

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
PRIMARY RECORD	Trinomial _____
	NRHP Status Code: <u>5S3</u>
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: N. Adams St.-E. Glenoaks Blvd.-Verdugo Rd. Multi-Family Residential Historic District

P1. Other Identifier: N. Adams St.-E. Glenoaks Blvd.-Verdugo Rd. Multi-Family Residential Historic District

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 Location:** ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

*b. USGS 7.5' Quad: Date: T:, R:; B.M.

c. Address: Various City: Glendale Zip: 91206

d. UTM: Zone mE/ mN

e. Other Locational Data: Various APNs

***P3a. Description:**

The N. Adams St.-E. Glenoaks Blvd.-Verdugo Rd. Multi-Family Residential Historic is located in the northeastern portion of the study area. The irregularly shaped historic district occupies flat terrain and features a curved and diagonal street pattern. It encompasses two east-west blocks along E. Glenoaks Boulevard, extending from properties fronting N. Verdugo Road on the east to properties on both sides of N. Adams St. on the west. The district contains 22 properties, all of which are contributing resources (100%). Contributing properties were constructed between 1941 and 1948.

The district consists exclusively of multi-family residential development, including courtyard apartments, apartment houses, bungalow courts, and duplexes. The one- and two-story buildings are set back from the street and are designed in the Minimal Traditional style, characterized by simple massing, smooth stucco wall cladding with wood lap accents, multi-lite windows, shallow entrance porches, and restrained ornamentation derived from the Tudor Revival, Colonial Revival, and Ranch styles. District features include concrete curbs and sidewalks with integrated planting strips, asphalt roadways and service alleys, and street trees.



***P3b. Resource Attributes:** HP3. Multiple family property

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

P5b. Description of Photo: View southeast, HRG, 2026.

***P6. Date Constructed/Age and Source:** 1940-1949; Los Angeles County Assessor

☒ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:**

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

***P9. Date Recorded:** June 1, 2026

***P10. Survey Type:** Intensive

***P11. Report Citation:** Architectural Resources Group, "East-West Glendale Study Area Intensive Survey," (prepared for the City of Glendale, 2026).

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

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*Resource Name or #: N. Adams St.-E. Glenoaks Blvd.-N. Verdugo Rd. Multi-Family Residential Historic District

D1. Historic Name:

D2. Common Name: N. Adams St.-E. Glenoaks Blvd.-N. Verdugo Rd. Multi-Family Residential Historic District

***D3. Detailed Description:**

The N. Adams St.-E. Glenoaks Blvd.-N. Verdugo Rd. Multi-Family Residential Historic District is located in the northeastern portion of the study area. The irregularly shaped district occupies flat terrain and features a curved and diagonal street pattern. It encompasses two east-west blocks along E. Glenoaks Boulevard, extending from properties fronting N. Verdugo Road on the east to properties on both sides of N. Adams St. on the west. (*see continuation sheet*)

***D4. Boundary Description:**

The N. Adams St.-E. Glenoaks Blvd.-N. Verdugo Rd. Multi-Family Residential Historic District includes multi-family residential parcels on the south side of E. Glenoaks Blvd., the west side of N. Verdugo Road, and both sides of N. Adams Street.

***D5. Boundary Justification:**

The N. Adams St.-E. Glenoaks Blvd.-N. Verdugo Rd. Multi-Family Residential Historic District is a cohesive concentration of intact 1940s multi-family residential development in northeast Glendale. The district generally occupies the multi-family residential portion of Tract No. 12547, a subdivision developed by Gregg's Artistic Homes during World War II. The tract was originally planned with distinct single-family and multi-family residential areas. Although many of the tract's single-family homes have been altered, the multi-family residences remain largely intact. The district generally corresponds to the tract's surviving multi-family residential section south of E. Glenoaks Boulevard. It reflects the increased demand for housing associated with wartime population growth and the expansion of Southern California's defense industry following U.S. entry into World War II. The district retains its original planning intent and integrity from its period of significance.

D6. Significance:

Theme: Suburban Development through WWII (1910-1944); Post-WW II Multi-Family Residential Development (1945-2000)

Area: Glendale, CA

Period of Significance: 1941-1948

Applicable Criteria: A, G

The N. Adams St.-E. Glenoaks Blvd.-N. Verdugo Rd. Multi-Family Residential Historic District appears eligible for local designation as a City of Glendale Historic District under District Criteria A and G. It is significant as a cohesive concentration of intact 1940s multi-family residential development in northeast Glendale. The district is part of Tract No. 12547, a subdivision developed by Gregg's Artistic Homes and recorded on July 21, 1941.¹ Located just south of the junction of N. Glendale Avenue and N. Verdugo Road, the tract was planned with distinct single- and multi-family residential areas and was developed through 1948. Early advertisements indicated a preference for defense workers, reflecting wartime housing needs and the region's expanding defense industry even before the U.S. entered the war. The district boundary generally corresponds to the tract's multi-family component and retains its original planning and development intent. Of its 22 properties, all are contributing, conveying the district's significance as a rare wartime-era multi-family residential neighborhood in Glendale. (*see continuation sheet*)

***D7. References:**

Aerial Photography Collection. University of California, Santa Barbara Library.

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

Glendale News-Press via newspapers.com.

Los Angeles County Assessor-Recorder.

Los Angeles Times via Proquest. Los Angeles Public Library.

Sanborn Fire Insurance Maps. Los Angeles Public Library.

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

Date: June 1, 2026

Affiliation and Address: Historic Resources Group, 556 S. Fair Oaks Ave., Suite 101-514, Pasadena, CA 91105

¹ Tract No. 12547 Map, recorded July 21, 1941.

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***D3. Detailed Description** (continued):

The district is part of Tract No. 12547, subdivided in 1941. The tract contains two residential areas: Verdugo Circle Drive north of E. Glenoaks Boulevard, developed with Minimal Traditional single-family homes, and lots south of E. Glenoaks Boulevard, developed with Minimal Traditional multi-family residences. The district corresponds to the tract's more intact multi-family residential section south of E. Glenoaks Boulevard.

The district consists exclusively of multi-family residential development, including courtyard apartments, apartment houses, bungalow courts, and duplexes. The one- and two-story buildings are set back from the street and designed in the Minimal Traditional style, characterized by simple massing, smooth stucco wall cladding with wood lap accents, multi-lite windows, shallow entrance porches, and restrained ornamentation derived from the Tudor Revival, Colonial Revival, and Ranch styles. District features include concrete curbs and sidewalks with integrated planting strips, asphalt roadways and service alleys, and mature trees.

The district contains 22 properties, all of which are contributing resources (100%). Contributing properties were constructed between 1941 and 1948.

D6. Significance (continued):

The area that would become Tract No. 12547 was largely undeveloped in 1938, with only limited residential development along both sides of North Adams Street, as shown in a 1938 aerial photograph.² Following the tract's subdivision in 1941, the area was redeveloped and organized into two distinct residential zones. The horseshoe-shaped Verdugo Circle Drive, north of E. Glenoaks Boulevard, was developed with Minimal Traditional single-family homes, while the lots south of E. Glenoaks Boulevard were developed with Minimal Traditional multi-family residences of varying sizes, including courtyard apartments, apartment houses, bungalow courts, and duplexes. The tract was fully built out by 1950, as confirmed by the 1950 Sanborn Fire Insurance map.³

Newspaper advertisements from 1942 promoted the tract's convenient bus access and monthly rents ranging from \$38.50 to \$52.50. Advertised amenities included spacious living rooms and bedrooms, separate dining rooms, bathrooms with both tubs and showers, gas furnaces, and garages. These advertisements also indicate that tenants or buyers working in defense-related industries were given priority for housing, reflecting wartime efforts to ensure that essential workers in Southern California's rapidly expanding defense sector had access to nearby housing.⁴

Gregg's Artistic Homes was founded in Glendale in 1934 by Kansas-born licensed contractor Alice Lee Gregg Johnson Ingledue (1906–1996), one of California's early women contractors. Although she lacked formal training and had studied history in college, she entered the building industry after her husband, John Lee Gregg, was bedridden with tuberculosis for more than a year, leaving her as the family's sole source of income. The firm maintained an office on Lexington Drive in Glendale.⁵ Following her husband's recovery, the couple expanded their activities into real estate development and home construction.⁶ By 1941, Alice had partnered with her husband and brother-in-law, Clarence B. Gregg, as shown on the subdivision map for Tract No. 12547.⁷ Developed during World War II, the tract may have been among the firm's last wartime projects. Construction slowed during the war and the company temporarily ceased operations, but it resumed afterward and continued building homes until 1956.

In 1958, the couple's son, John L. Gregg, reestablished the firm. Additional family members later joined the business, and the Gregg Development Company emerged in the postwar period as its broader land holding and development arm.⁸ In the early 1980s, the Gregg Development Company subdivided hillside lots above the Oakmont Country Club. Despite initial City opposition, a plan was approved. A later, larger proposal, Oakmont V, was rejected after a decade of community and environmental opposition. In 2003, Gregg's Artistic Homes sold the land to the City and the Santa Monica Mountains Conservancy for \$25 million, and it became the Verdugo Mountains Open Space Preserve.⁹

² Aerial photograph, Flight ID AXJ-1938, frame 44-6, January 1, 1938.

³ Sanborn Fire Insurance map, Glendale, vol. 2, sheet 298, 1950.

⁴ *Los Angeles Times*, May 31, 1942; June 21, 1942; July 12, 1942.

⁵ *Los Angeles Times*, May 31, 1942; June 21, 1942; July 12, 1942.

⁶ *Los Angeles Times*, "Winning OK for Hillside Plan is an Uphill battle for Gregg," August 17, 1999; *Glendale News-Press*, "The Griggs Have Long History of Building in Glendale," December 26, 2002.

⁷ Tract No. 12547 Map, recorded July 21, 1941.

⁸ *Los Angeles Times*, "Winning OK for Hillside Plan is an Uphill battle for Gregg," August 17, 1999; *Glendale News-Press*, "The Griggs Have Long History of Building in Glendale," December 26, 2002.

⁹ *Los Angeles Times*, "Glendale Project Replaced by Park," April 1, 2003.

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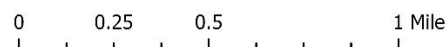
D6. Significance (continued):

While most of the single-family homes in Tract No. 12547 along Verdugo Circle Drive have been altered, the multi-family residences south of E. Glenoaks Boulevard remain largely intact; this portion of the tract comprises potential N. Adams St./E. Glenoaks Blvd./N. Verdugo Rd. Multi-Family Residential Historic District. The district continues to function as a multi-family residential neighborhood. Contributing properties retain their original setbacks, scale and massing, floor plans, Minimal Traditional style, and character-defining features. The historic district also retains its original tract features, including its street grid, sidewalks, curbs, service alleys, planting strips, and street trees.



N. Adams St./E. Glenoaks Blvd./Verdugo Rd. Multi-Family Residential Historic District

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



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District Map



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Property List

APN	Address	Type	Date	Style	Status	Status Code
5646-022-011	800 N Adams St	Multi-family residential - Courtyard Apartment	1942	Minimal Traditional	Contributor	7PDC
5646-024-007	805 N Adams St	Multi-family residential - Apartment House	1947	Minimal Traditional	Contributor	7PDC
5646-022-012	806 N Adams St	Multi-family residential - Courtyard Apartment	1942	Minimal Traditional	Contributor	7PDC
5646-022-022	809 N Adams St	Multi-family residential - Courtyard Apartment	1947	Minimal Traditional	Contributor	7PDC
5646-022-013	810 N Adams St	Multi-family residential - Courtyard Apartment	1947	Minimal Traditional	Contributor	7PDC
5646-022-023	811 N Adams St	Multi-family residential - Courtyard Apartment	1947	Minimal Traditional	Contributor	7PDC
5646-022-014	814 N Adams St	Multi-family residential - Courtyard Apartment	1946	Minimal Traditional	Contributor	7PDC
5646-022-024	815 N Adams St	Multi-family residential - Apartment House	1946	Minimal Traditional	Contributor	7PDC
5646-022-019	819 N Adams St	Multi-family residential - Courtyard Apartment	1946	Minimal Traditional	Contributor	7PDC
5646-022-018	823 N Adams St	Multi-family residential - Courtyard Apartment	1942	Minimal Traditional	Contributor	7PDC
5646-022-017	829 N Adams St	Multi-family residential - Courtyard Apartment	1941	Minimal Traditional	Contributor	7PDC
5646-022-016	1112 E Glenoaks Blvd	Multi-family residential - Apartment House	1942	Minimal Traditional	Contributor	7PDC
5646-022-015	1200 E Glenoaks Blvd	Multi-family residential - Courtyard Apartment	1946	Minimal Traditional	Contributor	7PDC
5646-022-045	1210 E Glenoaks Blvd	Multi-family residential - Bungalow Court	1942	Minimal Traditional	Contributor	7PDC
5646-022-009	1212 E Glenoaks Blvd	Multi-family residential - Courtyard Apartment	1948	Minimal Traditional	Contributor	7PDC
5646-022-008	1216 E Glenoaks Blvd	Multi-family residential - Courtyard Apartment	1948	Minimal Traditional	Contributor	7PDC
5646-022-026	1220 E Glenoaks Blvd	Multi-family residential - Courtyard Apartment	1948	Minimal Traditional	Contributor	7PDC
5646-022-005	809 N Verdugo Rd	Multi-family residential - Courtyard Apartment	1946	Minimal Traditional	Contributor	7PDC
5646-022-004	813 N Verdugo Rd	Multi-family residential - Courtyard Apartment	1946	Minimal Traditional	Contributor	7PDC
5646-022-003	817 N Verdugo Rd	Multi-family residential - Duplex	1946	Minimal Traditional	Contributor	7PDC
5646-022-002	821 N Verdugo Rd	Multi-family residential - Duplex	1946	Minimal Traditional	Contributor	7PDC
5646-022-001	825 N Verdugo Rd	Multi-family residential - Duplex	1946	Minimal Traditional	Contributor	7PDC

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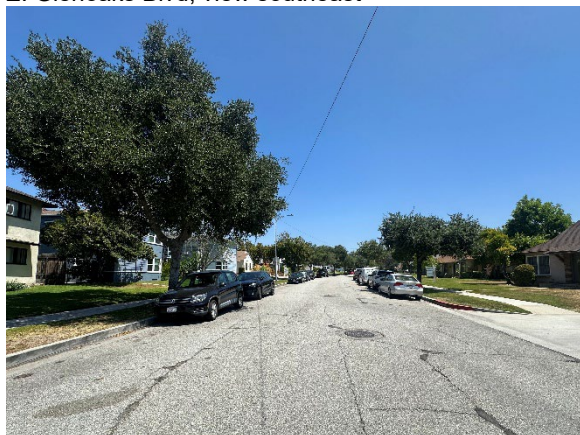
Context Views



E. Glenoaks Blvd, view southeast



E. Glenoaks Blvd., view southeast



N. Adams St., view northeast



N. Adams St., view southwest