Entry Materials & Details: awning

Primary Door Type & Material: French doors; wood

Primary Door Details: transom

Secondary Entry Type: storefront; multiple

Secondary Entry Materials & Details: awning

Secondary Door Type & Material: single door; wood; aluminum;

recessed

Secondary Door Details: transom

Building Envelope

Setting: corner; flush at sidewalk

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth

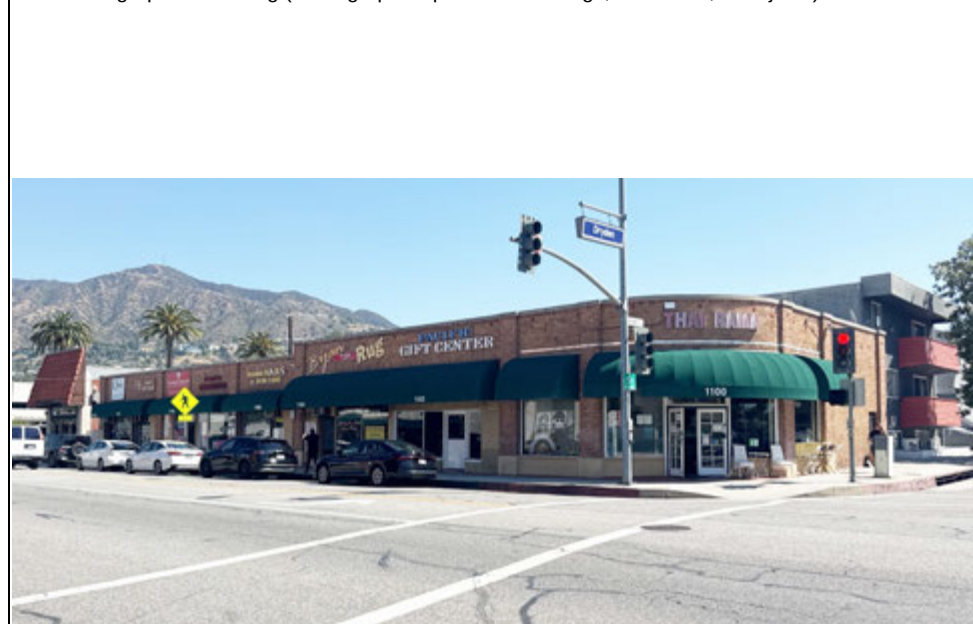
Architectural Details: decorative brick elements; rounded corner(s); pilasters; signage

(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 east, 4/15/2026

*P6. Date Constructed/Age and Sources 1926 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara 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) 1100-1112 N Pacific Ave *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 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: 1926 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 1100-1112 N. Pacific Ave. 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 1926 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)

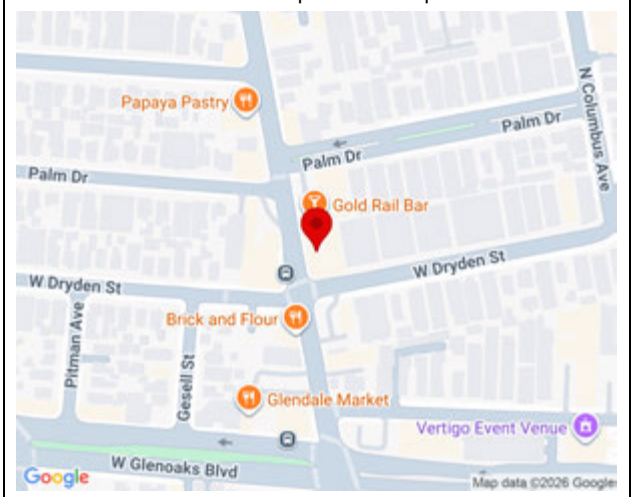
B13. Remarks: None

*B14. Evaluator: Mary Ringhoff, Brannon Smithwick, Kiara 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: 1100-1112 N Pacific Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; fixed; storefront
Window Materials 1: wood; aluminum

Alterations

Alterations: awning(s) added; security door added; signage added/replaced; storefront altered; storefront replaced; window openings infilled, primary; window openings infilled, 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>.

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 3

*Resource Name or # (Assigned by recorder) 1201 N Pacific 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 1201 N Pacific 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 5634-014-030

*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; shed; steeply pitched
Roof Cladding: composition shingle; material unknown
Roof Details: eaves, closed; parapet, flat

Entrance(s)

Primary Entry Type: flush
Primary Door Type & Material: single door; fully glazed; aluminum
Primary Door Details: sidelights
Secondary Entry Type: flush
Secondary Door Type & Material: single door; fully glazed; aluminum

Building Envelope

Setting: corner; flush at sidewalk
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: wood, horizontally and vertically set flush boards
Architectural Details: decorative wood elements; jetties; entry to internal surface parking via open first story area capped by second story volume, creating "porte cochere"

(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, 4/15/2026

*P6. Date Constructed/Age and Sources 1980 (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) 1201 N Pacific 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 constructed in 1980 for use as an office building. It was designed by local architect Ben Neuman for the original owner Verdugo Development, a real estate development entity that also constructed the property.

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

*B8. Related Features: signage; surface parking

B9a. Architect: Ben Neuman b. Builder: Verdugo Development

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1980 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 1201 N. Pacific Ave. appears eligible for listing in the Glendale Register. It is an excellent example of Late 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. It may also be eligible for its design by notable local architect Ben Neuman.

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.

Ben Neuman worked in real estate before becoming an architect in the mid-1950s. His first publicized building was an apartment building at 321 Geneva St, and his office was at 3704 1/2 Foothill Blvd. Ben Neuman & Associates primarily designed single-family residential, multi-family residential, and commercial office buildings. Neuman also designed multiple hotels for AstroMotels Inc. in the early 1960s. The firm's president, Theodore H. Schostak, planned to build over 100 motels nationwide. At least one local example survives, at 2818 E Colorado Blvd, Pasadena (1962), exhibiting an exuberant Googie style. Neuman's office was active until at least 1980. He does not appear in AIA records.

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: 1201 N Pacific Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped; bay squared
Window Materials 1: aluminum
Window Details 1: surround(s), simple
Window Grouping & Type 2: single; paired; fixed
Window Materials 2: aluminum
Window Details 2: surround(s), simple

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.

"Motel Chain Tells of Plan for Western Development." Los Angeles Times, October 14, 1962.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1222 N Pacific Ave

P1. Other Identifier: Temple Sinai of Glendale

*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 1222 N Pacific 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 5633-025-023

*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, front; flat; dome vaulted roof

Roof Cladding: material unknown

Roof Details: parapet, flat; parapet, curved

Entrance(s)

Primary Entry Type: multiple; recessed

Primary Entry Materials & Details: entry roof; steps, concrete; railing, metal; low wall, brick; brick column supports

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

Primary Door Details: sidelights

Building Envelope

Setting: flush at sidewalk

Height: 1-story; double-height volume

Plan: irregular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth

Architectural Details: decorative tile; applied ornamentation; signage; planter(s); wing wall

(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, 4/15/2026

*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) 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) 1222 N Pacific Ave *NRHP Status Code: 5S3

B1. Historic Name: Temple Sinai of Glendale
B2. Common Name: Temple Sinai of Glendale
B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) Temple Sinai was established in South Glendale in the 1920s, and its first home was a small house named the Sinai Community Center. In 1949, the congregation moved to a new purpose-built facility on N. Pacific Avenue. It added a school building around 1954 (extant) and in 1962 had local architect George R. Postle design a new Mid-Century Modern

(continued on page 3)

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

*B8. Related Features: ancillary building(s); perimeter wall, brick

B9a. Architect: Postle, George R. (1962 additions) b. Builder: Kalish Construction (1962 additions)

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1949-1962 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 1222 N. Pacific Ave. appears eligible for listing in the Glendale Register. The first purpose-built facility for the Temple Sinai of Glendale congregation, who moved to this location in 1949, the building is eligible as an excellent example of Mid-Century Modern architecture as applied to an institutional property. Its current architectural character is the result of 1962 facade alterations designed by notable local architect George R. Postle. 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).

George Richardson Postle was born in 1896 in Illinois; his father David Postle Sr. was a practicing architect, and both men attended the University of Illinois. By 1921, George had relocated to Los Angeles, where he married Mildred K. Kerr. His father followed and the two formed their architectural firm Postle & Postle. Together, they built several residential and commercial commissions throughout Southern California including Euclid Court in Pasadena (1921), Gunther-Balian Mansion in Altadena (1923), Self Help Graphics & Art Building/Brooklyn State Bank in Los Angeles (1927), and many more. In 1934, David retired and George continued to practice under his name exclusively. Postle continued to work through the 1960s until he eventually retired. In addition to residential designs, Postle designed multiple large-scale institutional buildings and additions, including a new wing for Glendale's Memorial Hospital (1955) and the 1965 headquarters for the Glendale Unified School District.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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: 1222 N Pacific Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; fixed
Window Materials 1: aluminum
Window Details 1: stained glass
Window Grouping & Type 2: paired; fixed
Window Materials 2: aluminum
Window Details 2: multi-light

Alterations

Alterations: addition, front; addition, rear; windows replaced, some, secondary; 1962 additions and renovations by George Postle (significant in their own right)

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

addition to renovate the existing building. It was built by Kalish Construction. 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/>.

"History & Vision." Temple Sinai of Glendale, accessed November 2025, <https://www.temple-sinai.net/welcome/history-vision/>.

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) 1616 Parway 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 1616 Parway 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 5659-021-009

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Ranch, Contemporary

Building Envelope

Setting: set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stone; stucco, smooth; wood, vertical board
Architectural Details: planter(s)

Roof

Roof Form: hipped
Roof Cladding: rock
Roof Details: curved; eaves, boxed; eaves, wide; interior chimney, brick

Entrance(s)

Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: piers, stone
Primary Door Type & Material: double 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 northeast, 4/28/2026

*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: 4/28/2026

*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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) 1616 Parway Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residential B4. Present Use: Single-family residential*B5. Architectural Style Ranch, Contemporary

*B6. Construction History: (Construction date, alteration, and date of alterations) This property's design is attributed to Robert L. Earl & Associates, and built by G. E. Brask for George Bistagne in 1962.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____*B8. Related Features: garage, attachedB9a. Architect: Earl, Robert L. (attributed); Fretto, Patrick (Engineer) b. Builder: Brask, G. E.*B10. Significance: Theme Architecture - Modernism Area GlendalePeriod of Significance: 1962 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 1616 Parway Drive appears eligible for listing in the Glendale Register. It is an excellent example of Contemporary 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. Though not identified on the original permit, the residence is attributed to master architect Robert L. Earl (anonymous Bistagne family member, in-person interview with Francesca Smith January 9, 2023).

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.

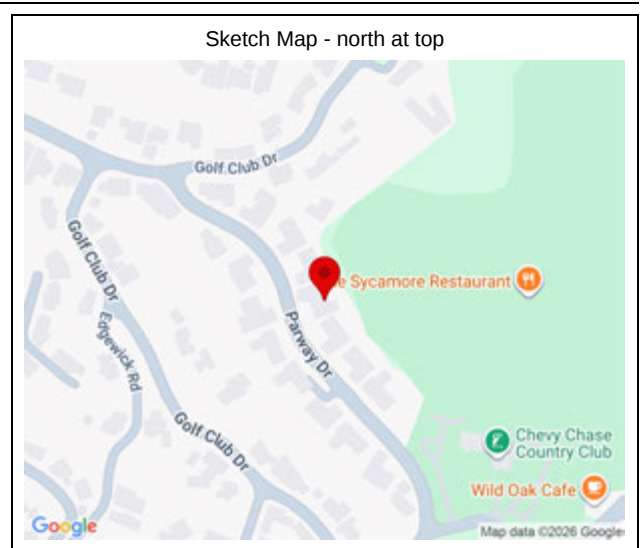
Robert L. Earl was a Beverly Hills-based architect whose practice, Robert L. Earl, Architect & Associates, was active from at least the early 1960s through the late twentieth century. His work included custom residential and commercial projects throughout Southern California and elsewhere in the United States, as well as in Mexico, Saudi Arabia, and the Virgin Islands. Earl designed numerous custom residences, many in the Mid-Century Modern and Ranch styles, including houses in Bel Air's Big Canyon and Beverly Hills' Trousdale Estates. In 1981, the firm opened a branch office in Irvine. Extant examples of Earl's Mid-Century Modern residential work in the Los Angeles area include 3940 North Royal Oak Place (1959) and his own residence at 1394 Casiano Road (1963).

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 91356*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1616 Parway 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: metal
Window Details 1: transom; butted glass
Window Grouping & Type 2: fixed; paired
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 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) 667 Patterson 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 667 Patterson 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 5635-005-035

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Craftsman

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured; rusticated cast stone blocks

Architectural Details: decorative wood elements

Roof

Roof Form: gable, front

Roof Cladding: concrete tile

Roof Details: bargeboard(s); dormer(s), vent roof; dormer(s), wall; eaves, open; exposed purlins; exposed rafter tails; gable vent; exterior chimney, cast stone

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: cheek walls; entry roof; flooring,

concrete; piers, cast stone; steps, concrete

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

Secondary Entry Type: partial-width porch, projecting

Secondary Entry Materials & Details: entry roof; flooring, concrete;

piers, cast stone; "1912" inscribed in porch roof gable

Secondary Door Type & Material: single door; 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 north, 4/15/2026

*P6. Date Constructed/Age and Sources 1912 (Building inscription)

☒ 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) 667 Patterson 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 1912. The projecting rear volume at the building's northeast corner was originally one story, but received an upper story sun room/glazed sleeping porch addition in 1935. 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: 1912

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 667 Patterson Ave. 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 also appears eligible for listing in the Glendale Register as an excellent example of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is an unusual and rare example clad in rusticated cast stone block.

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 stucco porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

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

None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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: 667 Patterson Ave

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: multi-light, top sash; concrete sills
Window Grouping & Type 2: casement; bay, canted; double-height
Window Materials 2: wood
Window Details 2: bay roof, concrete tile
Window Grouping & Type 3: paired; casement
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: chimney altered; door replaced, primary; door replaced, secondary; garage door replaced; second story sun room/glazed sleeping porch added at rear

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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) 1607 Rancho 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 1607 Rancho Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-009-009

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Ranch, Hacienda

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: corbels

Roof

Roof Form: gable, cross; flat; shed

Roof Cladding: clay barrel tile; material unknown

Roof Details: clay tile coping; eaves, open; eaves, closed; exposed

rafter tails; exterior chimney, brick; interior chimney, brick; exterior

chimney, stucco; parapet, flat

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: piers, brick; flooring, stone; curving

wall, brick

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

recessed

Primary Door Details: speakeasy

Secondary Entry Type: stoop

Secondary Entry Materials & Details: flooring, wood

Secondary Door Type & Material: single door; wood; recessed

Secondary Door Details: carved; decorative hardware; 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 north, 4/17/2026

*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) 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) 1607 Rancho 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, Hacienda

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1935 for owner Stanley H. Shave (the permit also lists him as the builder). In 1939, owner H.M. Burgwald had Story & Sons construct a one-room guest house addition, likely the volume east of the garage. This is compatible with the rest of the house and has gained significance in its own right. One or more rear

(continued on page 3)

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

*B8. Related Features: garage, attached

B9a. Architect: _____ b. Builder: Shave, Stanley H.

*B10. Significance: Theme Architecture - Ranch Area Glendale

Period of Significance: 1935-1939 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1607 Rancho Ave. appears eligible for listing in the Glendale Register. It is an excellent example of the Hacienda Ranch subtype 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.

The Hacienda Ranch subtype loosely resembles the haciendas of late 19th century California, incorporating clay tile roofing and exteriors of textured stucco or concrete block emulating adobe brick.

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

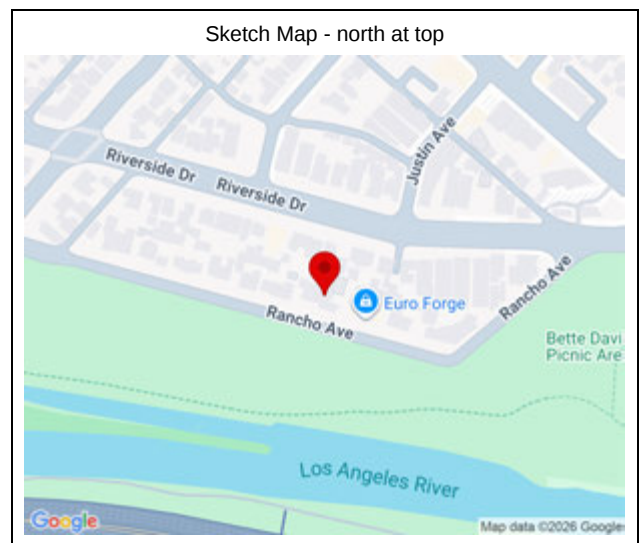
*B12. References: (See Continuation Sheet 3)

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: 1607 Rancho Ave

Page 3 of 3

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

Windows

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

Alterations

Alterations: addition, side; addition, rear

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

additions were constructed after 1950 but are 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) 1641 Rancho 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 1641 Rancho Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-008-017

*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

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

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

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth; wood fish scale shingles

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: flooring, brick

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

Primary Door Details: dentil shelf

(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, 4/17/2026

*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) 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) 1641 Rancho 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 1941. A real estate listing attributes the design to notable Ranch house specialist Robert Byrd; this has not been confirmed with primary sources.

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

*B8. Related Features: garage, attached; ancillary building(s); covered corral

B9a. Architect: Robert Byrd (Attributed) b. Builder: _____

*B10. Significance: Theme Architecture - Ranch 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 1641 Rancho 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)

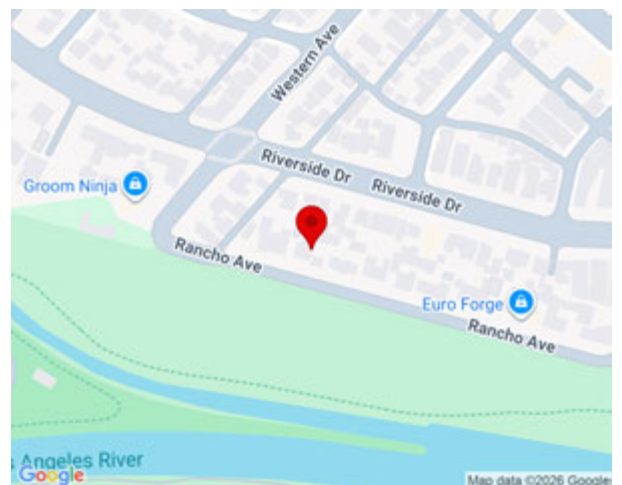
B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1641 Rancho Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: bay, canted; fixed; casement
Window Materials 1: steel
Window Grouping & Type 2: bay, bowed; fixed; casement
Window Materials 2: wood
Window Details 2: bay roof, composition shingle; diamond pane;
bulkhead
Window Grouping & Type 3: grouped; paired; fixed; casement
Window Materials 3: wood
Window Details 3: 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.

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) 1705 Rancho Ave

P1. Other Identifier: Riverbottom; Bette Davis Estate

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1705 Rancho Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-007-002

*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: Tudor Revival

Related Features

Related Features: perimeter wall, brick; ancillary building(s)

Alterations

Alterations: unknown/not visible

Research indicates this property was constructed in 1934 for developer and equestrian Earl Callan. Between 1940 and about 1947, the property was owned and occupied by well-known actress Bette Davis. The equestrian estate, sometimes referred to as Riverbottom along with the larger neighborhood, was originally much larger and the brick walls and gate fronting 1742 Riverside Drive are likely to have been associated with it. This feature is documented separately. The Davis estate appears to have been later subdivided into multiple parcels and developed.

In October 2023, Glendale planning staff identified the property as eligible for listing in the Glendale Register of Historic Resources (<https://www.glendaleca.gov/home/showpublisheddocument/72837/638344528479470000>). As of April 2026, this property is not sufficiently visible from the public right-of-way to confirm it retains integrity. For that reason, it is left unevaluated.

*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, 4/17/2026

*P6. Date Constructed/Age and Sources 1934 (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) None

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 404 Raymond 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 404 Raymond Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-001-023

*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: Residential Vernacular
Secondary Architectural Style: Craftsman

Roof

Roof Form: gable, front; jerkinhead
Roof Cladding: composition shingle
Roof Details: dormer(s), window roof; eave returns; eaves, closed;
interior chimney, brick; gable vent

Building Envelope

Setting: set back
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard; wood, shingle
Architectural Details: decorative wood elements; jetties

Entrance(s)

Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: flooring, wood; posts, wood; steps, wood
Primary Door Type & Material: single door; partially glazed; wood
Primary Door Details: surround, simple

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources c. 1910 (visual observation)
(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) 404 Raymond 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; Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed ca. 1910. A building permit notes a porch remodel in 1952 without specific information; the porch's appearance remains appropriate to the building's era. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: ancillary building(s)

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1910 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 404 Raymond Ave. 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 ca. 1910, 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 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: 404 Raymond Ave

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: surround(s), simple
Window Grouping & Type 2: bay, canted; fixed; double-hung
Window Materials 2: wood
Window Details 2: surround(s), simple; leaded glass, top sash, center fixed window
Window Grouping & Type 3: single; fixed
Window Materials 3: wood
Window Details 3: surround(s), simple

Alterations

Alterations: window(s) boarded up; roof material replaced, compatible; porch altered

***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 3

*Resource Name or # (Assigned by recorder) 1446 Raymond Ave

P1. Other Identifier: Bel Aire Electric Substation Pump House; also 1701 Bel Aire Dr

*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 1446 Raymond 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 5622-007-900

*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: Substation

Primary Architectural Style: Spanish Colonial Revival

Roof

Roof Form: gable, cross

Roof Cladding: clay barrel tile

Roof Details: cornice; eaves, open; eaves, closed; exposed rafter tails; exterior chimney, stucco

Building Envelope

Setting: corner; set back; partially built into hillside

Height: 1-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: concrete, reinforced

Wall Cladding: stucco, smooth

Architectural Details: arch(es); decorative stucco elements; grilles, wrought iron; wing wall; "S" metal detailing on chimney

Entrance(s)

Primary Entry Type: stoop

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

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

Primary Door Details: arched

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP9. Public utility 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, 4/15/2026

*P6. Date Constructed/Age and Sources 1925 ca. (Aerial photographs)

☒ 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) 1446 Raymond Ave *NRHP Status Code: 5S3

B1. Historic Name: Bel Aire Electric Substation Pump House

B2. Common Name: _____

B3. Original Use: Institutional

B4. Present Use: Institutional

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Glendale Water & Power constructed this utility building (pump house for an electrical substation) ca. 1925, in tandem with the Western Reservoir. It was designed to appear as a single-family residence to fit in with the surrounding residential neighborhood, but served a public utility function. The building received a small side addition at some
(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, 1919-1944

Area Glendale

Period of Significance: 1925 ca.

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 1446 Raymond Ave. appears eligible for listing in the Glendale Register. It is significant for its association with early utility systems in Glendale and the expansion of municipal services in this part of the city. Constructed ca.1925, the building is one of relatively few extant civic/institutional buildings from this formative period of city growth.

The property also appears eligible as an excellent and rare example of a 1920s electrical substation pump house disguised as a single-family residence. Its low scale and Spanish Colonial Revival style allow the utility building to blend into the surrounding Period Revival neighborhood. Other known examples of this type are 2722 Rustic Lane and 1701-1713 Cielito Drive.

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

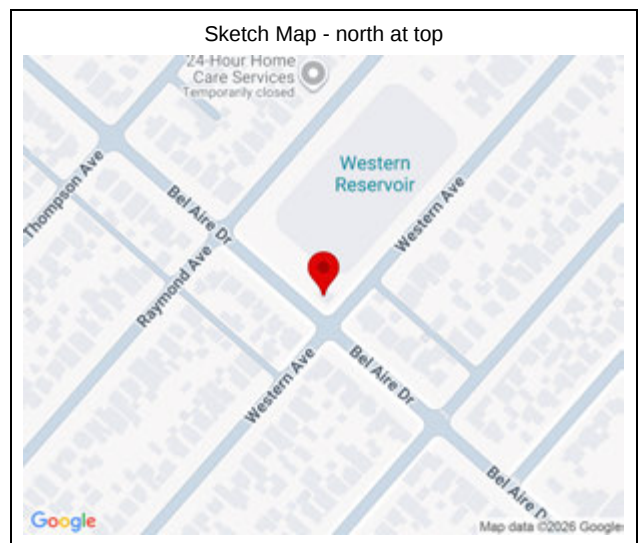
*B12. References: (See Continuation Sheet 3)

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: 1446 Raymond 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: arched opening(s), round; grille(s), wrought iron
Window Grouping & Type 2: tripartite; unknown/not visible
Window Materials 2: material unknown
Window Details 2: arched opening(s), segmental; grille(s), wrought iron;
metal screen(s)
Window Grouping & Type 3: single; unknown/not visible
Window Materials 3: material unknown
Window Details 3: security bars; metal screen(s)

Alterations

Alterations: window openings infilled, secondary; door replaced, primary;
addition, side

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

point after 1950. 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.

"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/>.

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) Ridgeview Dr Pumping Station

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 1701-1713 Cielito 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 5648-026-900

*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: Utilities
Primary Architectural Style: Spanish Colonial Revival

Roof

Roof Form: gable, cross
Roof Cladding: clay barrel tile
Roof Details: exterior chimney, stucco

Entrance(s)

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

Building Envelope

Setting: corner; hillside; set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, textured
Architectural Details: arch(es); grilles, wrought iron; niche

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP9. Public utility 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 c. 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: 4/27/2026

*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) Ridgeview Dr Pumping Station *NRHP Status Code: 5S3

B1. Historic Name: Ridgeview Drive Pumping Station

B2. Common Name: _____

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

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed around 1935.

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

*B8. Related Features: mechanical equipment

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: c. 1935 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 Ridgeview Drive Pumping Station appears eligible for listing in the Glendale Register. It is significant for its association with early utility systems in Glendale and the expansion of municipal services in this part of the city. Constructed ca. 1935, the building is one of relatively few extant civic/institutional buildings from this formative period of city growth.

The property also appears eligible as an excellent and rare example of a 1930s electrical substation pump house disguised as a single-family residence. Its low scale and Spanish Colonial Revival style allow the utility building to blend into the surrounding Period Revival neighborhood. Other known examples of this type are 2722 Rustic Lane and 1446 Raymond Avenue.

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

*B12. References: (See Continuation Sheet 3)

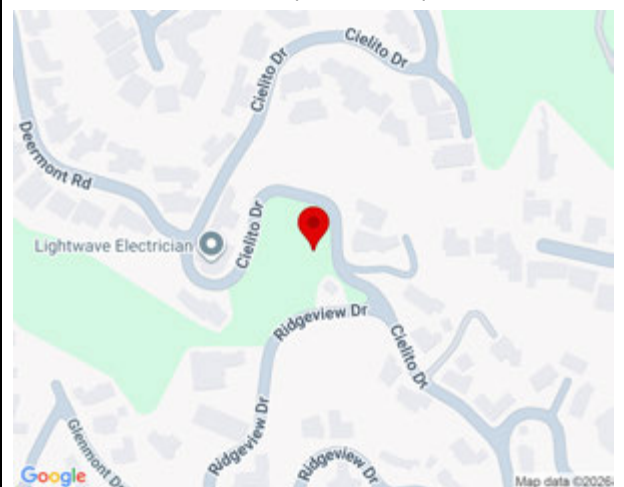
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91271

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1701–1713 Cielito Dr

Page 3 of 3

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

Windows

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

Alterations

Alterations: appears to be unaltered

***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/.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1524 Ridgeview 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 1524 Ridgeview 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 5648-022-011

*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: Mid-Century Modern

Roof

Roof Form: gable, front; low-pitched
Roof Cladding: rolled asphalt
Roof Details: eaves, open; eaves, wide; exposed purlins

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: wood, vertical board

Entrance(s)

Primary Entry Type: recessed
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, 4/27/2026

*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: 4/27/2026

*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) 1524 Ridgeview 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 William L. Duquette and built by J. Pagliuso for William J. Conway in 1959. In 1986, Frederick Fisher designed an addition to the residence.

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

*B8. Related Features: garage, integrated; handrail(s); retaining wall, stone; steps, concrete

B9a. Architect: Duquette, William L.; Fisher, Frederick (1986 Addition) b. Builder: Pagliuso, J.

*B10. Significance: Theme _____ Area Glendale

Period of Significance: 1959 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 1524 Ridgeview 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 1956, 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 William L. Duquette.

William Louis Duquette, FAIA, was born in Los Angeles on December 31, 1924. After serving in World War II, he worked as a draftsman for Pasadena architect Arthur C. Swab and San Francisco architect George T. Rockrise before earning a Bachelor of Arts in Architecture from the University of California, Berkeley, in 1951. That same year, he established his own architectural practice. In 1958, Duquette partnered with architect George Bissell to form Bissell & Duquette. He received an AIA Award of Merit in 1960 and returned to private practice in the Bay Area three years later. An extant example of Duquette's work is the Mid-Century Modern residence at 1947 Harding Avenue in Altadena, which he designed for himself in 1952. Other Altadena examples, both destroyed in the 2025 Eaton Fire, included the Mid-Century Modern residences at 1167 E. Loma Alta Drive (1958) and 2765 Santa Rosa Avenue (1959). Duquette died on June 15, 2010.

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 91268

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1524 Ridgeview 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: transom

Alterations

Alterations: addition, rear

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

City of Glendale. Building permits, various dates.

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

"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) 1715 Ridgeway 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 1715 Ridgeway 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 5630-012-032

*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; shed
Roof Cladding: rolled asphalt
Roof Details: eaves, wide; eaves, closed; interior chimney, stone

Building Envelope

Setting: set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: wood, channel; stone, natural; stucco, smooth

Entrance(s)

Primary Entry Type: flush
Primary Entry Materials & Details: wall, stone
Primary Door Type & Material: double door; partially glazed; 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, 4/15/2026

*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) 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) 1715 Ridgeway 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 Margaret "Maggie" Carl and built by John Pagliuso for Mona M. and Loyal A. Damon in 1954. Original landscape features were designed by landscape architect Garrett Eckbo. The primary door was replaced sometime between 2015-2022. It is unknown whether the original landscape design is intact. Alterations observed in the

(continued on page 3)

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

*B8. Related Features: carport; wall, stone

B9a. Architect: Margaret Carl; Garrett Eckbo (Landscape Architect) b. Builder: John Pagliuso

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1954 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 1715 Ridgeway Dr. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. Little information could be found on its designer, Margaret "Maggie" Carl, a graduate of Pomona College and the New York School of Fine and Applied Arts. The property's landscape was designed by master landscape architect Garrett Eckbo, but it is unknown whether it remains intact.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1715 Ridgeway Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; fixed
Window Materials 1: wood
Window Grouping & Type 2: grouped; sliding, horizontal
Window Materials 2: aluminum

Alterations

Alterations: door replaced, primary; visible skylights

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

"Hillside House on Two Levels." Los Angeles Times, February 19, 1956.

"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) 2047 Rimcrest 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 2047 Rimcrest 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 5648-011-012

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Late Modern

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: parapet, shaped

Building Envelope

Setting: hillside; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Entrance(s)

Primary Entry Type: partial-width porch, recessed; stoop

Primary Entry Materials & Details: steps, tile

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

Primary Door Details: sidelights; 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 southeast, 4/27/2026

*P6. Date Constructed/Age and Sources 1988 (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) 2047 Rimcrest 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 Late Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Richard Gould & Associates with engineer Richard Nesbitt and built by JCC Enterprises in 1988. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, integrated

B9a. Architect: Gould, Richard & Associates; Nesbitt, Richard (engineer) b. Builder: JCC Enterprises

*B10. Significance: Theme Architecture - Postmodernism Area Glendale

Period of Significance: 1988 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 2047 Rimcrest Drive appears eligible for listing in the Glendale Register. It is an excellent example of Postmodern 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.

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.

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 91375

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2047 Rimcrest Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: bay, bowed; fixed
Window Materials 1: metal

Alterations

Alterations: garage door replaced

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

City of Glendale. Building permits, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1621 Riverside 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 1621 Riverside 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 5626-011-002

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type: Multi-Family Residential: Eightplex
Primary Architectural Style: Monterey Revival
Secondary Architectural Style: Minimal Traditional

Building Envelope

Setting: set back
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: concrete masonry unit; wood frame
Wall Cladding: wood, channel; concrete masonry unit
Architectural Details: exterior stairway(s); balcony(ies)

Roof

Roof Form: gable, side
Roof Cladding: clay barrel tile
Roof Details: clay tile coping; eaves, open; eaves, closed; exposed rafter tails

Entrance(s)

Primary Entry Type: multiple; balcony
Primary Entry Materials & Details: handrail(s); light fixtures; posts, wood; railing, metal
Primary Door Type & Material: single door; slab door; wood
Primary Door Details: screen, wood; speakeasy
Secondary Entry Type: multiple; walkway below balcony
Secondary Entry Materials & Details: flooring, concrete; light fixtures; piers, concrete
Secondary Door Type & Material: single door; unknown/not visible
Secondary Door Details: screen, 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 north, 4/17/2026

*P6. Date Constructed/Age and Sources 1948 (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) 1621 Riverside Dr *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: Monterey Revival; Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by builder Victor J. Nelson for owner George Frietas in 1948. It is essentially a mirror image of 1639 Riverside Drive (also 1948) across Winchester Avenue to the west; the buildings had different owners but the same builder.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: Nelson, Victor J.

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1948 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 1621 Riverside Dr. appears eligible for listing in the Glendale Register. It is an excellent example of a post-World War II eightplex, exhibiting distinctive characteristics of the property type as expressed by its form, scale, and massing.. During the postwar period, the eightplex was one of several multi-family property types that grew in popularity as an expanding population required more housing. This Monterey Revival example is associated with important residential development patterns that shaped Glendale during this time. It is also an unusual late example of the style, employing rusticated concrete masonry unit cladding to emulate adobe.

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: 1621 Riverside Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; casement
Window Materials 1: steel
Window Details 1: shutter(s), all; multi-light
Window Grouping & Type 2: paired; fixed; casement
Window Materials 2: steel
Window Details 2: shutter(s), all; multi-light; fixed top sash
Window Grouping & Type 3: tripartite; casement; fixed
Window Materials 3: steel
Window Details 3: multi-light; shutter(s), all

Alterations

Alterations: appears to be unaltered

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1639 Riverside 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 1639 Riverside 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 5626-012-010

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type: Multi-Family Residential: Eightplex
Primary Architectural Style: Monterey Revival
Secondary Architectural Style: Minimal Traditional

Building Envelope

Setting: corner; set back; not fully visible from public right-of-way
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: concrete masonry unit; wood, channel
Architectural Details: balcony(ies); exterior stairway(s)

Roof

Roof Form: gable, side
Roof Cladding: clay barrel tile
Roof Details: clay tile coping; eaves, open; eaves, closed; exposed rafter tails

Entrance(s)

Primary Entry Type: full-width porch, projecting; multiple
Primary Entry Materials & Details: flooring, concrete; piers, concrete; walkway under balcony
Primary Door Type & Material: single door; plank door; wood
Primary Door Details: speakeasy; screen, wood
Secondary Entry Type: balcony; multiple
Secondary Entry Materials & Details: posts, wood; railing, wood
Secondary Door Type & Material: single door; unknown/not visible
Secondary Door Details: screen, 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 north, 4/17/2026

*P6. Date Constructed/Age and Sources 1948 (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) 1639 Riverside Dr *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 Monterey Revival; Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by builder Victor J. Nelson for owner David P. Vienna in 1948. It is essentially a mirror image of 1621 Riverside Drive (also 1948) across Winchester Avenue to the east; the buildings had different owners but the same builder. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: courtyard/patio; perimeter hedge(s); surface parking; ancillary building(s); circular planter, concrete and stucco

B9a. Architect: _____ b. Builder: Nelson, Victor J.

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1948 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 1639 Riverside Dr. appears eligible for listing in the Glendale Register. It is an excellent example of a post-World War II eightplex, exhibiting distinctive characteristics of the property type as expressed by its form, scale, and massing. During the postwar period, the eightplex was one of several multi-family property types that grew in popularity as an expanding population required more housing. This Monterey Revival example is associated with important residential development patterns that shaped Glendale during this time. It is also an unusual late example of the style, employing rusticated concrete masonry unit cladding to emulate adobe.

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: 1639 Riverside Dr

Page 3 of 3

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

Windows

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

Alterations

Alterations: windows replaced, some, secondary; hedge(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.

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) 1731 Riverside 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 1731 Riverside 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 5626-005-010

*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: Monterey Revival

Roof

Roof Form: gable, side

Roof Cladding: composition shingle

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

Building Envelope

Setting: set back

Height: 2-story

Plan: L-shaped

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: wood, channel

Architectural Details: balcony(ies); corbels; decorative wood elements

Entrance(s)

Primary Entry Type: stoop

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

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

Primary Door Details: 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 north, 4/17/2026

*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: 4/17/2026

*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) 1731 Riverside 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 1936. 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 - 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 1731 Riverside 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)

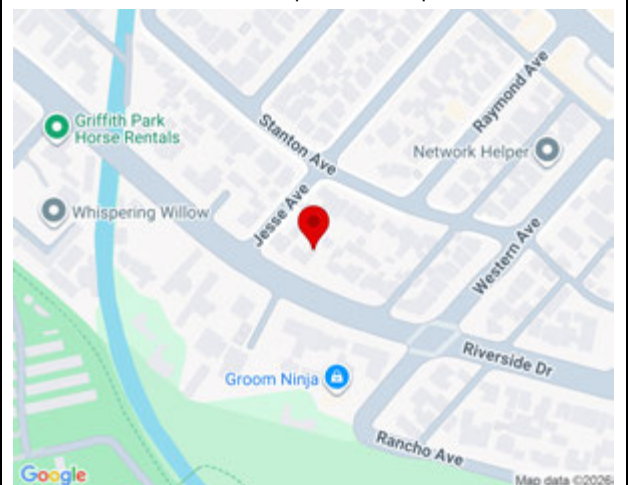
B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1731 Riverside 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: multi-light; shutter(s), all
Window Grouping & Type 2: single; casement
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: single; single-hung
Window Materials 3: vinyl
Window Details 3: multi-light

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/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1736-1742 Riverside Dr (brick walls and entry gate only)

P1. Other Identifier: Rivergate

*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 1736-1742 Riverside 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 5626-007-006, -007

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

General Fields

Historic Property Type: Residential ancillary feature

Current Property Type: Residential ancillary feature

Primary Architectural Style: N/A

Alterations

Alterations: no major alterations; signage added/replaced

his property is a brick entry gate and flanking curved walls with weeping mortar. It fronts single-family residences on two adjoining parcels on the south side of Riverside Drive; only the brick entry feature is identified as potentially eligible. A shared driveway enters the properties through this open gate, which has two large, cylindrical pillars with tapered tops. Viga-like wood members project from the points where the pillars start to taper. The pillars are spanned by a side-gabled roof with flat clay tile and open eaves. Two freestanding signs flank the entry; the west one reads Rivergate and the east one reads Hobby Horse Ranch. The wall segments curve where they meet the pillars on each side. The east wall contains two arched openings containing small rusted metal panel doors; one may be a mailbox.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP46. Walls/gates/fences

*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 1938 ca. (Newspapers)

☒ 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) 1736-1742 Riverside Dr (brick walls and entry gate only) *NRHP Status Code: 5S3

B1. Historic Name: _____
B2. Common Name: Rivergate
B3. Original Use: Residential ancillary feature B4. Present Use: Residential ancillary feature
*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alteration, and date of alterations) This brick entry gate and wall were likely constructed around 1938, when developer and equestrian Earl Callan owned a large estate here; other sections of brick wall along Riverside may also be associated. Research indicates the Callan home at 1705 Rancho was purchased by well-known actress Bette Davis in 1940 and she lived there until about 1947.

(continued on page 3)

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Suburban Development through WWII, 1910-1944 Area Glendale

Period of Significance: 1938 -1947 ca. Property Type: Residential ancillary feature Applicable Criteria: A

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

The brick entry gate and walls fronting the single-family residences at 1736-1742 Riverside Drive appear eligible for listing in the Glendale Register. The property is significant for conveying patterns of residential development that shaped this part of Glendale in the 1930s and 1940s. Constructed around 1938, the feature is likely a vestige of a wall surrounding the large Earl Callan estate, later owned by actress Bette Davis, though additional research is needed to determine the exact construction date and associations. It is a unique property associated with the equestrian recreational activities that drove much of the residential growth in this area of Glendale.

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: 1736-1742 Riverside Dr - brick walls and gate

Page 3 of 3

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

The estate appears to have been later subdivided into multiple parcels and developed.

***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 3

*Resource Name or # (Assigned by recorder) 659 Robin Glen 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 659 Robin Glen 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 5630-010-021

*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: Mid-Century Modern

Building Envelope

Setting: elevated from street level; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: stucco, smooth
Architectural Details: planter(s)

Roof

Roof Form: flat; shed; gable, side; low-pitched
Roof Cladding: material unknown
Roof Details: eaves, closed; interior chimney, painted CMU;
perpendicular eave return

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: handrail(s); globe light; steps,
pebbledash
Primary Door Type & Material: double door; slab door; wood
Primary 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, 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) 659 Robin Glen 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 Ben Neuman Design under the direction of architect John P. Lynch for owner Richard Henniger, who also constructed the property, in 1962.

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

*B8. Related Features: garage, attached

B9a. Architect: Ben Neuman Design (John P. Lynch) b. Builder: Richard Henniger

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1962 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 659 Robin Glen Dr. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It may also be eligible for its design associated with notable local architect Ben Neuman.

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).

Ben Neuman worked in real estate before becoming an architect in the mid-1950s. His first publicized building was an apartment building at 321 Geneva St, and his office was at 3704 1/2 Foothill Blvd. Ben Neuman & Associates primarily designed single-family residential, multi-family residential, and commercial office buildings. Neuman also designed multiple hotels for AstroMotels Inc. in the early 1960s. The firm's president, Theodore H. Schostak, planned to build over 100 motels nationwide. At least one local example survives, at 2818 E Colorado Blvd, Pasadena (1962), exhibiting an exuberant Googie style. Neuman's office was active until at least 1980. He does not appear in AIA records.

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

*B12. References: (See Continuation Sheet 3)

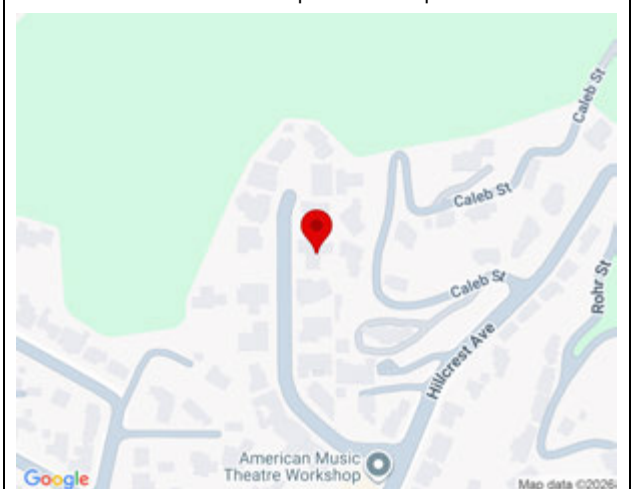
B13. Remarks: None

*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: 659 Robin Glen Dr

Page 3 of 3

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

Windows

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

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.

"Motel Chain Tells of Plan for Western Development." Los Angeles Times, October 14, 1962.

CONTINUATION SHEET

Page 1 of 1

*Resource Name or #: 1400 Royal Blvd

Status Code: 5B

*Recorded by: Historic Resources Group

*Date: April 2026

☐ Continuation ☒ Update

This property was surveyed in the 2008 Royal Boulevard Historic Resources Survey by Historic 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 Spanish Colonial Revival architecture.

The property's character-defining features remain unchanged from those identified in 2008. A one-story detached accessory building and swimming pool have been constructed at the north property line. The main building continues to retain a high degree of integrity and is unaffected by this detached addition. Photo below is view northeast, taken April 29, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1400 Royal Blvd *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 built by H. M. Scoones for Masal Scoones in 1928. In 1951, Latta & Graham designed a detached garage. A detached accessory building and pool have been added to the north side of the parcel.
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: ancillary building(s); garage, detached; retaining wall, stone; retaining wall, stucco
 B9a. Architect: Latta, Graham & Denney, Carl (1951 Garage) b. Builder: Scoones, H.M.
 *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.)

In addition to being a contributor to the Royal Boulevard Historic District, the property at 1400 Royal Boulevard appears individually eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

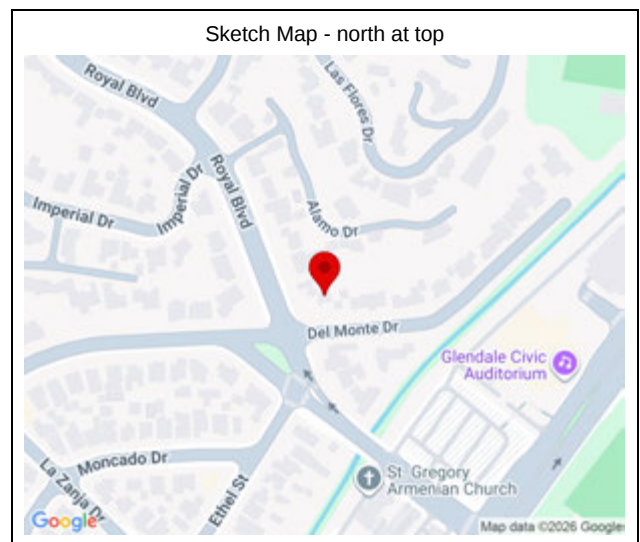
*B12. References:

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91302

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



PRIMARY RECORD

Survey #:
DOE #:

Primary #: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: 5D3
Other Listings: _____
Review Code: _____ Reviewer: _____
Date: -/-/ -

*Resource Name or #: 1400 Royal Boulevard

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: _____ YEAR: _____ T _____ R _____ of _____ of Sec _____ B.M. _____

c. Address: 1400 Royal Boulevard City: Glendale State: CA Zip Code: 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 5650-005-019

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

The property contains a one- and two-story, single-family residence of wood frame construction. The residence is irregular in plan and designed in a Spanish Revival style. It has a low-pitched, red tile clad, gabled roof with shallow eaves. The exterior walls are clad with smooth stucco. Fenestration consists primarily of wood, multi-light casement windows. The primary (southwest) façade is characterized by a round entry tower with a recessed, arched main entry with elaborate sculpted surround...Continued below...

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

HP02

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

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



P5b. Description of Photo:

Primary facade, northeast view

*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric
☐ Both ☐ Neither

Year Built: 1928 - Documented

*P7. Owner and Address:

Name: Richard E. & Susan B. Blasco

Address: 1400 Royal Boulevard
Glendale, CA 91207

*P8. Recorded By:

Historic Resources Group
1728 Whitley Avenue
Hollywood, CA 90028

*P9. Date Recorded: 03/30/2008

*P10. Survey Type: Survey - Intensive

Survey Title: 2008 Royal Boulevard Historic
District Survey

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

City of Glendale building permits; Los Angeles County Tax Assessor records.

*Attachments:

☐ NONE

☐ Building, Structure, and Object Record

☐ Milling Station Record

Other: _____

☐ Location Map

☐ Archaeological Record

☐ Rock Art Record

☐ Sketch Map

☐ District Record

☐ Artifact Record

☒ Continuation Sheet

☐ Linear Feature Record

☐ Photograph Record

P3a.Description (continued):

A round window with a metal cross-hatch grille sits above the main entry.

A single-story, rectangular volume sits west of the main entry. It contains two sets of French doors opening onto a small front patio with low stucco wall. A projecting second story floor volume sits directly south of the entry tower. Character-defining features of the building include the red clay tile roofing, smooth stucco facades, wood casement windows, wood multi-light French doors, round central entry tower, elaborate sculpted front entry surround, protruding wooden beams, and decorative stucco grille. The property is in good condition. Its integrity is good.

*Resource Name or #: 1400 Royal Boulevard

*Recorded by: Historic Resources Group *Date: 03/30/2008



Description: South facade, north view
Photo Date: 12/27/2007



Description: North facade, south view
Photo Date: 12/27/2004



Description: Primary facade, front entry detail
Photo Date: 12/27/2007

CONTINUATION SHEET

*Recorded by: Architectural Resources Group

*Date: September 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2008 Royal Boulevard Historic Resources Survey by Historic 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 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 northeast, taken September 8, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 2 *Resource Name or # (Assigned by recorder) 1450 Royal Blvd *NRHP Status Code: 5B

B1. Historic Name: Tupper House

B2. Common Name: Tupper 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) The property was constructed in 1931 for Charles W. Tupper.

*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 1450 Royal Blvd. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the Royal Boulevard 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: 9/8/2026

(This space reserved for official comments.)



PRIMARY RECORD

Survey #:
DOE #:

Primary #: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: 5D3
Other Listings: _____
Review Code: _____ Reviewer: _____
Date: -/-/

*Resource Name or #: 1450 Royal Boulevard

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: _____ YEAR: _____ T _____ R _____ of _____ of Sec _____ B.M. _____

c. Address: 1450 Royal Boulevard City: Glendale State: CA Zip Code: 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 5650-012-004

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

The property contains a one and two-story, single-family residence of wood frame construction. The residence is irregular in plan and designed in a Spanish Revival style. It has a low-pitched, red tile clad, gabled roof with shallow eaves. The exterior walls are clad with smooth stucco. Fenestration consists primarily of steel casement windows. The primary (west) façade is characterized by a square, two-story main entrance tower with an octagonal hipped roof and chamfered corners just below the..Continued below...

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

HP02

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

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



P5b. Description of Photo:

Primary facade, northeast view.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric
☐ Both ☐ Neither

Year Built: 1931 - Documented

*P7. Owner and Address:

Name: Ronald & Roxanne Odom

Address: 1450 Royal Boulevard
Glendale, CA 91207

*P8. Recorded By:

Historic Resources Group
1728 Whitley Avenue
Hollywood, CA 90028

*P9. Date Recorded: 03/30/2008

*P10. Survey Type: Survey - Intensive

Survey Title: 2008 Royal Boulevard Historic
District Survey

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

City of Glendale building permits; Los Angeles County Tax Assessor records.

*Attachments:

☐ NONE

☐ Building, Structure, and Object Record

☐ Milling Station Record

Other: _____

☐ Location Map

☐ Archaeological Record

☐ Rock Art Record

☐ Sketch Map

☐ District Record

☐ Artifact Record

☒ Continuation Sheet

☐ Linear Feature Record

☐ Photograph Record

P3a.Description (continued):

roof line. A decorative vented cupola with metal weathervane sits atop the tower roof. Tiled entry steps lead to an arched door recessed within a shallow rectangular entryway. The second story features a decorative tile window surround above the main entrance, and a wrap-around balcony with turned-spindle wooden roof supports at the southern corner. Character-defining features of the building include red tile clad roof, smooth stucco facades, metal casement windows, decorative tile work, round "rose" window, cupola vent, and a decorative metal window grille. The property is in good condition. Its integrity is good.

*Resource Name or #: 1450 Royal Boulevard

*Recorded by: Historic Resources Group

*Date: 03/30/2008



Description: South facade, north view.
Photo Date: 12/27/2007



Description: North facade, southeast view.
Photo Date: 12/27/2007

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

***Resource Name or #** (Assigned by recorder) 2722 Rustic Lane

P1. Other Identifier: Rustic Lane Electric Substation Pump 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 2722 Rustic Ln 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 5653-011-900

***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: Utilities

Primary Architectural Style: Spanish Colonial Revival

Roof

Roof Form: flat

Roof Cladding: clay barrel tile; rolled asphalt

Roof Details: exposed rafter tails; parapet, shaped; faux exterior chimney, stucco; clay tile coping

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: applied ornamentation; arch(es)

Entrance(s)

Primary Entry Type: stoop

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

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

Primary Door Details: surround, decorative

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP9. Public utility 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, 4/23/2026

***P6. Date Constructed/Age and Sources** c. 1930 (Visual observation)

☒ 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) 2722 Rustic Lane *NRHP Status Code: 5S3

B1. Historic Name: Rustic Lane Electric Substation Pump House

B2. Common Name: _____

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

*B5. Architectural Style: Spanish Colonial Revival

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

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

*B8. Related Features: loading dock; utility electrical equipment; board formed concrete retaining wall

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: c. 1930 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 2722 Rustic Lane appears eligible for listing in the Glendale Register. It is significant for its association with early utility systems in Glendale and the expansion of municipal services in this part of the city. Constructed ca. 1930, the building is one of relatively few extant civic/institutional buildings from this formative period of city growth.

The property also appears eligible as an excellent and rare example of a 1930s electrical substation pump house disguised as a single-family residence. Its low scale and Spanish Colonial Revival style allow the utility building to blend into the surrounding Period Revival neighborhood.

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

*B12. References: (See Continuation Sheet 3)

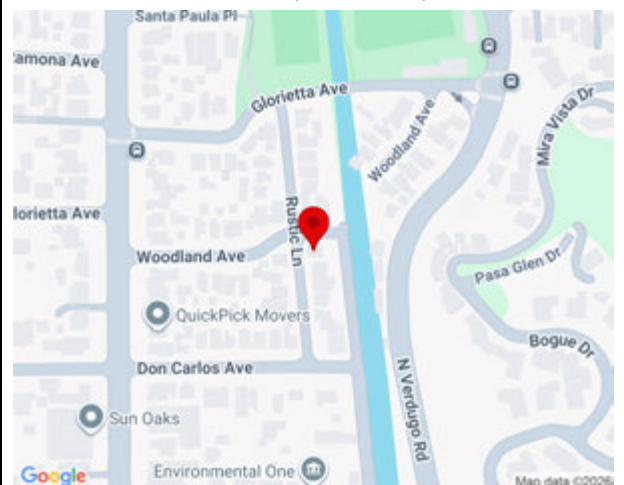
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91272

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2722 Rustic Ln

Page 3 of 3

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

Windows

Window Grouping & Type 1: faux Palladian windows with metal rail; faux
Palladian windows with metal rail

Alterations

Alterations: appears to be unaltered

***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/.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 2965 St Gregory 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 2965 Saint Gregory Rd City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5660-021-028

*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: Tudor Revival

Building Envelope

Setting: hillside; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth

Architectural Details: decorative wood elements; half-timbering

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

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

Entrance(s)

Primary Entry Type: projecting

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

Primary Door Details: surround, simple

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View southwest, 4/28/2026

*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: 4/28/2026

*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) 2965 St Gregory Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residential B4. Present Use: Single-family residential

*B5. Architectural Style Tudor Revival

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

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

*B8. Related Features: garage, attached

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 2965 St. Gregory Road 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 91331

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2965 Saint Gregory Rd

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: multi-light; surround(s), simple; transom
Window Grouping & Type 2: casement; single
Window Materials 2: wood
Window Details 2: multi-light; surround(s), simple

Alterations

Alterations: no major alterations; garage door replaced; wrought iron perimeter fence with stone piers and retaining wall added/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 3

*Resource Name or # (Assigned by recorder) San Fernando Rd Bridge - Verdugo Wash

P1. Other Identifier: 53C0226

*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 San Fernando 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 At Verdugo Wash

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

General Fields

Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type: Institutional: Infrastructure
Primary Architectural Style: N/A

Alterations

Alterations: appears to be unaltered

Bridge 53C0226 is a four-lane steel stringer/multi-beam or girder bridge spanning Verdugo Wash on San Fernando Road. It has cast concrete railings with elongated octagonal openings. A bronze plaque at southwest end bears a 1939 date and the insignia of the War Department, Department of Engineers.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP19. Bridge

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

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



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

*P6. Date Constructed/Age and Sources 1939 (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: 4/15/2026

*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) San Fernando Rd Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: San Fernando Rd Bridge - Verdugo Wash

B2. Common Name: San Fernando Rd Bridge - Verdugo Wash; Bridge 53C0226)

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

*B5. Architectural Style N/A

*B6. Construction History: (Construction date, alteration, and date of alterations) This bridge was constructed by the Army Corps of Engineers as part of a larger federally funded flood control project following devastating floods in 1934 and 1938. Verdugo Wash was widened and channelized and 10 bridges were constructed to span it; four of them are designated. The San Fernando Road bridge was completed in 1939.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1939 Property Type: Institutional Applicable Criteria: A

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

The San Fernando Road Bridge (Bridge 53C0226) appears eligible for listing in the Glendale Register. It is significant for its association with federally funded flood control projects along the waterways of the region, which helped shaped the development of Glendale in the years before World War II. Completed in 1939, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

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

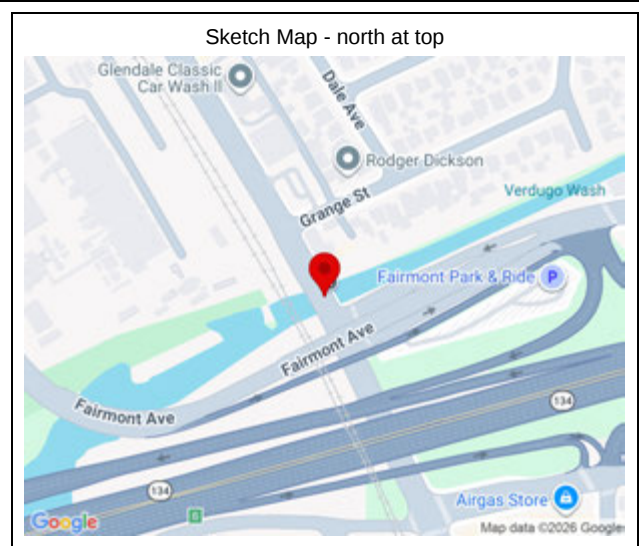
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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: San Fernando Rd

Page 3 of 3

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

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

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

"Glendale Sites." Living New Deal, accessed April 2026, <https://livingnewdeal.org/us/ca/glendale-ca/>.

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

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) 6136 San Fernando Rd

P1. Other Identifier: City of Glendale Grandview Pumping Plant

*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 6136 San Fernando Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5623-040-900

*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: Utilities
Primary Architectural Style: Utilitarian

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: parapet, flat

Entrance(s)

Primary Entry Type: unknown/not visible
Primary Door Details: unknown/not visible

Building Envelope

Setting: set back
Height: 1-story; 2-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: concrete, precast/tilt-up; concrete, reinforced
Wall Cladding: concrete, scored
Architectural Details: signage; decorative concrete elements

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP9. Public utility 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, 4/16/2026

*P6. Date Constructed/Age and Sources 1948 (Sanborn Map)

☒ 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) 6136 San Fernando Rd *NRHP Status Code: 5S3

B1. Historic Name: City of Glendale Grandview Pumping Plant

B2. Common Name: City of Glendale Grandview Pumping Plant

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

*B5. Architectural Style Utilitarian

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed as a pumping plant with settling basin in 1948.

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

*B8. Related Features: entry gate; ancillary building(s)

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1948 Property Type: Institutional Applicable Criteria: A

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

The Grandview Pumping Plant at 6136 San Fernando Rd appears eligible for listing in the Glendale Register. It is significant for its association with the expansion of municipal services as Glendale grew after World War II. Constructed in 1948, the property is a rare remaining example of an early postwar utility building.

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

*B12. References: (See Continuation Sheet 3)

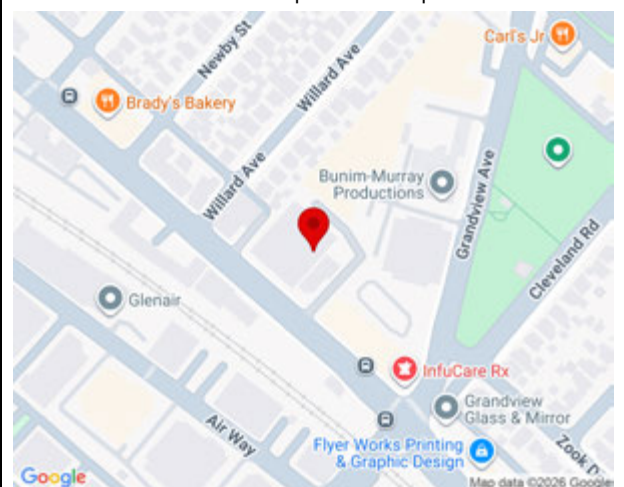
B13. Remarks: None

*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: 6136 San Fernando Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; recessed
Window Materials 1: steel
Window Details 1: multi-light; wire glass
Window Grouping & Type 2: single; paired; recessed
Window Materials 2: steel
Window Details 2: multi-light; wire glass

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) 6401 San Fernando Rd

P1. Other Identifier: Jos Feigelbaum Building; Grand Central Market; Allen & Huck 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 6401 San Fernando Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5627-001-001

***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: No Style

Roof

Roof Form: flat; pyramidal

Roof Cladding: standing seam metal; material unknown

Roof Details: parapet, flat; parapet, stepped

Entrance(s)

Primary Entry Type: flush; storefront

Primary Door Type & Material: double door; fully glazed; recessed; aluminum

Primary Door Details: sidelights; transom

Secondary Entry Type: stoop

Secondary Entry Materials & Details: flooring, concrete; handrail(s); railing, metal; steps, concrete; ramp, concrete

Secondary Door Type & Material: double door; fully glazed; recessed; aluminum

Secondary Door Details: sidelights; transom

Building Envelope

Setting: corner; flush at sidewalk

Height: 1-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: concrete, poured/board-formed; concrete, reinforced

Wall Cladding: stucco, textured

Architectural Details: applied ornamentation; pilasters; stringcourse; tower volume; canted corner (originally had entry)

(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, 4/16/2026

***P6. Date Constructed/Age and Sources** 1925 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara 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) 6401 San Fernando Rd *NRHP Status Code: 6L

B1. Historic Name: Jos Feigelbaum Building; Grand Central Market; Allen & Huck Market

B2. Common Name: Dollar Tree

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

*B5. Architectural Style: No Style

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed as a warehouse in 1925 by builder Ray S. Fox for owner Joseph Feigelbaum. In 1929, it became a neighborhood market, known as Grand Central Terminal Market or Grand Central Market by the 1930s. The market's operators, Allen & Huck, owned three stores in Los Angeles in addition to this one. A 1940 newspaper article notes

(continued on page 3)

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: Ray S. Fox

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

Period of Significance: _____ 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 6401 San Fernando Dr. appears significant as one of the earliest industrial-commercial properties in this area of Glendale and a catalyst for growth adjacent to San Fernando Boulevard. Constructed in 1925 as a warehouse and soon converted to use as a market, it is associated with patterns of early industrial/commercial development and reflects the neighborhood scale of business districts during this time period. Research indicates the property also has an association with the local Japanese American community.

Due to extensive alterations, the property does not retain sufficient physical integrity to convey its historical associations and significance. It may warrant special consideration in local planning.

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: 6401 San Fernando Rd

Page 3 of 3

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

Windows

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

Alterations

Alterations: windows replaced, all; restuccoed, incompatible; awning(s) added; decorative elements removed; door replaced, primary; door replaced, secondary; entrance altered, primary; signage added/replaced; storefront altered; window openings altered, primary; window openings altered, secondary; window openings infilled, secondary; arched details infilled

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

the market's proprietor as Jack Numamoto and a clerk as R. Kaito, indicating a Japanese American association. Like other Japanese Americans in California, Kazuichi "Jack" Numamoto was imprisoned in an internment camp soon after the U.S. entered World War II; in his case, it was the Rohwer camp in Arkansas. Newspaper advertisements from March 1942 advertise the sale of Grand Central Market's fruit and vegetable department, likely forced by Numamoto's incarceration. Alterations observed in the field are listed in P3a. Description.

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

"Allen and Huck Markets' 12th Birthday This Week." The Southwest Wave, June 14, 1940.

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/.

"Handle Public Market Produce and You'll Be Taken to Court!" Los Angeles Times, August 22, 1940.

"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.

"Numamoto, Kazuichi Jack." Densho Digital Repository, accessed June 2026, https://ddr.densho.org/names/far-ancestry:9-rohwer_numamoto_1883_kazuichi.

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) 6406 San Fernando Rd

P1. Other Identifier: Continental Meat & Sausage Co.

*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 6406 San Fernando Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5623-029-002

*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: Delicatessen/meat market

Primary Architectural Style: Tudor Revival

Roof

Roof Form: gable, cross; flat

Roof Cladding: composition shingle; material unknown

Roof Details: parapet, flat; windows at gable ends

Entrance(s)

Primary Entry Type: storefront

Primary Entry Materials & Details: awning; flooring, tile; decorative wall tile

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

Primary Door Details: sidelights

Building Envelope

Setting: flush at sidewalk

Height: 1 1/2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: unknown

Wall Cladding: stucco, smooth; tile

Architectural Details: half-timbering; decorative wood elements; corbels; mail slot, metal

(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 north, 4/16/2026

*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: 4/16/2026

*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) 6406 San Fernando Rd *NRHP Status Code: 5S3

B1. Historic Name: Continental Meat & Sausage Co.

B2. Common Name: Continental Gourmet Sausage Co.

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

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1962. By 1968, and possibly earlier, it was occupied by the Continental Meat & Sausage Co. German deli and market, a business founded elsewhere in Glendale in 1933. The business has continued through several owner changes, with wurstmacher Eugen Goetz operating it between 1986 and 2011; he won multiple national

(continued on page 3)

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1962-present 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 6406 San Fernando Rd. 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, and as the longtime home of a German sausage business. Constructed in 1962 and occupied by the Continental Sausage Co. from at least 1968 to the present time, the property is associated with an important local business and with the German American community.

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: 6406 San Fernando 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: shutter(s), all; painted mural over glass
Window Grouping & Type 2: single; fixed
Window Materials 2: wood
Window Details 2: shutter(s), all
Window Grouping & Type 3: single; single-hung
Window Materials 3: aluminum
Window Details 3: awning(s)

Alterations

Alterations: windows replaced, some, secondary; addition, rear

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

awards for his sausages. 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.

"Our History." Continental Gourmet Sausage Co., accessed June 2026, <https://continentalgourmetsausage.com/our-history/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 6700 San Fernando Rd (signage only)

P1. Other Identifier: Motel Glen Capri signage

*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 6700 San Fernando Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5624-012-030

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

Two historic neon signs on the Glen Capri Motel property; the building itself is significantly altered. One sign is a large, rectangular, structural pylon with stucco cladding at the entrance from San Fernando Road; it is double-sided and bears metal and neon letters reading MOTEL GLEN CAPRI. The other sign is a smaller, wall-mounted metal and neon sign on the building's east elevation reading MOTEL OFFICE with an arrow. Both appear to date to 1957, when the motel was constructed.

Alterations

Alterations: restuccoed, compatible

(continued on page 3)

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

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

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



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

*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: 4/16/2026

*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) 6700 San Fernando Rd (signage only) *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) The Motel Glen Capri signs appear to be original to the motel property, which was designed by architect Joyce Miller and constructed for the Hy-Dix Corp. in 1957. While the building is extensively altered, the two extant metal and neon signs appear intact. The larger sign's structural pylon has been restuccoed.

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

*B8. Related Features: signage

B9a. Architect: Joyce Miller b. Builder: _____

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

Period of Significance: 1957 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 signs at 6700 San Fernando Road appear eligible for listing in the Glendale Register. Constructed in 1957, they are significant as excellent and rare remaining examples of mid-20th century motel signage in Glendale and exhibit the distinctive features associated with this type from the period.

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: 6700 San Fernando Rd

Page 3 of 3

***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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

***Resource Name or #** (Assigned by recorder) 6300-6320 San Fernando Rd

P1. Other Identifier: Aurora 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 6300-6320 San Fernando Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5623-030-017

***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
Secondary Architectural Style: Spanish Colonial Revival

Building Envelope

Setting: corner; set back
Height: 1 1/2-story; 4-story clock tower volume
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; brick masonry
Architectural Details: decorative stucco elements; pilasters; arch(es); clock tower volume

Roof

Roof Form: flat; hipped; conical
Roof Cladding: material unknown; composition shingle
Roof Details: parapet, flat; finial(s)

Entrance(s)

Primary Entry Type: storefront; multiple
Primary Entry Materials & Details: awning
Primary Door Type & Material: single door; double door; fully glazed; aluminum
Primary Door Details: transom
Secondary Entry Type: flush; multiple
Secondary Door Type & Material: single door; unknown/not visible
Secondary Door Details: arched; security 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 north, 4/16/2026

***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) 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) 6300-6320 San Fernando Rd *NRHP Status Code: 5S3

B1. Historic Name: Aurora Market

B2. Common Name: Clock Tower Plaza

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

*B5. Architectural Style Commercial Vernacular; Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by notable local architect Alfred J. Priest and constructed by builder I. Cline for original owner the Davis Glendale Company in 1930. It was an early drive-in market, originally known as the Aurora Market and containing storefronts for a meat shop, a produce shop, a general grocery, a drug store, a delicatessen, and a

(continued on page 3)

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

*B8. Related Features: surface parking

B9a. Architect: Alfred J. Priest b. Builder: I. Cline

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

Period of Significance: 1930 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 6300-6320 San Fernando Rd. 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. Designed by notable local architect Alfred J. Priest and constructed in 1930 as the Aurora Market, the property is one of relatively few extant commercial buildings from this formative period of neighborhood growth. It is also a rare remaining example of an early drive-in market, oriented toward customers arriving by automobile and bearing a prominent clock tower to draw attention from the street.

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: 6300-6320 San Fernando Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; storefront
Window Materials 1: aluminum
Window Grouping & Type 2: single; grouped; sliding, horizontal
Window Materials 2: aluminum
Window Grouping & Type 3: single; casement
Window Materials 3: steel
Window Details 3: multi-light

Alterations

Alterations: restuccoed, compatible; awning(s) added; decorative elements removed; rooftop mechanical equipment added; signage added/replaced; storefronts replaced

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

Van de Kamp's bakery. A 1931 advertisement noted its proximity to the Grand Central Air Terminal and stated it was open until 11 PM every day. 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.

"Aurora Market" display advertisement. Burbank Daily Evening Review, January 2, 1931.

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/>.

"Investment Represents \$60,000." Los Angeles Times, May 25, 1930.

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 3

*Resource Name or # (Assigned by recorder) 6530 San Fernando Rd

P1. Other Identifier: Chili Bowl (original)

*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 6530 San Fernando Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5623-025-037

*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: Restaurant
Primary Architectural Style: Programmatic

Roof

Roof Form: flat
Roof Cladding: rolled asphalt; material unknown
Roof Details: parapet, flat; vents

Building Envelope

Setting: corner; flush at sidewalk
Height: 1-story
Plan: circular; irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: planter(s); full-width, cantilevered, flat stuccoed
canopy curves around most of the building's circular volume

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: steps, concrete
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: unknown/not visible
Secondary Door Type & Material: unknown/not visible

(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 north, 4/16/2026

*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: 4/16/2026

*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) 6530 San Fernando Rd

*NRHP Status Code: 5S3/3CS

B1. Historic Name: Chili Bowl

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style Programmatic

*B6. Construction History: (Construction date, alteration, and date of alterations) This building was constructed in 1933 as part of the local Chili Bowl chain of restaurants; like other Chili Bowls, its programmatic/mimetic design with a rounded main volume was meant to evoke a bowl of chili. By 1945, the restaurant was being operated as a White Bowl restaurant, a Chili Bowl competitor. Alterations observed in the field are

(continued on page 3)

*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; Architecture - Programmatic/Mimetic Area Glendale

Period of Significance: 1933

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 6530 San Fernando Rd. appears eligible for listing in the Glendale Register and the California 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 1933, the property is one of relatively few extant commercial buildings from this formative period of neighborhood growth and a rare surviving example of a Chili Bowl restaurant.

Los Angeles entrepreneur Arthur Whizin established his first Chili Bowl in 1931, and by 1941 had expanded his brand to an 18-location regional chain. All of the Chili Bowl locations were well known for their distinctive Programmatic design, meant to evoke a bowl of chili. Whizin downsized the chain during World War II, and by 1947 all of the locations were closed. Most of the buildings were repurposed by other businesses - in some cases, like that of the subject property, another chili specialist moved in. Only a handful of Chili Bowl buildings remain extant and recognizable in Los Angeles County today; in 2022, the Los Angeles Conservancy counted five (one of which was subsequently lost).

The property is eligible as a rare remaining example of Programmatic commercial architecture, a rare resource type generally. 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.

Programmatic/Mimetic architecture arose in the 1920s and '30s as a distinctive roadside commercial style as automobile travel became widespread. Buildings in this idiom look like giant (or miniature) non-architectural objects, from hot dogs to hats, essentially serving as three-dimensional advertising for their brand or the product they sold. Programmatic buildings take their form directly from the product sold (in this property's case, a bowl of chili). Mimetic buildings mimic a form which may not be directly related to the product but are nonetheless eye-catching; one example is the famous Brown Derby in Los Angeles.

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

None

*B12. References: (See Continuation Sheet 3)

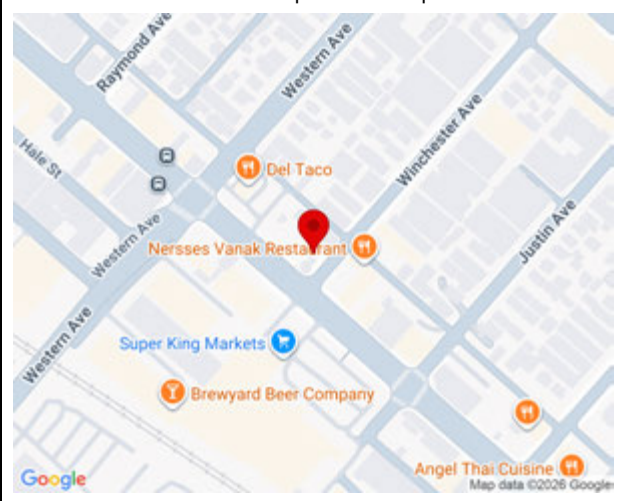
B13. Remarks: None

*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: 6530 San Fernando Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed
Window Materials 1: wood
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: multi-light, top sash
Window Grouping & Type 3: paired; single-hung
Window Materials 3: non-original material
Window Details 3: faux multi-light

Alterations

Alterations: windows replaced, some, secondary; wall or fence added, perimeter; window openings infilled, secondary; doors and some windows boarded up; rooftop signage removed

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

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.

"Chili Bowl, West Los Angeles (Demolished)." Los Angeles Conservancy, accessed April 2026, <https://www.laconservancy.org/learn/historic-places/chili-bowl-west-los-angeles/>.

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 3

*Resource Name or # (Assigned by recorder) 1360 San Luis Rey 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 1360 San Luis Rey 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 5614-025-011

*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: Mediterranean Revival

Roof

Roof Form: gable-on-hip; low-pitched
Roof Cladding: clay barrel tile
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: stucco, smooth

Entrance(s)

Primary Entry Type: recessed; stoop
Primary Entry Materials & Details: arch(es)
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 south, 4/21/2026

*P6. Date Constructed/Age and Sources 1924 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/21/2026

*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) 1360 San Luis Rey 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: Mediterranean Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Alfred Priest in 1924. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: none

B9a. Architect: Priest, Alfred b. Builder: _____

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

Period of Significance: 1924 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1360 San Luis Rey 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. Constructed in 1924, 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 Alfred Priest.

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.

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)

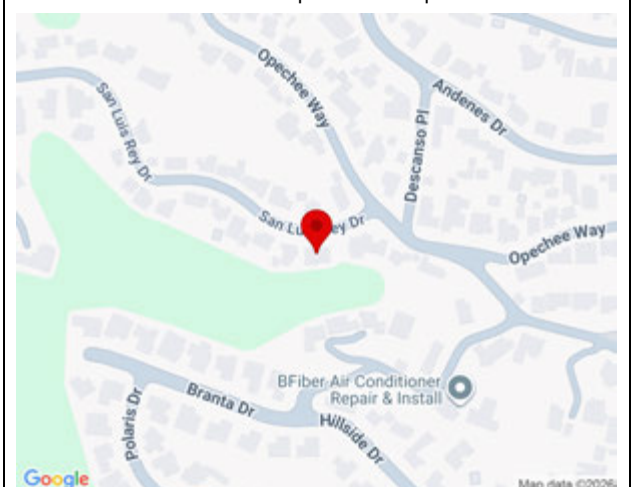
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91323

*Date of Evaluation: 4/21/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1360 San Luis Rey 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 Grouping & Type 3: casement; grouped
Window Materials 3: wood
Window Details 3: multi-light; transom

Alterations

Alterations: grilles added/replaced; tile added to porch

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

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 3

*Resource Name or # (Assigned by recorder) 1640 Santa Maria 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 1640 Santa Maria 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 5614-001-027

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Dutch Colonial Revival

Building Envelope

Setting: set back
Height: 2-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: wood, channel

Roof

Roof Form: gambrel
Roof Cladding: composition shingle
Roof Details: dormer(s), window roof; exterior chimney, brick; gable vent

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: steps, brick
Primary Door Type & Material: single door; paneled; wood
Primary Door Details: multi-light; sidelights; pilasters

(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, 9/8/2026

*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) Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91333

*P9. Date Recorded: 9/8/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1640 Santa Maria 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: Dutch 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: garage, detached

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1926 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1640 Santa Maria Avenue appears eligible for listing in the Glendale Register. It is an excellent example of Dutch Colonial Revival architecture as applied to a single-family residence. 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 Dutch Colonial Revival style is an iteration of the American Colonial Revival style, which grew out of the U.S. Centennial Exposition of 1876, 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. Like American Colonial Revival, Dutch 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 front or side gambrel roofs, often with prominent central dormer windows; 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)

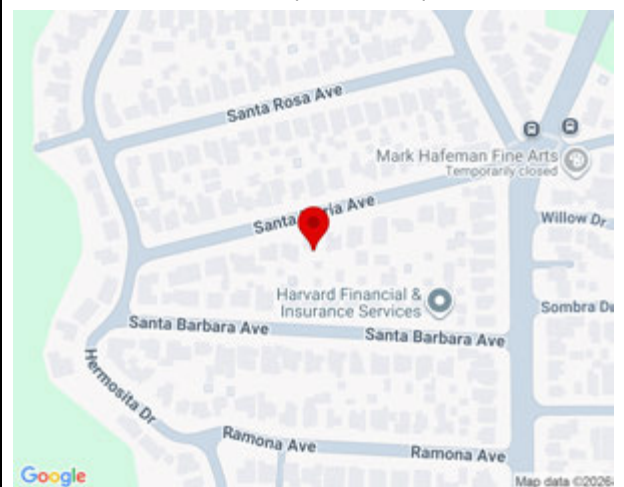
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Jade Mothé, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91333

*Date of Evaluation: 9/8/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1640 Santa Maria Ave

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: multi-light; shutter(s), all

Alterations

Alterations: appears to be unaltered

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

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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1554 Sheridan Rd

P1. Other Identifier: John K. and Lorraine L. Elfstrom 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 1554 Sheridan Rd City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5659-012-020

*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: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: concrete masonry unit; wood, vertical board
Architectural Details: breeze block

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide; exterior chimney, concrete masonry unit

Entrance(s)

Primary Entry Type: recessed
Primary Door Type & Material: double door; paneled; wood
Primary Door Details: surround, simple; transom

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View west, 4/28/2026

*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) 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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) 1554 Sheridan Rd *NRHP Status Code: 5S3B1. Historic Name: John K. and Lorraine L. Elfstrom 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 Jones & Emmons and built by Given & Benjamin, Inc. for John K. and Lorraine L. Elfstrom in 1957. A side addition designed by Edward Thurman was built in 1964.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____*B8. Related Features: carport; handrail(s); retaining wall, stone; steps, stoneB9a. Architect: Jones, Quincy A. & Emmons, Frederick; Thurman, Edward (1964 addition) b. Builder: Given & Benjamin, Inc*B10. Significance: Theme Architecture - Modernism Area GlendalePeriod of Significance: 1957-1964 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 1554 Sheridan Road 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 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 master architecture firm Jones & Emmons. The residence features a 1964 addition by architect Edward Thurman, who designed residences and residential additions during the postwar period; the addition is significant in its own right.

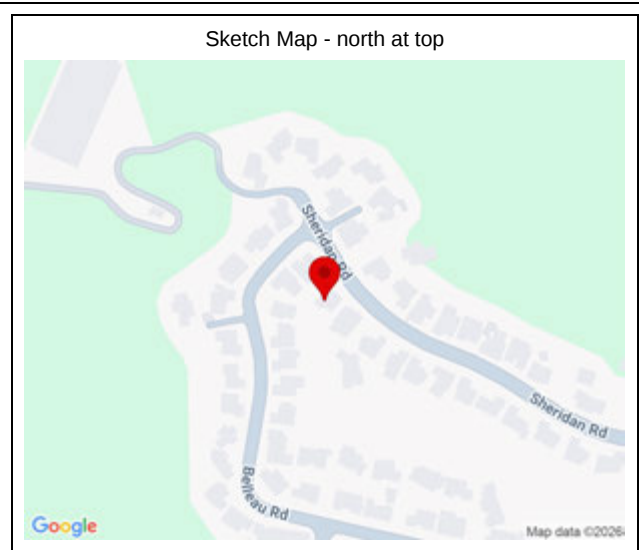
Frederick E. Emmons, Jr. graduated from Cornell University with a degree in architecture in 1929, and after working for the New York firm of McKim, Mead & White, moved to Los Angeles in 1932. There he met A. Quincy Jones when they were both employed at Allied Engineers in San Pedro. Jones had moved to 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 91349*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1554 Sheridan Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: unknown/not visible

Alterations

Alterations: addition, side

***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) 1560 Sheridan Rd

P1. Other Identifier: James J. and Marie H. Jordan 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 1560 Sheridan Rd City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5659-012-021

*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: 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: post-and-beam; wood frame
Wall Cladding: stucco, smooth; wood, vertical board

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, open; eaves, wide; exposed rafter tails; interior chimney, concrete masonry unit

Entrance(s)

Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: posts, wood; flooring, concrete
Primary Door Type & Material: single door; slab door; wood
Primary 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 southwest, 4/28/2026

*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) 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) 1560 Sheridan Rd

*NRHP Status Code: 5S3

B1. Historic Name: James J. and Marie H. Jordan 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 Jones & Emmons for owners James J. and Marie H. Jordan in 1957.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: carport

B9a. Architect: Jones, Quincy A. & Emmons, Frederick

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 1560 Sheridan Road 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 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 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 Sunnyslands, 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)

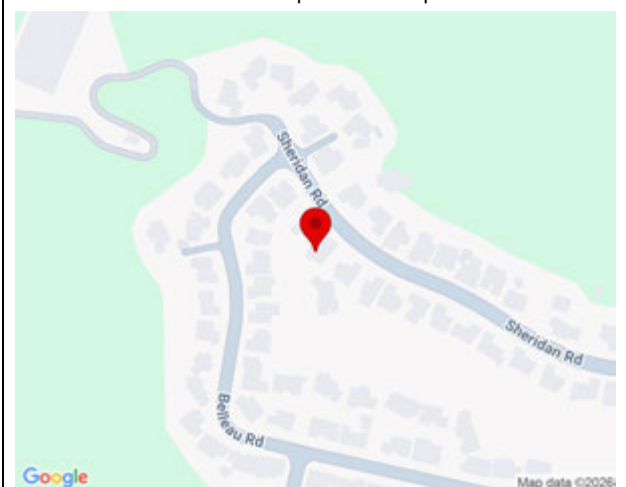
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91289

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1560 Sheridan Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; jalousie/louver
Window Materials 1: metal
Window Details 1: surround(s), simple

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) 327 Sinclair 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 327 Sinclair Ave City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5661-013-019

*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: Mid-Century Modern

Roof

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

Entrance(s)

Primary Entry Type: multiple
Primary Door Type & Material: single door; slab door; wood; recessed

Building Envelope

Setting: set back
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board
Architectural Details: exterior stairway(s); bris soleil

(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 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) 327 Sinclair 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 property was constructed in 1963.

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

*B8. Related Features: soft-story parking; hanging globe lights

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1963 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 327 Sinclair Ave appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as 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.

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)

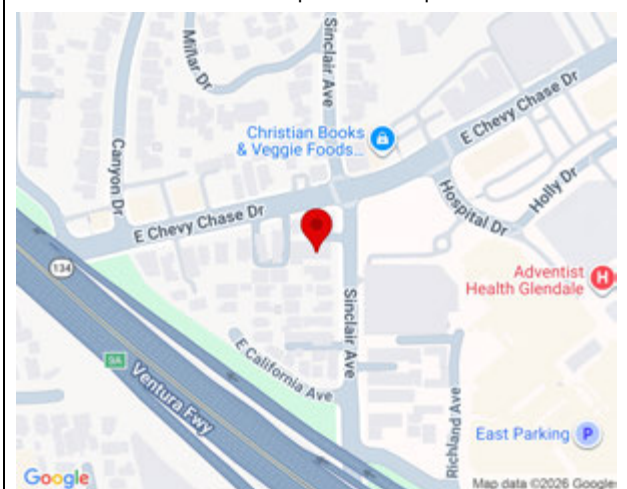
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91358

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 327 Sinclair Ave

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: single; sliding, horizontal
Window Materials 2: aluminum

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) 2445 Sleepy Hollow 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 2445 Sleepy Hollow 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 5666-019-010

*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
Secondary Architectural Style: Late Gothic Revival

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 2-story; 3-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, textured
Architectural Details: dentils; stone cornice; tower volume

Roof

Roof Form: flat; gable, cross
Roof Cladding: composition shingle; rolled asphalt
Roof Details: crenellated tower; parapet, stepped

Entrance(s)

Primary Entry Type: projecting
Primary Entry Materials & Details: awning; cheek walls; entry gate; steps, concrete
Primary Door Type & Material: double door; plank door; wood
Primary Door Details: arched

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View north, 4/28/2026

*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: 4/28/2026

*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) 2445 Sleepy Hollow 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; Late Gothic Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1929. According to secondary sources and real estate listings, it was originally built for silent film actress Bertha Richter but she never lived there. Primary sources have not been found to confirm this information. The first documented owner was actor/screenwriter John Gilbert, who died here in 1936. Alterations

(continued on page 3)

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

*B8. Related Features: retaining wall, concrete; ancillary building(s)

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 2445 Sleepy Hollow Drive appears eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture with Gothic Revival and Eclectic elements as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. Its large scale and unusual details including towers, crenellations, and overall massing make it a unique example of a faux castle.

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.

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.

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 91330

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2445 Sleepy Hollow Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired; single
Window Materials 1: wood
Window Details 1: diamond pane; grille(s), wrought iron; surround(s), decorative
Window Grouping & Type 2: fixed; single
Window Materials 2: glass block
Window Details 2: grille(s), wrought iron
Window Grouping & Type 3: awning; fixed; single
Window Materials 3: wood

Alterations

Alterations: windows replaced, some, primary

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

***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) 800 Sonora Ave

P1. Other Identifier: WED Enterprises

*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 Sonora 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 5627-019-071

*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

Primary Architectural Style: Industrial Vernacular

Roof

Roof Form: flat

Roof Cladding: material unknown

Roof Details: parapet, flat; metal parapet cap

Building Envelope

Setting: corner; not fully visible from public right-of-way; set back;
primary facade faces east toward parking lot, away from Sonora Ave.

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: concrete, precast/tilt-up

Wall Cladding: concrete

Entrance(s)

Primary Entry Type: unknown/not visible

(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 southwest, 6/5/2026

*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) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

*P9. Date Recorded: 6/5/2026

*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 Sonora Ave *NRHP Status Code: 6L

B1. Historic Name: WED Enterprises

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 property was constructed in 1960. Between 1961 and 1965, its tenant was Walter Elias Disney Enterprises (WED), the research and development division of the Walt Disney Company. Walt Disney established this location away from the main studio in Burbank and soon expanded his company's footprint into an entire creative campus in the Grand Central (continued on page 3)

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

*B8. Related Features: surface parking; signage; parking booth

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Post-WWII Industrial Development, 1945-2000 Area Glendale

Period of Significance: _____ 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 800 Sonora Avenue appears significant as the first location associated with Walter Elias Disney Enterprises (WED) and the Disney company generally in Glendale. WED (now Walt Disney Imagineering), the research and development division of the company responsible for the planning and design of Disneyland (1952), occupied this property between 1961 and 1965, when it moved to 1401 Flower St. The iconic multimedia company went on to develop a larger creative campus in this area.

Based on partial visibility from the public right of way, the property does not appear to retain sufficient physical integrity to convey its historical association with WED. It may warrant special consideration in local planning.

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: 6/5/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 800 Sonora Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed
Window Materials 1: metal

Alterations

Alterations: addition, front; windows replaced,
all; decorative elements removed

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

Industrial Center. WED, later rebranded as Walt Disney Imagineering, left this property to move into the former Studio Girl Cosmetics headquarters at 1401 Flower St. in 1965. The property at 800 Sonora Avenue received alterations including a rounded front addition after 1965. 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.

"Subsidiary of Disney Moves Plant." Valley Times, June 16, 1965.

"The Story of Imagineering." Walt Disney Imagineering, accessed June 2026, <https://sites.disney.com/waltdisneyimagineering/our-story/#:~:text=1986,imagination%20and%20technical%20know%2Dhow>.

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) 1306 Sonora Ave

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

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
c. Address 1306 Sonora 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 5622-023-020

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Auto-related

Primary Architectural Style: Commercial Vernacular

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: parapet, stepped

Entrance(s)

Primary Entry Type: flush

Primary Entry Materials & Details: awning

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

Primary Door Details: sidelights; transom

Building Envelope

Setting: flush at sidewalk

Height: 1-story

Plan: irregular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry

(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 southeast, 5/11/2026

***P6. Date Constructed/Age and Sources** 1925 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

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

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

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

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

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1306 Sonora Ave

*NRHP Status
Code:

7PDC/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 1925 for use as an auto service station. Since then it has been converted for use as a preschool. The property shares a parcel with 1435 W. Kenneth Rd., a 1935 service station. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

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

Area Glendale

Period of Significance: 1925

Property Type: Commercial

Applicable Criteria: A

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

In addition to being a contributor to the potential Kenneth Village Commercial Historic District, the property at 1306 Sonora Avenue appears individually eligible for listing in the Glendale Register. It is significant for conveying patterns of early commercial development in this part of Glendale, reflecting the neighborhood scale of business districts during this time period. Constructed in 1925, the property is one of relatively few extant commercial buildings from this formative period of neighborhood growth.

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

None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91266

*Date of Evaluation: 5/11/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1306 Sonora Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped; pivot; pivot
Window Materials 1: metal
Window Details 1: awning(s); multi-light

Alterations

Alterations: storefront altered

***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 3

*Resource Name or # (Assigned by recorder) 1314 Sonora 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 1314 Sonora 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 5622-023-019

*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: Tudor Revival

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Roof

Roof Form: hipped; steeply pitched

Roof Cladding: composition shingle

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

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: entry roof; posts, wood

Primary Door Type & Material: single door; 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 east, 9/18/2026

*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) 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) 1314 Sonora Ave*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was built on spec by Genevieve Lund, who lived at 1321 Sonora Ave. In 2023, it received a compatible rear addition that is not visible from the public right of way.

*B7. Moved?



No



Yes



Unknown

Date: _____

Original Location: _____

*B8. Related Features: garage, detached; walkway, brick; mature pine tree

B9a. Architect: _____

b. Builder: Genevieve Lund*B10. Significance: Theme Architecture - 20th Century Period RevivalsArea GlendalePeriod of Significance: 1926Property Type: Single-family residentialApplicable 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 1314 Sonora Ave appears eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture as applied to a single-family residence, reflecting a modest English cottage iteration of the style. Constructed in 1926, 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. Its designer-builder, Genevieve Lund, was one of very few women builders working in Southern California at the time, and constructed numerous residences in Glendale.

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. High-style 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. The more modest English cottage subtype, of which the subject property is an example, is characterized by one-story height, steeply pitched hipped roofs, simple stucco cladding, and rustic details including decorative shutters.

The house's builder, Genevieve Lund, was a prolific local contractor working in Glendale and Burbank. Residing at 1321 Sonora Avenue, she appears to have specialized in constructing single-family residences on spec, although she also built at least one multi-family residential building, the 1931 Art Deco 1100 La Boice Drive in South Glendale. In January 1926 alone, Lund obtained permits to construct nine houses on Kenneth Rd., Sonora Ave., Raymond Ave., and Western Ave. By May 1926, she was advertising 1314 Sonora Avenue for sale as a "Builder's Bargain." In February 1927, she constructed a "Builder's Arcade" on N. San Fernando Road to display building materials for the trades. The next month, a Los Angeles Times profile characterized her as "a Glendale housewife, who, unaided, has built eighty homes here and sold all but four of them" through handmade for-sale signs. It states "she has, inexperienced and unbacked, drawn her own plans, designed her own exteriors and superintended her own construction," indicating that Lund designed as well as built her structures.

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

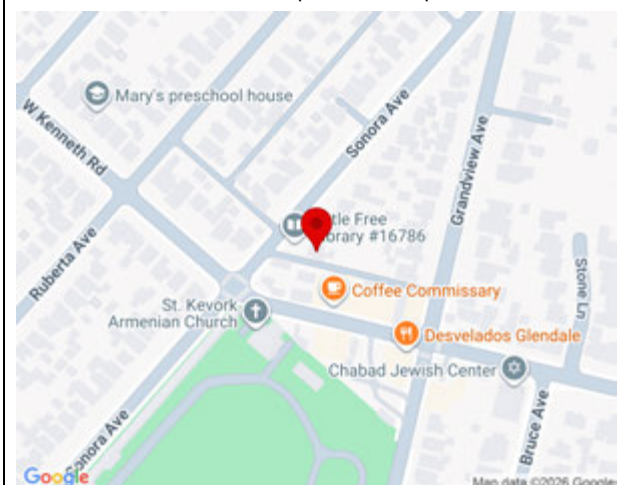
None

*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: 1314 Sonora Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood
Window Details 1: multi-light; planter box(es); shutter(s), all
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light; shutter(s), all

Alterations

Alterations: addition, rear

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

"Arcade Under Way." Burbank Daily Evening Review, February 24, 1927, 4.

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

"Brings Self and Glendale Fame." Los Angeles Times, March 6, 1927, 83.

"Builder's Bargain" classified ad. Los Angeles Times, May 23, 1926, 105.

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>.

"Record Surpasses January in 1925." Pasadena Star-News, February 2, 1926, 10.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1363 Sonora 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 1363 Sonora 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 5622-022-024

*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: Tudor Revival

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured

Architectural Details: tower volume; wing wall

Roof

Roof Form: gable, cross; conical; steeply pitched

Roof Cladding: composition shingle

Roof Details: exterior chimney, stucco; gable vent; tower(s); weathervane

Entrance(s)

Primary Entry Type: stoop; tower

Primary Entry Materials & Details: cheek walls; handrail(s); low wall, stucco; steps, concrete; awning

Primary Door Type & Material: single door; 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 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 RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1363 Sonora 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 Tudor 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: garage, detached

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 1363 Sonora Ave. appears eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

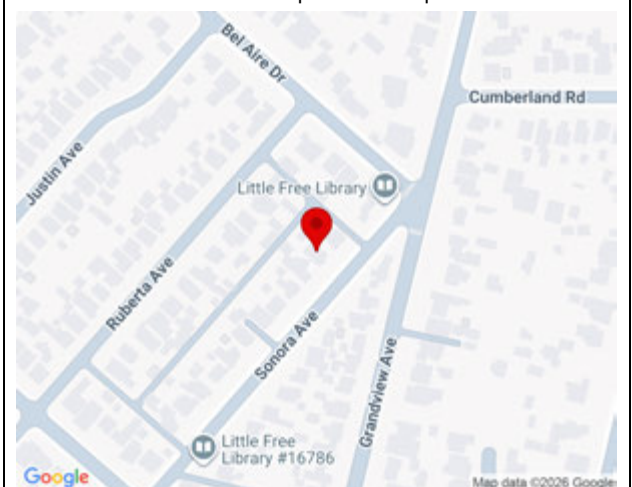
B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1363 Sonora Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; grouped; casement
Window Materials 1: wood
Window Details 1: diamond pane; multi-light; awning(s), some

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>.

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) 228 Spencer 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 228 Spencer St City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5633-004-015

*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: Storybook

Roof

Roof Form: cat slide; conical; gable, cross

Roof Cladding: wood shake

Roof Details: chimney pots; interior chimney, stucco

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stone; stucco, smooth; wood, clapboard

Architectural Details: arch(es); half-timbering; tower volume

Entrance(s)

Primary Entry Type: recessed

Primary Entry Materials & Details: posts, wood

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

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 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: 4/27/2026

*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) 228 Spencer 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: Storybook

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1927.

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

*B8. Related Features: carport

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

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

The Storybook subtype is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular stucco finish.

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 91290

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 228 Spencer St

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; single
Window Materials 1: wood
Window Details 1: accidentals; leaded glass; multi-light; stained glass
Window Grouping & Type 2: single
Window Materials 2: wood
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 3

*Resource Name or # (Assigned by recorder) 407 Spencer 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 407 Spencer St City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5633-016-017

*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; elevated from street level

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Architectural Details: decorative wood elements; planter(s)

Roof

Roof Form: gable, cross; flat

Roof Cladding: composition shingle

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

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: cheek walls; decorative beams;

entry roof; flooring, concrete; piers, brick; posts, wood; steps, concrete

Primary Door Type & Material: single door; unknown/not visible

Primary Door Details: security door; 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 north, 4/15/2026

*P6. Date Constructed/Age and Sources 1919 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/15/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 407 Spencer 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 1919. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached; steps, concrete; cheek walls, brick

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Arts and Crafts Area Glendale

Period of Significance: 1919 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 407 Spencer St. appears eligible for listing in the Glendale Register. It is an excellent example of Craftsman architecture as applied to a single-family residence, representing the Airplane Bungalow subtype. 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. In addition to these character-defining features, the subject property exhibits nested gables, elaborate decorative wood joinery, shaped purlin ends, a "floating" horizontal wood beam at the porch, and alternating-width shingle rows.

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: 407 Spencer 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: surround(s), decorative
Window Grouping & Type 2: tripartite; casement
Window Materials 2: wood
Window Details 2: multi-light, top sash; surround(s), decorative
Window Grouping & Type 3: single; casement
Window Materials 3: wood
Window Details 3: multi-light, top sash; surround(s), decorative

Alterations

Alterations: windows replaced, some, primary; windows replaced, some, secondary; garage door replaced; 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>.

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) 549 Spencer 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 549 Spencer St City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5634-010-023

*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: Craftsman

Secondary Architectural Style: American Foursquare/Classic Box

Building Envelope

Setting: set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Architectural Details: decorative wood elements

Roof

Roof Form: hipped; steeply pitched

Roof Cladding: composition shingle

Roof Details: eaves, flared; eaves, open; exposed purlins

Entrance(s)

Primary Entry Type: stoop

Primary Entry Materials & Details: cheek walls; columns; entry roof;

flooring, concrete; piers, wood; railing, wood; steps, concrete

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

paneled

Primary Door Details: decorative hardware; surround, simple

Secondary Entry Type: partial-width porch, projecting

Secondary Entry Materials & Details: columns; entry roof; railing, wood

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

paneled; wood

Secondary Door Details: multi-light

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1911 (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) 549 Spencer 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; American Foursquare/Classic Box

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1911 at 448 Kenneth Rd. In 1922, owner Gus Merrill had it moved to its current location; a 1923 city directory listed F.T. Taylor as the occupant. Window replacements (compatible) and addition of shutters happened ca. 2011. Between 2017 and 2022, a rear detached garage was replaced with a 2-story ancillary building,

(continued on page 3)

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: 1922 (permit) Original Location: 448 Kenneth Rd

*B8. Related Features: ancillary building(s); porte cochere

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1911-1922 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 549 Spencer 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 1911, the building was moved here from its original location a few blocks away in 1922. 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

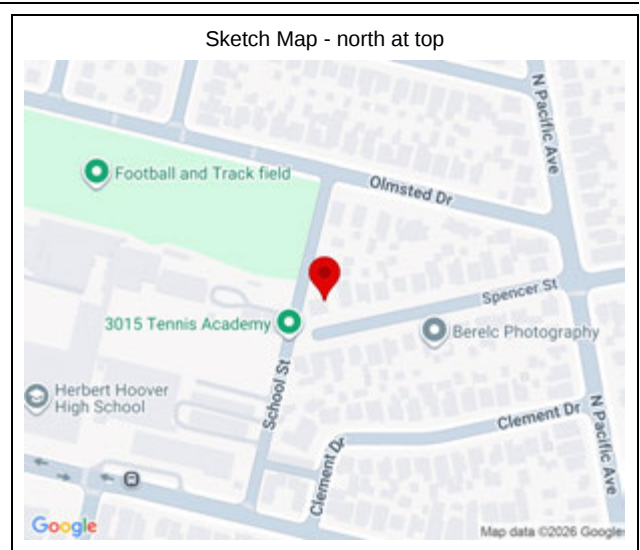
*B12. References: (See Continuation Sheet 3)

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: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 549 Spencer St

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; paired; double-hung

Window Materials 1: non-original material

Window Details 1: shutter(s), some; surround(s), simple; metal screen(s)

Alterations

Alterations: windows replaced, all; door replaced, secondary; garage altered/replaced; porch steps altered/replaced; shutters added; porte cochere added

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

and a porte cochere was added at the side of the house. 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) 1706-1710 Standard Ave

P1. Other Identifier: Crystalite Products

*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 1706-1710 Standard 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 5624-015-006

*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: Manufacturing
Primary Architectural Style: Commercial Vernacular
Secondary Architectural Style: Industrial Vernacular

Building Envelope

Setting: flush at sidewalk
Height: 1-story; 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: brick masonry
Wall Cladding: stucco, smooth
Architectural Details: arch(es)

Roof

Roof Form: flat; barrel vaulted
Roof Cladding: material unknown
Roof Details: parapet, flat

Entrance(s)

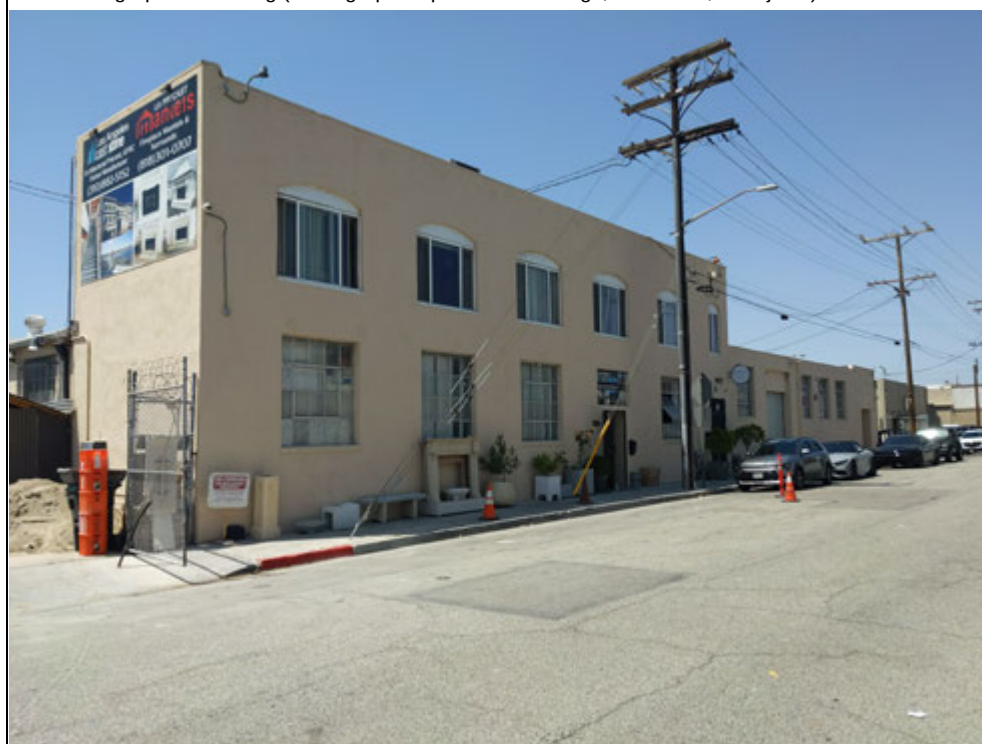
Primary Entry Type: stoop; recessed
Primary Door Type & Material: single door; fully glazed; aluminum; recessed
Secondary Entry Type: stoop
Secondary Entry Materials & Details: steps, concrete
Secondary Door Type & Material: single door; fully glazed; aluminum; recessed
Secondary Door Details: transom

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building; 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 south, 4/17/2026

*P6. Date Constructed/Age and Sources 1927-1930 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1706-1710 Standard Ave *NRHP Status Code: 5S3

B1. Historic Name: Crystalite Products
B2. Common Name: Los Angeles Cast Stone
B3. Original Use: Industrial B4. Present Use: Industrial

*B5. Architectural Style: Commercial Vernacular; Industrial Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) This property's westernmost, one-story volume was constructed for Crystalite Products in 1927 as a manufacturing facility. In 1929-1930, the larger eastern volume was added to expand operations; its partial second story contained offices, with manufacturing and warehouse behind. A rear addition was constructed between 1940 and 1944. Crystalite sold

(continued on page 3)

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

*B8. Related Features: ancillary building(s)

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Pre-WWII Industrial Development, 1919-1944 Area Glendale

Period of Significance: 1927-1930 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 1706-1710 Standard Ave. appears eligible for listing in the Glendale Register. It is significant for conveying patterns of early industrial development in this part of Glendale, adjacent to San Fernando Road prior to the development of the Grand Central industrial area. Constructed in two stages between 1927 and 1930, it is one of relatively few extant industrial buildings from this formative period of city growth and is one of the earliest in the area.

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

*B12. References: (See Continuation Sheet 3)

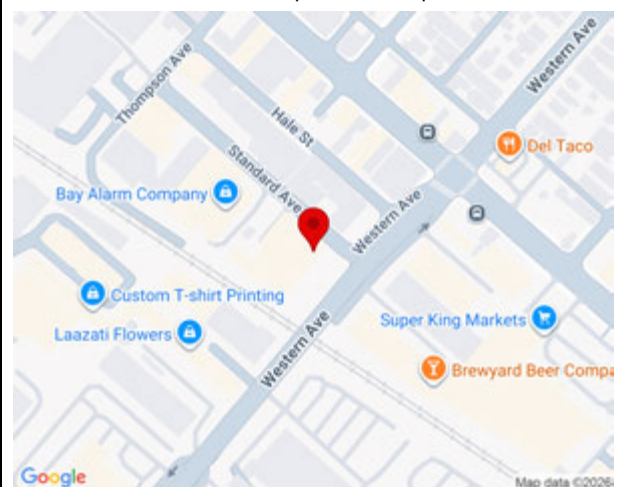
B13. Remarks: None

*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: 1706-1710 Standard Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; awning; fixed
Window Materials 1: steel
Window Details 1: multi-light
Window Grouping & Type 2: tripartite; fixed; sliding, horizontal
Window Materials 2: vinyl
Window Details 2: surround(s), simple
Window Grouping & Type 3: single; sliding, horizontal
Window Materials 3: vinyl
Window Details 3: surround(s), simple

Alterations

Alterations: windows replaced, some, primary; door replaced, primary;
door replaced, secondary; security door added; signage added/replaced;
upper story window transoms infilled

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

its equipment at auction in 1943 and a furniture manufacturer moved in to the eastern volume; it was still there in 1950, with the western volume occupied by the Hollywood Doll Manufacturing Co. A narrow side addition shown as a stock room was constructed at the west volume between 1944 and 1950. 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) 400 W Stocker 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 400 W Stocker St City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5636-001-037

*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: hipped; gambrel

Roof Cladding: composition shingle

Roof Details: bargeboard(s); eaves, open; exterior chimney, stone

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured; wood, shingle; stone, natural

Architectural Details: decorative wood elements; half-timbering

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: cheek walls; entry roof; flooring, concrete; piers, stone; steps, concrete; squat angled column piers atop stone piers

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

Primary Door Details: surround, decorative

Secondary Entry Type: partial-width porch, projecting

Secondary Entry Materials & Details: entry roof

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 southwest, 4/15/2026

*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) 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) 400 W Stocker 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 1912. In 1953, a detached multi-family residential building (1155 N Columbus Ave.) was added at the rear of the parcel. The building at 400 W. Stocker St. remains a single-family residence. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: ancillary building(s)

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1912 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 400 W. Stocker 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 1912, 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

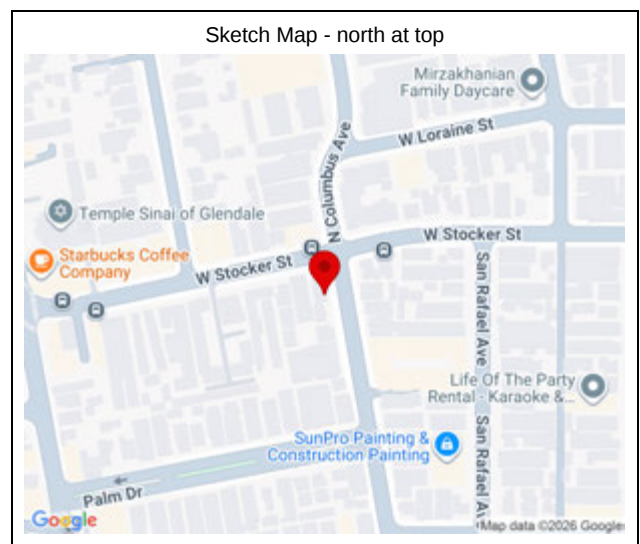
*B12. References: (See Continuation Sheet 3)

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: 400 W Stocker 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: surround(s), decorative
Window Grouping & Type 2: single; fixed
Window Materials 2: wood
Window Details 2: surround(s), decorative; transom
Window Grouping & Type 3: single; casement
Window Materials 3: wood
Window Details 3: multi-light; surround(s), decorative

Alterations

Alterations: restuccoed, compatible; roof material replaced, compatible;
chimney altered; 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.

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) 420 W Stocker 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 420 W Stocker St City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5636-001-020

*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

Building Envelope

Setting: not fully visible from public right-of-way; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: decorative wood elements

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

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

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Entry Materials & Details: flooring, concrete; piers, stucco;
steps, concrete

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

Primary Door Details: surround, simple

(continued on page 3)

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

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

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



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

*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) 420 W Stocker 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 1910, with the original address 1620 Stocker St. In 1953, a detached multi-family residential building was constructed at the rear of the parcel. The subject property at 420 W. Stocker St. appears to remain a single-family residence. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: ancillary building(s)

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1910 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 420 W. Stocker 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 1910, 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: 420 W Stocker St

Page 3 of 3

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

Windows

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

Alterations

Alterations: roof material replaced, compatible; 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.

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) 541 Suncourt Terr

P1. Other Identifier: Matilda Sweet 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 541 Suncourt Terr 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 5666-008-018

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

General Fields

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

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: exterior chimney, brick; parapet, flat; eaves, wide; eaves, closed

Building Envelope

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

Entrance(s)

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

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View southwest, 4/28/2026

*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: 4/28/2026

*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) 541 Suncourt Terr*NRHP Status Code: 5S3B1. Historic Name: Matilda Sweet House

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 designed by Richard Neutra in 1940. It is the mirror image of 542 Suncourt Terrace, which was designed by Neutra the year before. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: garage, attachedB9a. Architect: Neutra, Richard

b. Builder: _____

*B10. Significance: Theme Architecture - ModernismArea GlendalePeriod of Significance: 1940Property Type: Single-family residentialApplicable 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 541 Suncourt Terrace 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 1940, 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 Richard Neutra. It mirrors 542 Suncourt Terrace across the street, which was designed by Neutra the year before.

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).

Richard Neutra (1892-1979), FAIA, was born in Vienna, Austria, in 1892. He graduated from the Technische Hochschule in Vienna in 1917. After World War I, Neutra moved to Switzerland and then to Germany, before joining the office of Erich Mendelsohn in Berlin in 1921. In 1923, Neutra immigrated to the United States by way of Chicago along with fellow Austrian architect Rudolph Schindler. Together, they are credited with bringing European Modernism to America. Neutra worked with Frank Lloyd Wright, and followed him to Los Angeles in the early 1920s. After collaborating with Schindler for several years, Neutra established his own practice in 1926. The Lovell "Health" House (1927-29), widely recognized as one of the most important houses of the 20th century, came very early in his career. It is praised for its use of concrete and for being the first completely steel-framed residence in the United States.

Over the following decades, Neutra refined his style and material palette. His earlier houses were general conceived as a series of interlocking minimal boxes. In later works these boxes, dissolve in to a series of planes and lines dynamically sliding past each other in three-dimensional collages, as in the Sorrells House (1956-57). Neutra was also responsible for several large public commissions, either individually or in partnership with other architects. These included the Corona, the Channel Heights Community in San Pedro (1941-42), the Corona School in Bell (1935), Eagle Rock Park Clubhouse (1953), and the Los Angeles County Hall of Records (1962, with Robert Alexander, Honnold & Rex, and Herman Light). Between 1949 and 1958, he worked in partnership with Robert Alexander. Other notable projects include the VDL Research House in Silverlake (1933), the Kaufmann House in Palm Springs (1946), and the Perkins House in Pasadena (1955).

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 91338

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 541 Suncourt Terr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: metal; vinyl

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.

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 3

*Resource Name or # (Assigned by recorder) 542 Suncourt Terr

P1. Other Identifier: Phillip Gill 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 542 Suncourt Terr 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 5666-007-016

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

General Fields

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

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, wide; interior chimney, brick; parapet, flat; eaves, closed

Building Envelope

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

Entrance(s)

Primary Entry Type: recessed
Primary Door Type & Material: single door; slab door; wood

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View east, 4/28/2026

*P6. Date Constructed/Age and Sources 1939 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/28/2026

*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) 542 Suncourt Terr

*NRHP Status
Code:

5S3/3CS,3S

B1. Historic Name: Phillip Gill House

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 designed by Richard Neutra and built by Eric F. Nelson for Phillip Gill in 1939. In 1940, the Neutra-designed 541 Suncourt Terrace across the street was constructed to mirror this one. A Neutra-designed addition was added to 542 Suncourt Terrace between 1944 and 1952.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: garage, attachedB9a. Architect: Neutra, Richardb. Builder: Nelson, Eric F.*B10. Significance: Theme Architecture - ModernismArea GlendalePeriod of Significance: 1939-1952Property Type: Single-family residentialApplicable Criteria: C/3/3

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

The property at 542 Suncourt Terrace appears eligible for listing in the Glendale Register. It also appears eligible for listing in the California and National Registers. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. Constructed in 1939, 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 Richard Neutra, who designed an addition as well as the original house. In 1940, the Neutra-designed 541 Suncourt Terrace across the street was constructed to mirror the subject property.

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).

Richard Neutra (1892-1979), FAIA, was born in Vienna, Austria, in 1892. He graduated from the Technische Hochschule in Vienna in 1917. After World War I, Neutra moved to Switzerland and then to Germany, before joining the office of Erich Mendelsohn in Berlin in 1921. In 1923, Neutra immigrated to the United States by way of Chicago along with fellow Austrian architect Rudolph Schindler. Together, they are credited with bringing European Modernism to America. Neutra worked with Frank Lloyd Wright, and followed him to Los Angeles in the early 1920s. After collaborating with Schindler for several years, Neutra established his own practice in 1926. The Lovell "Health" House (1927-29), widely recognized as one of the most important houses of the 20th century, came very early in his career. It is praised for its use of concrete and for being the first completely steel-framed residence in the United States.

Over the following decades, Neutra refined his style and material palette. His earlier houses were general conceived as a series of interlocking minimal boxes. In later works these boxes, dissolve in to a series of planes and lines dynamically sliding past each other in three-dimensional collages, as in the Sorrells House (1956-57). Neutra was also responsible for several large public commissions, either individually or in partnership with other architects. These included the Corona, the Channel Heights Community in San Pedro (1941-42), the Corona School in Bell (1935), Eagle Rock Park Clubhouse (1953), and the Los Angeles County Hall of Records (1962, with Robert Alexander, Honnold & Rex, and Herman Light). Between 1949 and 1958, he worked in partnership with Robert Alexander. Other notable projects include the VDL Research House in Silverlake (1933), the Kaufmann House in Palm Springs (1946), and the Perkins House in Pasadena (1955).

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 91337

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 542 Suncourt Terr

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: surround(s), simple

Alterations

Alterations: addition, side

***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 3

*Resource Name or # (Assigned by recorder) 1271 Swarthmore 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 1271 Swarthmore 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 5665-005-002

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Ranch, Contemporary
Secondary Architectural Style: Mid-Century Modern

Building Envelope

Setting: hillside; set back
Height: 1 1/2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board
Architectural Details: planter(s)

Roof

Roof Form: gable, front; low-pitched
Roof Cladding: composition shingle
Roof Details: eaves, closed; eaves, wide; eaves, open; exposed
purlins; exterior chimney, stucco

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: steps, stone; railing, metal;
handrail(s)
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, 4/29/2026

*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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) 1271 Swarthmore Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residential B4. Present Use: Single-family residential*B5. Architectural Style: Ranch, Contemporary; Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Richard Stoddard and built by owner/contractor College Hills, Inc. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____*B8. Related Features: garage, integratedB9a. Architect: Stoddard, Richard b. Builder: College Hills, Inc.*B10. Significance: Theme Architecture - Modernism Area GlendalePeriod 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 1271 Swarthmore Drive appears eligible for listing in the Glendale Register. It is an excellent example of Contemporary Ranch architecture with Mid-Century Modern 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. It is also eligible for its design by notable Los Angeles architect Richard Stoddard.

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.

Richard Stoddard was a prominent architect of Mid Century and Late Modern residential architecture throughout Los Angeles County. In 1958, he was contracted with Los Angeles Rec and Parks to design pools and clubhouses for parks in the San Fernando Valley. Following this work, he started working on tract homes, beginning in San Pedro for Chacksfield Homes in 1959. He designed the Merit Gardens, a cooperative apartment complex in Gardena (extant) and more tract homes in Gardena and Carson, all for Chacksfield Homes. He then worked with the company on Montecillo Luxury Homes in Rolling Hills Estates in 1960. He continued designing tract homes throughout the 60s, expanding to Whittier, Marina Del Rey, Thousand Oaks, Woodland Hills and the Pacific Palisades. He lived and worked in Sherman Oaks. In the 1970s, Stoddard, designed more one-off homes and townhouses, especially in west Los Angeles. He won the AIA Merit Award for residential multifamily for Sea Point in San Diego.

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 91287*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1271 Swarthmore Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; paired
Window Materials 1: wood
Window Details 1: transom; wood louvers
Window Grouping & Type 2: fixed; floor-to-ceiling; grouped
Window Materials 2: wood
Window Details 2: transom
Window Grouping & Type 3: skylight; skylight

Alterations

Alterations: garage door replaced; visible skylights; no major alterations

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

City of Glendale. Building permits, various dates.

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2336 Sylvan Lane

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 2336 Sylvan Ln 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 5653-015-023

*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: American Colonial Revival

Roof

Roof Form: hipped

Roof Cladding: composition shingle

Roof Details: bracket(s); eaves, boxed; eaves, wide; exterior chimney, brick

Building Envelope

Setting: set back

Height: 2-story

Plan: square

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: wood, shingle

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: columns

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 east, 4/24/2026

*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: 4/24/2026

*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) 2336 Sylvan Lane *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residential B4. Present Use: Single-family residential

*B5. Architectural Style American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1925.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Suburban Development through WWII, 1910-1944 Area Glendale

Period of Significance: 1925 Property Type: Single-family residential Applicable Criteria: C

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

The property at 2336 Sylvan Lane 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 also an excellent example of American Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

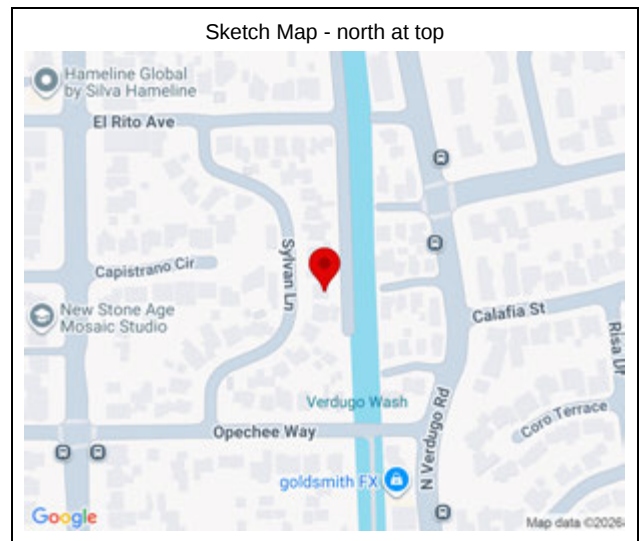
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91325

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2336 Sylvan Ln

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung; paired
Window Materials 1: wood
Window Details 1: multi-light, top sash; shutter(s), all
Window Grouping & Type 2: casement; single
Window Materials 2: wood
Window Details 2: shutter(s), all

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>.