

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1850 Deermont 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 Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles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 1850 Deermont Rd City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5648-030-056

*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 Regency Revival

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; finial(s)

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: applied ornamentation; piers, wood

Entrance(s)

Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: piers, brick
Primary Door Type & Material: double door; paneled; wood
Primary Door Details: sidelights

(continued on page 3)

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

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

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



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

*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: 4/27/2026

*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) 1850 Deermont Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Late Regency Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by Van E. Badlus for Leonard Radcliff in 1963.

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

*B8. Related Features: garage, attached

B9a. Architect: _____ b. Builder: Badlus, Van E.

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

Period of Significance: 1963 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 1850 Deermont Road appears eligible for listing in the Glendale Register. It is an excellent example of Late Regency 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.

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

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

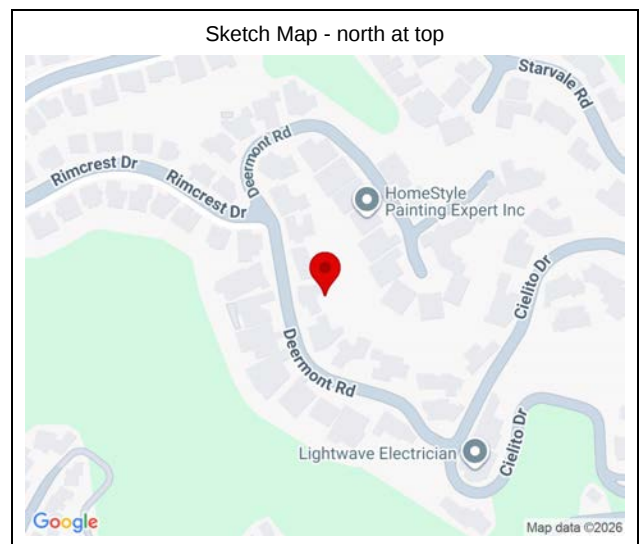
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91359

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1850 Deermont 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: wood fins; wood fins
Window Grouping & Type 2: bay, bowed; fixed
Window Materials 2: metal
Window Grouping & Type 3: single; sliding, horizontal
Window Materials 3: aluminum

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1930 Deermont 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 1930 Deermont Rd City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5648-030-038

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mid-Century Modern
Secondary Architectural Style: Regency Revival, Late

Building Envelope

Setting: corner; elevated from street level; hillside
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth

Roof

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

Entrance(s)

Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: handrail(s); posts, wood; steps, concrete
Primary Door Type & Material: double door; slab door
Primary Door Details: obscure glass; sidelights

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View south, 6/1/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91105

*P9. Date Recorded: 6/1/2026

*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) 1930 Deermont Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mid-Century Modern; Regency Revival, Late

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by E. D. Wilkinson and built by owner/contractor Kalish Construction, Inc.

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

*B8. Related Features: retaining wall, brick

B9a. Architect: Wilkinson, E. D. b. Builder: Kalish Construction, Inc.

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1967 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 1930 Deermont 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. 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

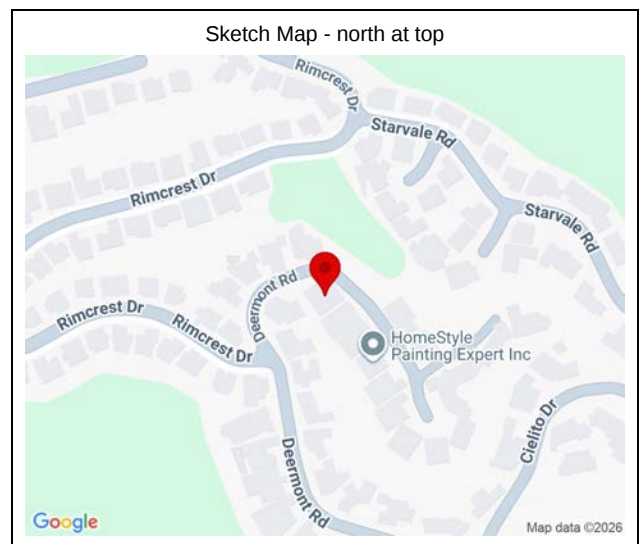
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91366

*Date of Evaluation: 6/1/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1930 Deermont Rd

Page 3 of 3

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

Windows

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

Alterations

Alterations: no major alterations; windows replaced, some, secondary;
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 1

*Resource Name or # (Assigned by recorder) 1966 Deermont 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 1966 Deermont Rd City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5648-030-043

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

General Fields

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

Building Envelope

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

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide; interior chimney, stucco; parapet, flat

Entrance(s)

Primary Entry Type: interior courtyard
Primary Entry Materials & Details: decorative metal gate
Primary Door Type & Material: fully glazed; single door; wood

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View southwest, 6/1/2026

*P6. Date Constructed/Age and Sources 1966 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91105

*P9. Date Recorded: 6/1/2026

*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) 1966 Deermont Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Robert G. Smith and built by the Anderson Brothers for Dr. and Mrs. Lock Hale.

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

*B8. Related Features: garage, attached

B9a. Architect: Smith, Robert G. b. Builder: Anderson Brothers

*B10. Significance: Theme _____ Area Glendale

Period of Significance: 1966 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 1966 Deermont 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. 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 91284

*Date of Evaluation: 6/1/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1966 Deermont Rd

Page 3 of 3

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

Windows

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

Alterations

Alterations: garage door replaced; 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>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2363 Delisle Ct

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 2363 Delisle Ct 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 5653-031-036

*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 Regency Revival

Secondary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: eaves, wide; eaves, closed; interior chimney, brick

Entrance(s)

Primary Entry Type: full-width porch, projecting

Primary Entry Materials & Details: posts, wood; steps, concrete

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

Primary Door Details: surround, simple

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1965 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/24/2026

*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) 2363 Delisle Ct *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 Regency Revival; Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Joe Kartin and built by Gangi Builders for the Building Contractors Association in 1965. Marketed as "La Round," the property was built as a model home to showcase the Glendale-Burbank Chapter of the Building Contractors Association of California.

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

*B8. Related Features: garage, attached

B9a. Architect: Joe Kartin b. Builder: Gangi Builders

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

Period of Significance: 1965 Property Type: Single-family residential Applicable Criteria: C

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

The property at 2363 Delisle Court appears eligible for listing in the Glendale Register. It is an excellent example of Late Regency Revival architecture as applied to a single-family residence, and is an unusual example with a semi-circular plan. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91362

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2363 Delisle Ct

Page 3 of 3

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

Windows

Window Grouping & Type 1: unknown/not visible

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

"Glendale-Burbank Contractors Association Opens Model Home." Valley Times, July 22, 1966.

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) 107 W Dryden St

P1. Other Identifier: Stanford Arms

*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 107 W Dryden 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 5647-003-002

*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: Apartment house
Primary Architectural Style: Tudor Revival

Roof

Roof Form: gable, cross
Roof Cladding: composition shingle
Roof Details: eave cornice; gable vent; parapet, stepped

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: canopy; handrail(s); steps, concrete
Primary Door Type & Material: metal; partially glazed; single door; slab door
Primary Door Details: sidelights

Building Envelope

Setting: corner; set back
Height: 2-story
Plan: U-shaped
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry
Architectural Details: applied ornamentation; exterior stairway(s); quoins

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View north, 4/29/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/29/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 107 W Dryden St*NRHP Status Code: 5S3B1. Historic Name: Stanford Arms

B2. Common Name: _____

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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1926. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: courtyard/patio; signage

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Pre-WWII Multi-Family Residential Development, 1910-1944Area GlendalePeriod of Significance: 1926Property Type: Multi-family residentialApplicable 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 107 W. Dryden Street appears eligible for listing in the Glendale Register. It is an excellent and rare example of a 1920s courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. The courtyard apartment is a significant residential property type in Southern California. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories. It is also an excellent example of Tudor Revival 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.

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.

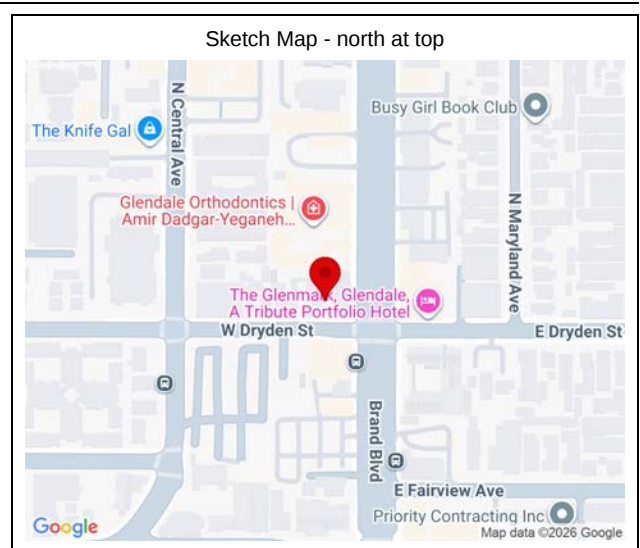
B11. Additional Resource Attributes: (List attributes and codes)

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 91326*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 107 W Dryden St

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; tripartite
Window Materials 1: wood
Window Details 1: diamond pane; surround(s), simple
Window Grouping & Type 2: fixed; single
Window Materials 2: wood
Window Details 2: diamond pane
Window Grouping & Type 3: casement; paired
Window Materials 3: wood

Alterations

Alterations: One window opening partially boarded up or infilled to fit smaller replacement window; original opening remains legible

***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) 2885 Edgewick 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 2885 Edgewick Road City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5659-009-021

*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

Alterations

Alterations: unknown/not visible

Information from the Glendale Historical Society, confirmed through primary sources, indicates this is the Mid-Century Modern William T. and Betty A. Oliver House, designed by master architect Gregory Ain. As the property is not visible from the public right of way, its integrity could not be confirmed and it could not be evaluated.

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1955 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 8/28/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 3004 Edmonton 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 3004 Edmonton 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 5659-002-012

*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: Mid-Century Modern

Roof

Roof Form: flat; shed
Roof Cladding: rolled asphalt
Roof Details: eaves, open; eaves, wide; exposed rafter tails

Building Envelope

Setting: hillside; not fully visible from public right-of-way; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: post-and-beam; wood frame
Wall Cladding: wood, vertical board

Entrance(s)

Primary Entry Type: recessed
Primary Entry Materials & Details: handrail(s); steps, concrete
Primary Door Type & Material: partially glazed; single door; slab door; wood
Primary Door Details: stained glass; obscure glass; transom

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1966 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/28/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 3004 Edmonton Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Jack H. Simison and built by owner/contractor Ralph K. Conner in 1966.

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

*B8. Related Features: garage, attached

B9a. Architect: Simison, Jack H. b. Builder: Conner, Ralph K.

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1966 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 3004 Edmonton 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 1966, 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 Jack H. Simison.

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).

Jack Harner Simison was born in Ohio on August 8, 1922. At age 12, he moved with his family to Pasadena, California, where he earned an Associate of Arts degree in aeronautical engineering from Pasadena City College in 1942. After serving in World War II, Simison completed his architectural training at the University of Cincinnati in 1946 and the University of Southern California in 1949. Following graduation, he worked for Southern California architectural firms Burge & Roach (1949–1955) and Walter H. Beeson, AIA (1955–1956), before establishing his own practice and joining the AIA in 1956. Simison designed a wide range of building types, including recreational facilities and institutional and commercial buildings, particularly in La Cañada Flintridge, where he lived. Notable extant examples of his work in that city include his own residence at 4828 Tocaloma Lane (1948), Dorsey's Department Store (1965), and the Montrose Shopping Park (1967). Simison died on April 8, 2009, in La Cañada Flintridge.

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 91283

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 3004 Edmonton Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: unknown/not visible

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1440 El Rito 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 1440 El Rito Ave City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-031-006

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type: Multi-Family Residential: Duplex
Primary Architectural Style: Spanish Colonial Revival

Roof

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

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: arch(es); wing wall

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: arch(es); flooring, concrete; steps, concrete; handrail(s)
Primary Door Type & Material: single door; fully glazed; wood; recessed
Primary Door Details: multi-light
Secondary Entry Type: courtyard
Secondary Entry Materials & Details: low wall, stucco
Secondary Door Type & Material: single door; fully glazed; wood
Secondary Door Details: multi-light; sidelights; surround, simple; entry roof

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View south, 6/23/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 6/23/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1440 El Rito Ave *NRHP Status Code: 6L

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed as a duplex (1438-1440) in 1924. From the late 1920s to 1944, 1440 was the home of former professional baseball player Daniel Eckford "Ecky" Stearns, who between 1880 and 1889 played for the Buffalo Bisons, Detroit Wolverines, Kansas City Cowboys, Baltimore Orioles, and the Cincinnati Red Stockings. A side addition was

(continued on page 3)

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Pre-WWII Multi-Family Residential Development, 1910-1944 Area Glendale

Period of Significance: _____ Property Type: Multi-family residential Applicable Criteria: A; B

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

The property at 1440 El Rito Ave., recommended for inclusion in the survey by a community member on 1/22/26, appears significant as a rare example of a 1920s duplex in a largely single-family residential neighborhood. It is also notable as the home of former professional baseball player Daniel Eckford "Ecky" Stearns, though Stearns did not live here during his baseball career.

Due to extensive alterations, the property does not retain sufficient physical integrity to convey its historical associations and significance. Its association with Ecky Stearns is late, after Stearns' baseball career was over. 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: Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012

*Date of Evaluation: 6/23/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1440 El Rito 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: arched opening(s), round; multi-light; surround(s), simple
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light; surround(s), simple
Window Grouping & Type 3: paired; double-hung
Window Materials 3: wood
Window Details 3: surround(s), simple

Alterations

Alterations: addition, side; door replaced, secondary; security window bars added

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

constructed sometime after 1952. Other 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.

Faber, Charles F. "Dan Stearns." Society for American Baseball Research, accessed June 2026, <https://sabr.org/bioproj/person/dan-stearns/>.

"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) Fay Dr Public Stair

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 Fay 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) _____

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

General Fields

Historic Property Type: Residential tract feature

Current Property Type: Residential tract feature

Primary Architectural Style: N/A

Alterations

Alterations: appears to be unaltered

This is a concrete stairway running from the cul-de-sac of Fay Drive to Glenmore Boulevard, between 706 Glenmore Blvd and 712 Glenmore Blvd.

(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 northeast, 4/29/2026

*P6. Date Constructed/Age and Sources 1924 (Tract Map)

☒ 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) Fay Dr Public Stair

*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: Fay Dr Public Stairs

B3. Original Use: Residential tract feature

B4. Present Use: Residential tract feature

*B5. Architectural Style N/A

*B6. Construction History: (Construction date, alteration, and date of alterations) This concrete stairway was laid out and constructed in 1924 when Tract No. 7600 was surveyed and recorded.

*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: 1924 Property Type: Residential tract 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 Fay Drive Public Stair appears to be 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 1924, it is a rare remaining tract feature from the 1920s, developed as part of Tract No. 7600. Public stairways are unique features of hillside residential developments throughout Los Angeles County.

B11. Additional Resource Attributes: (List attributes and codes) HP39. Other

*B12. References: (See Continuation Sheet 3)

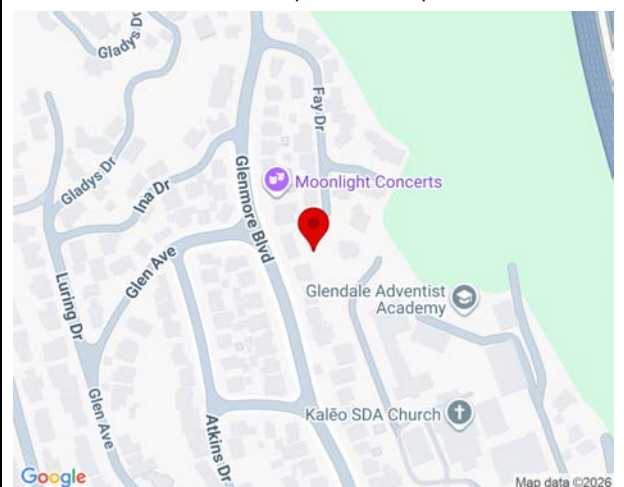
B13. Remarks: None

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

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: Fay Dr Public Stair

Page 3 of 3

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

Los Angeles County Public Works. Land Records Information. Accessed April 2026. <https://dpw.lacounty.gov/smpm/landrecords/TractMaps.aspx>

CONTINUATION SHEET

Primary #
HRI#

Trinomial

Page 1 of 1

*Resource Name or #: 1647 Fernbrook Place

Status Code: 5B

*Recorded by: Architectural Resources Group

*Date: September 2026 ☐ Continuation ☒ Update

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

The property's character-defining features remain unchanged from those identified in 2014. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view east, taken September 8, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1647 Fernbrook Pl *NRHP Status Code: 5B

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1927 for Dr. and Mrs. C.L. Marlenee.

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

*B8. Related Features: entry gate; garage, attached; perimeter fence, metal

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 1647 Fernbrook Pl. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated Niodrara Drive Historic District. It is an excellent example of 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

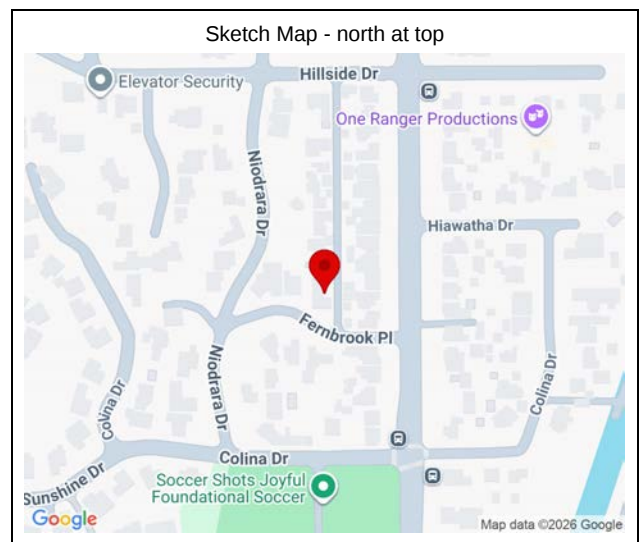
*B12. References:

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

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

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1647 Fernbrook Place

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 1647 Fernbrook Place City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5614-019-040

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

- Setting: moderate setback
- Style: Tudor Revival
- Stories: 2
- Plan: L-shaped
- Facade: asymmetrical
- Foundation: concrete
- Construction: wood frame
- Wall Cladding: smooth stucco, half timbering
- Porch (type, details): recessed, rounded arch opening, brick voussoir surround
- Door (type, material, details):
 - Type 1 (primary): single, wood, 2-panel, central arched light and grille, rounded arch opening, brick surround
 - Type 2: paired, wood, fully glazed, multi-light

(continued on page 2)

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

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

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



P5b. Description of Photo: (view, date, accession #) Primary facade, view north. ARG, October 2014.

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

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1925, Los Angeles County

Assessor

***P7. Owner and Address:**

Not recorded

***P8. Recorded by:** Name, affiliation, and address) _____

Andrew Goodrich
Architectural Resources Group
8 Mills Place, Suite 300
Pasadena, CA 91105

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

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

☒ Intensive
☐ Reconnaissance

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

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

CONTINUATION SHEET

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1647 Fernbrook Place

Recorded By: Architectural Resources Group Date: 11/14/2014 ☒ Continuation ☐ Update

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

- Windows (arrangement, type, material, details):
 - Type 1: tripartite, fixed center sash flanked by casements, wood, multi-light, brick sill
 - Type 2: paired, casement, wood, 10-light, brick sill
 - Type 3: single, casement, wood, 10-light, brick sill
 - Type 4: single, fixed, wood, multi-light, rounded arch opening, bubble glass, brick sill
- Roof (form, pitch, cladding, features): cross gable, steep pitch, composition shingles, central squared tower with crenellation, dormer
- Chimney (location, materials): exterior, stucco and brick, clay pot
- Ornamentation/Details: pendant light (over porch), sconces (at porch), fabric awnings (on east façade), jettied second story with brackets, gable vents
- Garage: attached, 3-car, wood tilt-up doors, wood header
- Related Features: storage shed
- Landscape Features:
 - Trees: coast live oak, California sycamore, citrus, Italian cypress
 - Shrubs: camellia, star jasmine, glossy privet, roses
 - Groundcover: lawn
- Hardscape Features: stone retaining wall (on south property line), brick piers and wrought iron fence (on east property line), stone piers and low wall (at porch), concrete driveway, brick footpath
- Character-Defining Features (Building): asymmetrical façade, steeply-pitched roof with prominent front and side gables, smooth stucco wall cladding, ornamental half timbering, multi-light wood casement and fixed windows with brick sills, paneled wood entry door, arched entrance vestibule with brick surround, jettied second story with bracket supports, central squared tower with crenellation, stucco-and-brick chimney, integral 3-car garage
- Character-Defining Features (Site and Landscape):
 - Landscape: coast live oaks (2 at west side of front yard), California sycamore (1 at west side of front yard, 1 three-trunked specimen at east side of front yard)
 - Hardscape: stone retaining wall (at south property line), stone piers and low wall (at porch)
- Alterations: awnings added, garage doors replaced
- Integrity: high
- Status: contributor

CONTINUATION SHEET

Page 3 of 3

*Resource Name or # (Assigned by recorder) 1647 Fernbrook Place

Recorded By: Architectural Resources Group

Date: 11/14/2014 ☒ Continuation ☐ Update



Image 2. Primary façade, view northwest. ARG, October 2014.



Image 3. Side (east) elevation, view southwest. ARG, October 2014.



Image 4. Side (east) elevation and garage, view west. ARG, October 2014.



Image 5. California sycamore trees, view west. Carlberg Associates, October 2014.



Image 6. Site conditions and landscape features, view north. Carlberg Associates, October 2014.



Image 7. Landscape features and stone retaining wall, view northeast. Carlberg Associates, October 2014.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2409 Flintridge 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 2409 Flintridge 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 5658-036-015

*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: Late Modern

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured; wood, clapboard; wood, vertical board; stone, natural

Architectural Details: balcony(ies); planter(s)

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: eaves, boxed; eaves, wide; exposed purlins; exterior chimney, stone; gable vent; interior chimney, stucco

Entrance(s)

Primary Entry Type: partial-width porch, recessed

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

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

Primary Door Details: carved

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, wood

Secondary Door Type & Material: metal; sliding door

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1979 (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) 2409 Flintridge 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 built by developer/contractor Park Ambassador Homes in 1979.

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

*B8. Related Features: garage, integrated

B9a. Architect: _____ b. Builder: Park Ambassador Homes

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1979 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 2409 Flintridge Drive appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

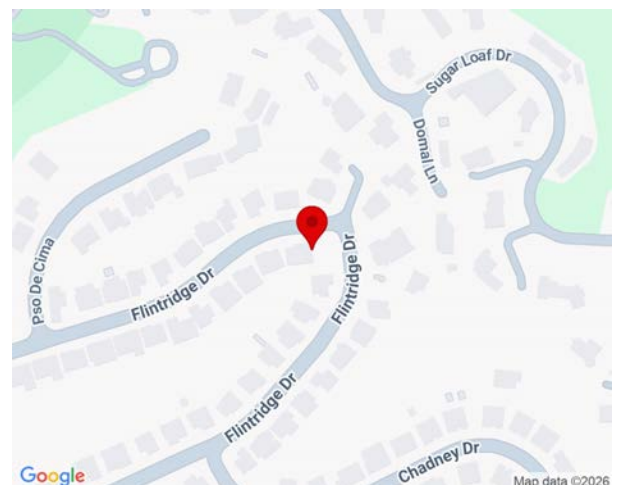
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91278

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2409 Flintridge Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: awning; grouped
Window Materials 1: metal
Window Details 1: bulkhead; multi-light
Window Grouping & Type 2: single; sliding, horizontal
Window Materials 2: metal
Window Grouping & Type 3: paired; sliding, horizontal
Window Materials 3: 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) 2421 Flintridge 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 2421 Flintridge 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 5658-036-016

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Late Modern

Roof

Roof Form: hipped

Roof Cladding: composition shingle

Roof Details: eaves, open; eaves, wide; exposed rafter tails

Building Envelope

Setting: set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, vertical board; stucco, textured

Architectural Details: tower volume; planter(s)

Entrance(s)

Primary Entry Type: stoop

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

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

Primary Door Details: carved

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1979 (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) 2421 Flintridge 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 built by developer/contractor Park Ambassador Homes in 1979.

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

*B8. Related Features: garage, integrated

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1979 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 2421 Flintridge Drive appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

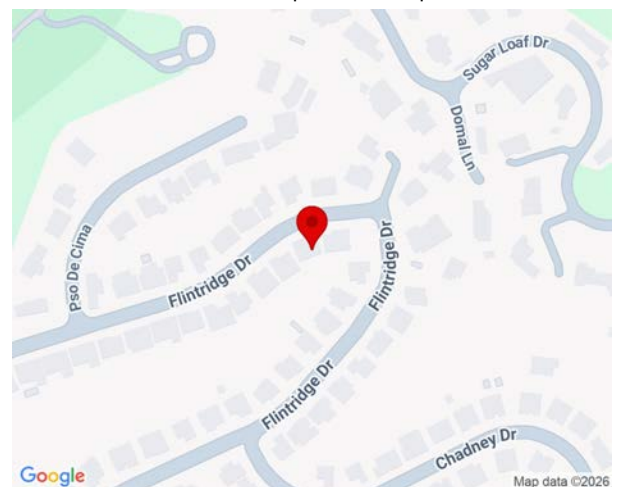
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91279

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2421 Flintridge 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: multi-light
Window Grouping & Type 2: single; sliding, horizontal
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) 2447 Flintridge 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 2447 Flintridge 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 5658-036-021

*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: Late Modern

Building Envelope

Setting: set back

Height: 2-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, channel; wood, vertical board

Architectural Details: tower volume; planter(s)

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bargeboard(s); eaves, boxed; eaves, wide; eaves, open; exposed rafter tails

Entrance(s)

Primary Entry Type: partial-width porch, recessed

Primary Door Type & Material: double door; paneled; 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, 4/28/2026

*P6. Date Constructed/Age and Sources 1979 (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) 2447 Flintridge 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 built by developer/contractor Park Ambassador Homes in 1979.

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

*B8. Related Features: garage, integrated

B9a. Architect: _____ b. Builder: Park Ambassador Homes

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1979 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 2447 Flintridge Drive appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91280

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2447 Flintridge Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: corner; fixed; single
Window Materials 1: metal
Window Details 1: butted glass
Window Grouping & Type 2: fixed; grouped
Window Materials 2: metal
Window Details 2: multi-light
Window Grouping & Type 3: fixed; sliding, horizontal; tripartite
Window Materials 3: 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) 1401 Flower St
P1. Other Identifier: Studio Girl Cosmetics; Walter E. Disney 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 1401 Flower St City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5627-019-087

***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: Office

Primary Architectural Style: Mid-Century Modern

Secondary Architectural Style: New Formalist

Roof

Roof Form: flat

Roof Cladding: material unknown

Roof Details: eaves, wide

Entrance(s)

Primary Entry Type: full-width porch, recessed

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

flooring, stone tile; marble paneling above entry with wall-mounted

metal lettering "WALT DISNEY IMAGINEERING"

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

automated sliding

Primary Door Details: sidelights

Secondary Entry Type: balcony; multiple

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

Building Envelope

Setting: set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: concrete masonry unit; concrete, precast/tilt-up

Wall Cladding: stucco, smooth; concrete; concrete masonry unit;

pebbledash panels (aggregate on precast concrete); marble tile

Architectural Details: balcony(ies); primary building volume is

recessed beneath wide roof eaves that shelter an entry patio at the west facade and a pebbledash panel-clad balcony at the south.

(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 northeast, 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 Hosseinion, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

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

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

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1401 Flower St*NRHP Status Code: 5S3/3CSB1. Historic Name: Studio Girl Cosmetics; Walter E. Disney EnterprisesB2. Common Name: Walt Disney ImagineeringB3. Original Use: IndustrialB4. Present Use: Industrial*B5. Architectural Style Mid-Century Modern; New Formalist

*B6. Construction History: (Construction date, alteration, and date of alterations) This industrial property was designed by notable architectural firm Albert C. Martin and Associates and constructed by Oltmans Construction Co. for original owner Studio Girl Cosmetics in 1962. It housed offices, manufacturing, and warehouse facilities. In 1965, Walter E. Disney Enterprises (WED) moved from its previous rented building at 800

(continued on page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: noneB9a. Architect: Albert C. Martin & Associatesb. Builder: Oltmans Construction Company*B10. Significance: Theme Architecture - Late 19th-Early 20th Century Styles; Post-WWII Industrial Development, Area Glendale
1945-2000Period of Significance: 1962Property Type: IndustrialApplicable Criteria: A/1; C/3

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

The property at 1401 Flower St. appears eligible for listing in the Glendale Register. Due to its outstanding quality of design and high artistic value, it also appears eligible for listing in the California Register. The property is significant for conveying patterns of industrial development in this part of Glendale after World War II. Constructed in 1962, it originally housed a Studio Girl Cosmetics facility but by 1965 ownership and occupancy had passed to the Walt Disney Company, who went on to expand its footprint in this industrial part of Glendale. The building was a catalyst for industrial development and is a rare remaining example of a company headquarters building from this period.

The property also appears eligible as an excellent example of Mid-Century Modern architecture as applied to an industrial building, and as the work of notable architect Albert C. Martin & Associates. 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).

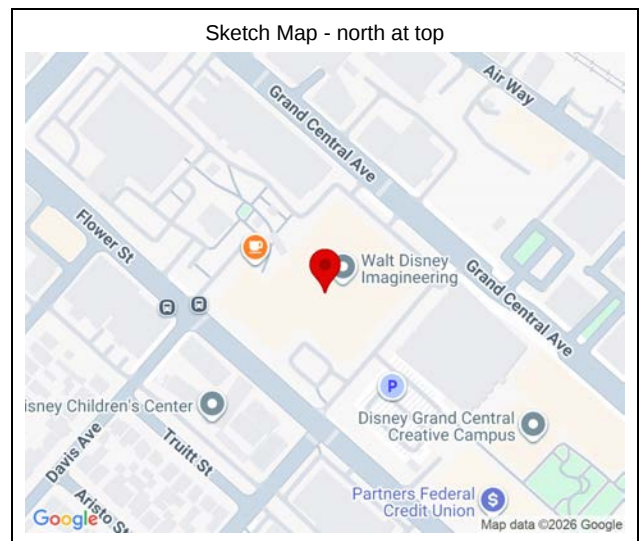
Albert C. Martin, Sr. established his own Los Angeles practice in 1908, where he served as both architect and structural engineer and pioneered advancements in construction technology. Martin's notable designs included the Million Dollar Theater, Los Angeles City Hall, Death Valley's Furnace Creek Inn, the May Company department store, and many other commercial and institutional buildings. In 1945, Albert C. Martin Sr. incorporated A.C. Martin and Associates with his two sons, Albert C. Martin Jr. and John Edward Martin. Martin Sr. died in 1960 and the Martin firm continued to design notable buildings, including the iconic Department of Water and Power headquarters in the Los Angeles Civic Center.

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: 1401 Flower St

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; ribbon
Window Materials 1: metal

Alterations

Alterations: door replaced, primary

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

Sonora Avenue into 1401 Flower Street. WED was the research and development division of the Walt Disney Company; in 1986, it was rebranded as Walt Disney Imagineering, which continues to occupy the building to this 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.

City of Glendale. Building permits, various dates.

"Cosmetic Firm to Build Headquarters Facility," Los Angeles Times July 22, 1962.

"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>.

"The Story of Imagineering." Walt Disney Imagineering, accessed September 2025, <https://sites.disney.com/waltdisneyimagineering/our-story/#:~:text=1986,imagination%20and%20technical%20know%2Dhow>.

"Studio Girl in Glendale Announced." Los Angeles Evening Citizen News, July 20, 1962.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1521 Flower 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 1521 Flower St City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5627-007-007

*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: Commercial
Primary Architectural Style: Streamline Moderne

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; stucco, scored
Architectural Details: speedlines; rounded corner(s); pilasters;
streamline wing walls; cut stone detail

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: parapet, flat; parapet, curved; streamline wing wall /
pylon projecting above roofline

Entrance(s)

Primary Entry Type: corner
Primary Entry Materials & Details: planter(s), brick; canopy
Primary Door Type & Material: single door; slab door; metal; recessed
Secondary Entry Type: stoop
Secondary Entry Materials & Details: steps, concrete
Secondary Door Type & Material: single door; slab door; metal
Secondary Door Details: sidelights; security bars

(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 northeast, 4/16/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) 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) 1521 Flower St *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Streamline Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by builder Byron Kelly for owner Walter G. Carlson in 1947. The original occupant was Carlson's toy manufacturing business, Scandia Crafts. Later occupants included a musical instrument manufacturer and today's auto towing business. 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: Byron Kelly

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

Period of Significance: 1947 Property Type: Industrial 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 1521 Flower St. appears eligible for listing in the Glendale Register. It is significant for conveying patterns of industrial development in this part of Glendale after World War II. Constructed in 1947, it was one of the earliest buildings constructed in this area during the postwar period and housed a toy manufacturer.

The property also appears eligible as an excellent example of Streamline Moderne architecture as applied to an industrial 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.

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

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s.

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: 1521 Flower St

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed
Window Materials 1: metal
Window Details 1: wire glass
Window Grouping & Type 2: single; paired; grouped; fixed; casement
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: tripartite; fixed; casement
Window Materials 3: steel
Window Details 3: multi-light; awning(s)

Alterations

Alterations: awning(s) added; door replaced, primary; door replaced, secondary; signage added/replaced

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1815 Flower St

P1. Other Identifier: Vitaminerals, Inc.

*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 1815 Flower St City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5624-023-003

*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: Late Moderne

Secondary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat; shed

Roof Cladding: material unknown

Roof Details: parapet, flat

Entrance(s)

Primary Entry Type: corner; stoop

Primary Entry Materials & Details: cheek walls; flooring, concrete;

steps, concrete; entry roof; planter(s), brick

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

Primary Door Details: sidelights; transom

Secondary Entry Type: stoop

Secondary Entry Materials & Details: awning

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

Building Envelope

Setting: flush at sidewalk

Height: 1-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth; stucco, scored

Architectural Details: planter(s); signage; projecting canopy that extends the length of the primary façade; square volume atop primary entry bearing pin-mounted metal lettering "VITAMINERALS INC."

(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 north, 4/17/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) 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) 1815 Flower St *NRHP Status Code: 5S3

B1. Historic Name: Vitaminerals, Inc.

B2. Common Name: Vitaminerals, Inc.

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

*B5. Architectural Style Late Moderne; Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1947. In 1948, the Westwood Casket Co. is listed as the occupant, but by 1949 Vitaminerals, Inc. had taken over occupancy. This pharmaceuticals manufacturer was headquartered here until at least 1982; the company's distinctive signage remains. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: ancillary building(s); signage; stucco and brick perimeter wall extending from building to adjacent parking lot

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1947-1949 Property Type: Industrial 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 1815 Flower St. appears eligible for listing in the Glendale Register. It is significant for conveying patterns of industrial development in this part of Glendale after World War II. Constructed in 1947 and occupied by Vitaminerals, Inc. starting in 1949, it exemplifies industrial development in the early postwar period. The property's rooftop signage contributes to its significance.

The property also appears eligible as an excellent example of Late Moderne architecture with Mid-Century Modern elements as applied to an industrial property. 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.

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

The Late Moderne style incorporates elements of both the Streamline Moderne and International styles. While the earliest examples appeared in the late 1930s, the style reached its greatest popularity in large-scale commercial and civic buildings of the late 1950s and 1960s. The Late Moderne style is frequently identified by the use of the beveled window, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the surrounding wall surface.

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

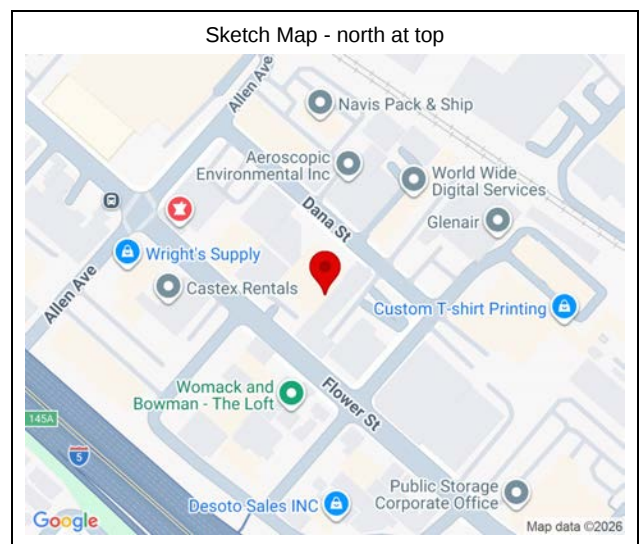
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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: 1815 Flower St

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; ribbon
Window Materials 1: metal

Alterations

Alterations: addition, rear; windows replaced, all; awning(s) added; door replaced, primary; shallow recessed area at side elevation enclosed; western ancillary building connected to main volume with a CMU "hyphen," leaving both volumes separately legible

***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) 2356 Gardner Pl

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 2356 Gardner Pl 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 5666-007-017

*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: Spanish Colonial Revival

Building Envelope

Setting: corner; hillside; below grade

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: decorative metal grilles

Roof

Roof Form: gable, cross

Roof Cladding: clay barrel tile

Roof Details: clay tile coping; eaves, open; exposed rafter tails; interior chimney, stucco; turret(s); weathervane

Entrance(s)

Primary Entry Type: below grade

Primary Entry Materials & Details: piers, stucco; steps, tile

Primary Door Type & Material: single door; plank door

Primary Door Details: arched; speakeasy; bottle glass

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View south, 8/31/2026

*P6. Date Constructed/Age and Sources 1928 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91333

*P9. Date Recorded: 8/31/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 2356 Gardner Pl

*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by architect Robert Finkelhor and constructed in 1928.

*B7. Moved?



No



Yes



Unknown

Date: _____

Original Location: _____

*B8. Related Features: garage, attached

B9a. Architect: Finkelhor, Robert

b. Builder: _____

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

Area Glendale

Period of Significance: 1928

Property Type: Single-family residential

Applicable Criteria: C

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

The property at 2356 Gardner Place appears eligible for listing in the Glendale Register. It is significant as an excellent example of Spanish Colonial Revival architecture as applied to single-family residence. The property exhibits a high quality of design and distinctive features 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.

Architect Robert Finkelhor is best known for his design of Period Revival homes for celebrity clientele. Finkelhor was born in Jeannette, Pennsylvania, in 1899 and later attended the Carnegie Institute of Technology in Pittsburgh, now Carnegie Mellon University, where he earned a Bachelor of Architecture. Early in his career, he worked in Pittsburgh and Washington, D.C. He was affiliated with several architectural firm on the east coast and also designed offices for the Air Force in the Pentagon. He was briefly a member of the American Institute of Architects from 1920 to 1923. In 1924, Finkelhor moved to Los Angeles and became head of the architectural department for builder Paul C. Whitice, who built single-family homes in and around Los Angeles during the 1920s. By the 1930s, many of Finkelhor's clients were notable people in the film industry including Hunt Gromberg, Henry Ginsberg, David Loew, Barbara Stanwyck and Bob Hope. He continued to work until his death in 1957.

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

None

*B12. References: (See Continuation Sheet 3)

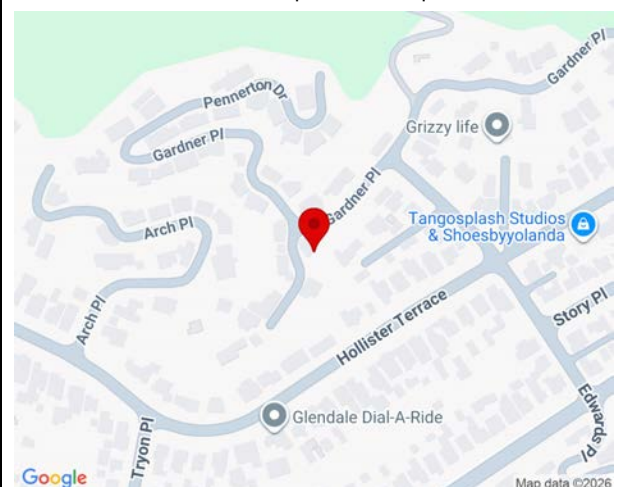
B13. Remarks: None

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

*Date of Evaluation: 8/31/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2356 Gardner Pl

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: multi-light
Window Grouping & Type 2: single; paired; casement
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: single; fixed
Window Materials 3: wood
Window Details 3: shutter(s), some; bottle glass

Alterations

Alterations: decorative grilles may have been added

***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) 709 Geneva 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 709 Geneva St City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5644-020-016

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Craftsman

Roof

Roof Form: gable, front

Roof Cladding: composition shingle

Roof Details: eaves, wide; exposed purlins; exterior chimney, brick

Building Envelope

Setting: set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: low wall, brick; piers, brick; posts, wood; steps, brick

Primary Door Type & Material: partially glazed; 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 1914 (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) 709 Geneva 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 1914. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1914 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 709 Geneva Street appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1914, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

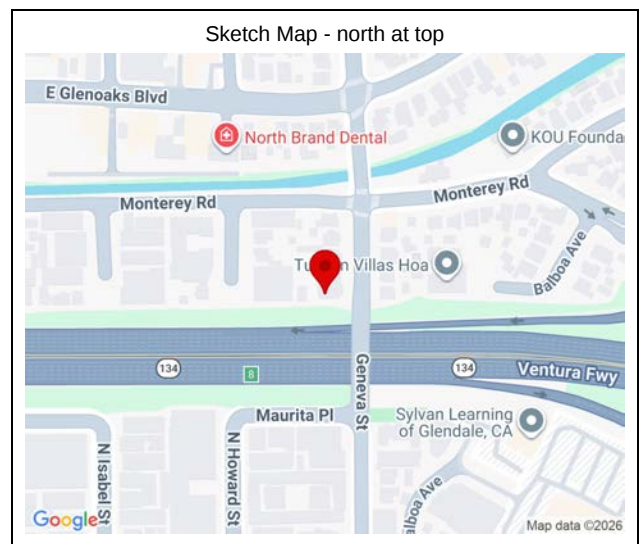
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91314

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 709 Geneva 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: transom
Window Grouping & Type 2: paired; casement
Window Materials 2: wood

Alterations

Alterations: door replaced, primary

***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>.

CONTINUATION SHEET

*Recorded by: Historic Resources Group

*Date: April 2026

☐ Continuation ☒ Update

This property was surveyed in the 2023 Bellehurst Historic District Survey and was found to be a contributor to the potential district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of Spanish Colonial Revival architecture.

The property's character-defining features remain unchanged from those identified in 2023. 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 southeast, taken April 27, 2026.

Note: Because neither Historic Resources Group nor Architectural Resources Group conducted the 2023 survey of the proposed district, neither firm has access to the existing DPR form.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 1 of 1 *Resource Name or # (Assigned by recorder) 1162 Geneva St *NRHP Status Code: 5B

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by Hall & Sons for Mr. and Mrs. Donald A. Holm in 1929.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: Hall & Sons

*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 1162 Geneva Street appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1423 Glencrest Ter

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 1423 Glencrest Terrace City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5616-015-041

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Unknown

Alterations

Alterations: unknown/not visible

Information from the Glendale Historical Society indicates this is a Streamline Moderne house designed by master architect Sumner Spaulding. As the property is not visible from the public right of way, its integrity could not be confirmed and it could not be evaluated

(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, 8/28/2026

*P6. Date Constructed/Age and Sources 1938 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 8/28/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1558 Glenmont 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 1558 Glenmont Drive 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 5648-020-002

*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: Mid-Century Modern

Alterations

Alterations: unknown/not visible

Information from the Glendale Historical Society indicates this is a Mid-Century Modern house designed by notable local architect George Ames of Pereira & Associates. As the property is not visible from the public right of way, its integrity could not be confirmed and it could not be evaluated.

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 8/28/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1565 Glenmont 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 1565 Glenmont 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 5648-019-007

*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: rock
Roof Details: eaves, boxed; eaves, wide

Building Envelope

Setting: corner; hillside; set back
Height: 1-story
Plan: T-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; wood, vertical board

Entrance(s)

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

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1956 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/27/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1565 Glenmont Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed for V. R. Lippert in 1956.

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

*B8. Related Features: carport; retaining wall, concrete; steps, concrete

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1956 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 1565 Glenmont Drive appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

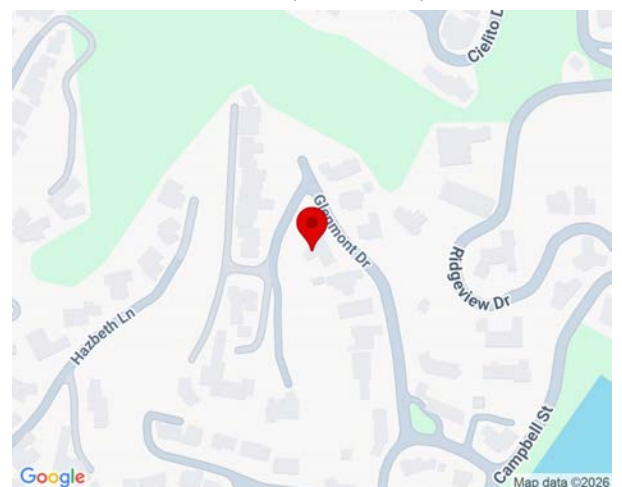
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91269

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1565 Glenmont Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped; sliding, horizontal
Window Materials 1: aluminum
Window Details 1: surround(s), simple
Window Grouping & Type 2: fixed; sliding, horizontal; tripartite
Window Materials 2: aluminum

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) Glenmont-Ridgeview-Melwood-Campbell Stone Retaining Wall

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 Glenmont-Ridgeview-Melwood-Campbell 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) _____

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

General Fields

Historic Property Type: Residential tract feature

Current Property Type: Residential tract feature

Primary Architectural Style: N/A

Alterations

Alterations: no major alterations

This discontinuous retaining wall is composed of natural stone with mortared joints in some areas. It extends along the hillsides on both sides of the curvilinear streets of Campbell Street, Glenmont Drive, Ridgeview Drive, and Melwood Drive. The wall varies in height and incorporates integrated features including steps, metal gates/fences, and period light poles.

(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, 4/23/2026

*P6. Date Constructed/Age and Sources 1925 ca. (Surrounding development)

☒ 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) Glenmont-Ridgeview-Melwood-Campbell Stone Retaining Wall *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residential tract feature B4. Present Use: Residential tract feature

*B5. Architectural Style N/A

*B6. Construction History: (Construction date, alteration, and date of alterations) This natural stone retaining wall appears to have been constructed around 1925, contemporaneously with the surrounding residences. It is a remnant feature of the neighborhood that served as a unifying element.

*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: 1925 ca. Property Type: Residential tract 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 landscaped rock retaining wall along Glenmont Drive, Ridgeview Drive, Melwood Drive, and Campbell Street appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of a 1920s tract feature. Constructed around 1925, it represents patterns of residential development as a tract feature that shaped this part of Glendale in the 1920s and 1930s

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

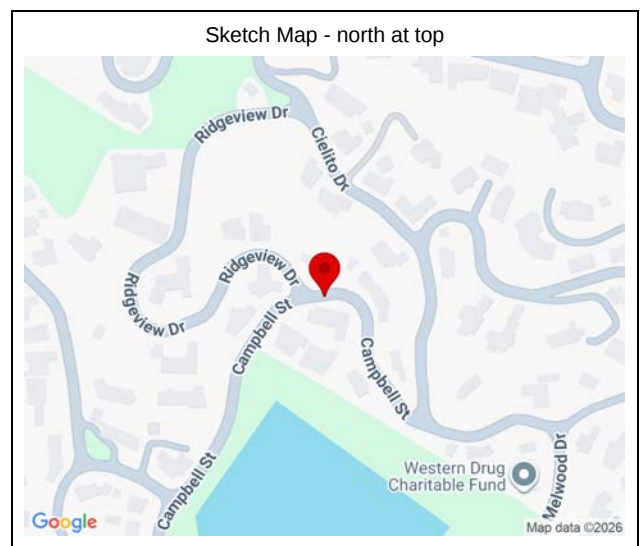
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Glenmont-Ridgeview-Melwood-Campbell Stone Retaining Wall

Page 3 of 3

***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/.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 684 Glenmore Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 684 Glenmore Blvd 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 5665-018-031

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

General Fields

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

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: crenellated

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: stone masonry
Wall Cladding: stone
Architectural Details: arch(es)

Entrance(s)

Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: arch(es); piers, stone
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 east, 4/29/2026

*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: 4/29/2026

*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) 684 Glenmore Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Residential Vernacular, Stone

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1925. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: concrete steps with tile; entry gate; entry pillars; fountain; handrail(s); retaining wall, stone; garage, integrated

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Late 19th-Early 20th Century Styles 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 684 Glenmore Boulevard appears eligible for listing in the Glendale Register. It is an excellent and rare example of Residential Vernacular architecture with unique stone construction as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91324

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 684 Glenmore Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; tripartite
Window Materials 1: material unknown
Window Details 1: arched opening(s), segmental

Alterations

Alterations: awning(s) added; decorative tile added; garage door replaced; some windows may have been replaced

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 771 Glenmore Blvd

P1. Other Identifier: Johnathan Haynal Residence

*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 771 Glenmore Blvd 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 5665-014-017

*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: Postmodern

Roof

Roof Form: flat; hipped; low-pitched

Roof Cladding: rolled asphalt

Roof Details: cornice; eaves, boxed; eaves, wide; eaves, closed

Building Envelope

Setting: elevated from street level; hillside; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

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

Entrance(s)

Primary Entry Type: partial-width porch, recessed

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

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View west, 4/29/2026

*P6. Date Constructed/Age and Sources 1993 (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) 771 Glenmore Blvd *NRHP Status Code: 5S3

B1. Historic Name: Johnathan Haynal Residence

B2. Common Name: _____

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

*B5. Architectural Style: Postmodern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed and built by owner Johnathan Haynal as his own residence in 1993.

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

*B8. Related Features: retaining wall, concrete; terrace with low stucco walls

B9a. Architect: Haynal, Johnathan b. Builder: _____

*B10. Significance: Theme Architecture - Postmodernism Area Glendale

Period of Significance: 1993 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 771 Glenmore Boulevard 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 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)

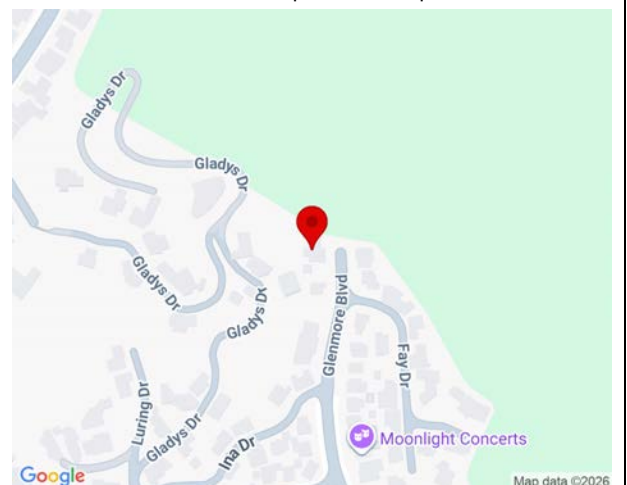
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91277

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 771 Glenmore Blvd

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: canted; butted glass
Window Grouping & Type 2: fixed; single
Window Materials 2: glass block
Window Details 2: canted
Window Grouping & Type 3: casement; grouped
Window Materials 3: metal

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 125 E Glenoaks Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 125 E Glenoaks Blvd City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5644-014-020

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

General Fields

Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Office
Primary Architectural Style: American Colonial Revival

Roof

Roof Form: gable, cross
Roof Cladding: composition shingle
Roof Details: eaves, boxed; eaves, flared; gable vent

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: canopy; posts, metal
Primary Door Type & Material: fully glazed; single door; wood
Primary Door Details: surround, simple

Building Envelope

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

(continued on page 3)

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

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

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



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

*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) 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) 125 E Glenoaks Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1948.

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

*B8. Related Features: signage

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1948 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 125 E. Glenoaks Boulevard appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed in 1948, the property is a rare and unique remaining example of a commercial professional office building, a low-density commercial office building type from the postwar period.

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

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

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

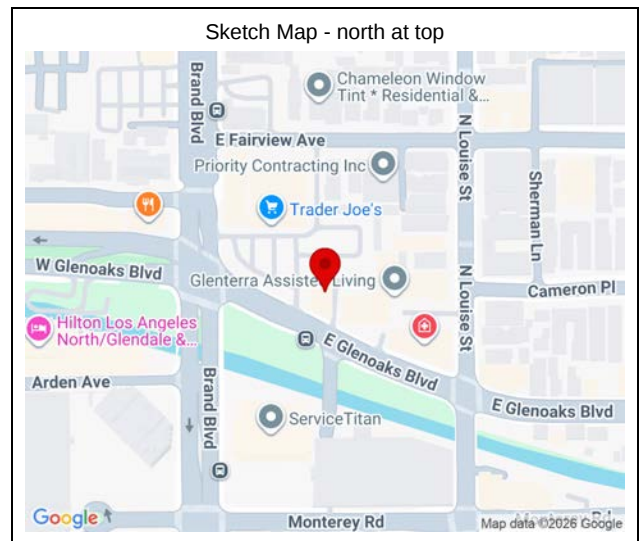
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91294

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 125 E Glenoaks Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: awning; fixed; grouped
Window Materials 1: wood
Window Details 1: bulkhead; multi-light; shutter(s), all
Window Grouping & Type 2: awning; 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 1

***Resource Name or #** (Assigned by recorder) 318 E Glenoaks Blvd
P1. Other Identifier: Thatcher Building; Pyramid Building

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
c. Address 318 E Glenoaks Blvd City Glendale Zip 91207
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5644-017-007

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

General Fields

Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Office
Primary Architectural Style: Postmodern

Roof

Roof Form: flat; pyramidal
Roof Cladding: rolled asphalt
Roof Details: Wrightian decorative element; cornice; parapet, flat

Entrance(s)

Primary Entry Type: flush
Primary Entry Materials & Details: entry gate
Primary Door Type & Material: unknown/not visible

Building Envelope

Setting: flush at sidewalk
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: concrete masonry unit; stucco, smooth
Architectural Details: applied ornamentation; 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 south, 4/27/2026

***P6. Date Constructed/Age and Sources** 1982 (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) 318 E Glenoaks Blvd*NRHP Status Code: 5S3B1. Historic Name: Thatcher Building; Pyramid Building

B2. Common Name: _____

B3. Original Use: CommercialB4. Present Use: Commercial*B5. Architectural Style: Postmodern*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Eric Lloyd Wright in 1982.*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: entry gate; soft-story parkingB9a. Architect: Wright, Eric Lloyd

b. Builder: _____

*B10. Significance: Theme Architecture - PostmodernismArea GlendalePeriod of Significance: 1982Property Type: CommercialApplicable 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 318 E. Glenoaks Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Postmodern architecture as applied to a commercial office building. Constructed in 1982, 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 California architect Eric Lloyd Wright.

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.

Born on November 8, 1929, in Los Angeles, Eric Lloyd Wright was the third generation of a prominent architectural family, the son of Lloyd Wright (1890–1978) and grandson of Frank Lloyd Wright (1867–1959). Raised in the West Hollywood home and studio designed by his father, he was not initially drawn to architecture. However, time spent at his grandfather's farm shaped his professional trajectory. After graduating from Hollywood High School in 1946, Wright began an apprenticeship with Frank Lloyd Wright at Taliesin in Wisconsin and Arizona, training there from 1948 to 1952. His apprenticeship was interrupted by the Korean War, during which he was a conscientious objector. He then returned to Taliesin, contributing to several major projects, including the Solomon R. Guggenheim Museum in New York, Monona Terrace in Madison, Wisconsin, and the Walker Residence in Carmel, California.

In 1956, Wright returned to Los Angeles to join his father's practice during the construction of Lloyd Wright's Wayfarers Chapel in Palos Verdes. He earned his architectural license in 1967 and worked closely with his father until Lloyd Wright's death in 1978. Wright then established his own firm, Eric Lloyd Wright and Associates Architecture and Planning, on family land in Malibu. Notable extant examples of his independent work include the Nin-Pole Residence in Silver Lake (1960) and the Wystrach-Adams Residence in La Crescenta (1992). Another prominent example, the Soffer House in Pacific Palisades, a 1973 remodel of a 1949 house, was extensively damaged in the 2025 Palisades Fire. Wright also undertook the rehabilitation of numerous Lloyd Wright and Frank Lloyd Wright buildings, including the latter's Storer House in Hollywood. He founded the Wright Organic Resource Center in Malibu, which hosted annual workshops focused on sustainability. Eric Lloyd Wright died on March 13, 2023, in Malibu.

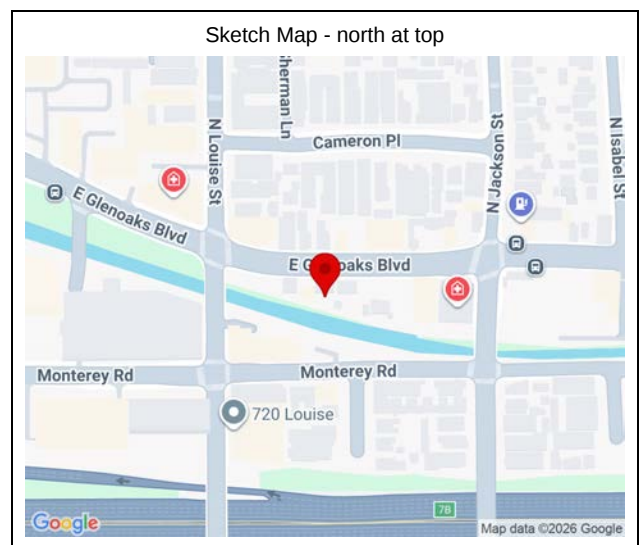
B11. Additional Resource Attributes: (List attributes and codes)

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 91373*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 318 E Glenoaks Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped; sliding, horizontal
Window Materials 1: metal

Alterations

Alterations: appears to be unaltered

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

City of Glendale. Building permits, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 322 E Glenoaks Blvd

P1. Other Identifier: International Church of the Foursquare Gospel Church

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

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

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

c. Address 322 E Glenoaks Blvd City Glendale Zip 91207

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5644-017-016

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

General Fields

Historic Property Type: Institutional

Current Property Type: Institutional

Property Sub-Type- Institutional: Religious/spiritual

Primary Architectural Style: Mid-Century Modern, A-Frame

Roof

Roof Form: A-frame; gable, cross

Roof Cladding: composition shingle

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

Entrance(s)

Primary Entry Type: flush

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

wood

Primary Door Details: applied ornamentation

Building Envelope

Setting: set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; stucco, smooth

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) 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 south, 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) 322 E Glenoaks Blvd

*NRHP Status Code: 5S3

B1. Historic Name: International Church of the Foursquare Gospel Church,

B2. Common Name: Glendale Holy Trinity Armenian Foursquare Church

B3. Original Use: Institutional

B4. Present Use: Institutional

*B5. Architectural Style Mid-Century Modern, A-Frame

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed at 513 E. Glenoaks Boulevard for the Foursquare Gospel Church, Inc. in 1959. In 1969, it was relocated to this address.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown

Date: 1969

Original Location: 513 E. Glenoaks Blvd

*B8. Related Features: ancillary building(s)

B9a. Architect:

b. Builder:

*B10. Significance: Theme Architecture - Modernism

Area Glendale

Period of Significance: 1959

Property Type: Institutional

Applicable Criteria: C

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

The property at 322 E. Glenoaks Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern A-frame architecture as applied to a church building. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

None

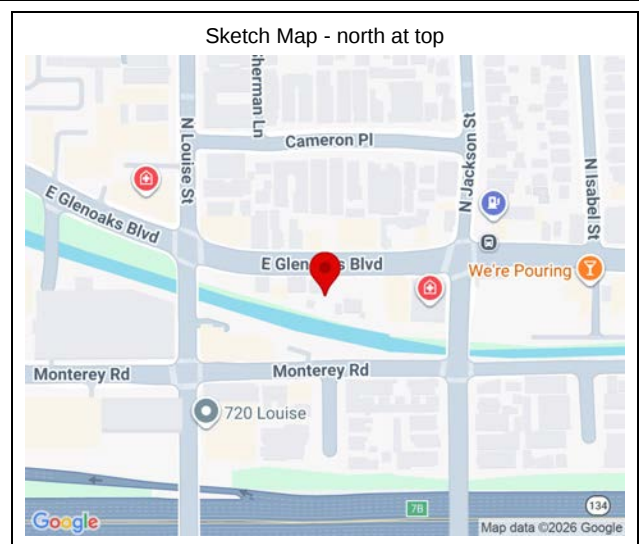
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91351

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 322 E Glenoaks Blvd

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: pebble glass; pebble glass
Window Grouping & Type 2: fixed; floor-to-ceiling; grouped
Window Materials 2: wood
Window Details 2: diamond pane; pebble glass; pebble glass; stained glass

Alterations

Alterations: no major alterations; signage added/replaced

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

City of Glendale. Building permits, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2744 E Glenoaks Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2744 E Glenoaks Blvd 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 5666-017-021

*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

Roof

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

Building Envelope

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

Entrance(s)

Primary Entry Type: unknown/not visible
Primary Entry Materials & Details: steps, tile
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: side porch
Secondary Door Type & Material: sliding door; vinyl

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1966 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/28/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2744 E Glenoaks Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by engineer J. F. Ruthroff and built by William Hansen for Charles Trowbridge in 1966. 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: Ruthroff, J. F. (Engineer) b. Builder: Hansen, William

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1966 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 2744 E. Glenoaks Boulevard appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91364

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2744 E Glenoaks Blvd

Page 3 of 3

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

Windows

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

Alterations

Alterations: door replaced, secondary

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

City of Glendale. Building permits, various dates.

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 123 W Glenoaks Blvd

P1. Other Identifier: Incarnation Church School

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 123 W Glenoaks Blvd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN APN 5644-012-021

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

The Incarnation Parish School occupies a large irregularly shaped parcel that includes a school building, two ancillary buildings, playgrounds, and a large surface parking lot used for recreational activities. The property is associated with the Incarnation Catholic Church next door at 941 N. Brand Blvd.

The school building is designed in the Streamline Moderne style and is two-stories in height with an L-shaped plan and asymmetrical composition. Exterior walls are clad in brick masonry and scored stucco with rounded corners and decorative details. The roof is flat and built-up with rolled asphalt roofing and a flat parapet. It has three entrances located along W. Glenoaks Blvd. The easternmost entrance appears to be the primary entrance and has a rounded hood roof with speedlines and signage following the curve "INCARNATION CHURCH SCHOOL." The entrance has double fully glazed metal doors with sidelights and transom. The central entrance has a stoop with concrete steps and a double wood paneled doors with a decorative surround. There is a single wood paneled door just to the north of the doors. The westernmost entrance has a stoop with concrete steps and double partially glazed wood doors with multi-light and a transom. Fenestration primarily consists of grouped double-hung wood windows with simple surrounds. The curvilinear volumes have steel casement windows with multi-light or glass block. Above the primary entrance, there is a hexagonal wood window with multi-light and a decorative pierced screen. Other window types include fixed wood windows with simple surrounds and wood pivot windows with multi-light. In front of the school building there is a flagpole.

To the east of the school building is a two-story ancillary building. It is designed in the Mid-Century Modern style with an L-shaped plan and asymmetrical composition. Exterior walls are primarily clad in smooth stucco and brick masonry. The roof is low-pitched with composition shingle roofing and wide overhanging boxed eaves. The primary entrance is recessed under a projecting low-pitched shed roof volume and has a stoop with concrete steps with brick bullnoses and two metal post supports. It has a single wood slab door with a sidelight with reeded glass. Fenestration primarily consists of tripartite steel casement and fixed windows with multi-light. The tripartites on the first story have brick sills and one has a transom light. These windows have simple surrounds.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building; 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 north, 6/18/2026

*P6. Date Constructed/Age and Sources 1937 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 6/18/2026

*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) 123 W Glenoaks Blvd *NRHP Status Code: 5S3

B1. Historic Name: Church & School of the Incarnation; Incarnation

B2. Common Name: Incarnation Parish School

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

*B5. Architectural Style Streamline Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Gene Verge for the Church & School of the Incarnation in 1937. The school consisted of six classrooms and an auditorium. It also served as the assembly hall and parish church. It was under the direction of the Sisters of Charity of the Blessed Virgin Mary. Research indicates that a convent, rectory and school addition

(continued on page 3)

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

*B8. Related Features: none

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

*B10. Significance: Theme Architecture - Modernism; Pre-WWII Civic/Institutional Development, 1919-1944; Post-WWII Civic/Institutional Development, 1945-2000 Area Glendale

Period of Significance: 1937-1961 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 123 W. Glenoaks Boulevard appears eligible for listing in the Glendale Register. The property is significant for its association with the Catholic Incarnation Parish and as an excellent example of a pre- and postwar school campus, an important institutional property type. The complex is composed of a school built in 1937; rectories, a convent, and a parish hall built in 1949; and a 1961 classroom addition. It is one of relatively few extant civic/institutional buildings from this formative period of city growth, and post-World War II expansion of city services and public/private institutions to accommodate the growing population.

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

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, the style was popular throughout the United States in the late 1930s.

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

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

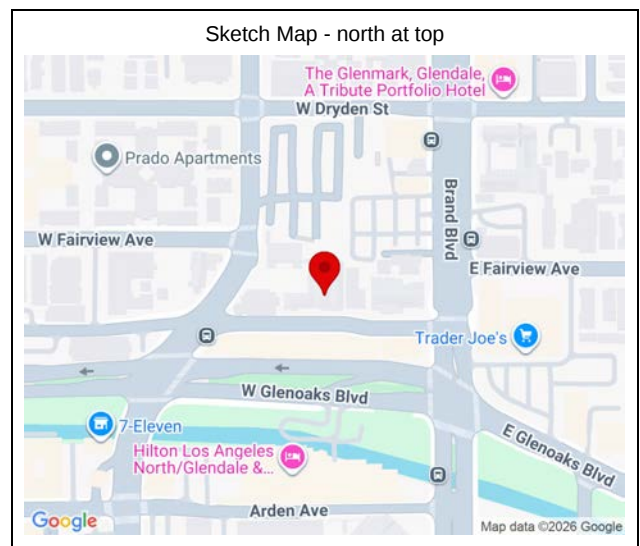
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 6/18/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 123 W Glenoaks Blvd

Page 3 of 3

P3a. Description: (Continued from page 1):

The other ancillary building is northwest of the school building along Central Avenue. The two-story building faces the large surface parking lot and is designed in the Mid-Century Modern style with a rectangular plan and symmetrical composition. Exterior walls are clad in smooth stucco and brick masonry. The west façade has breeze block. It has a flat roof with boxed eaves. Entrances are not visible from the public right-of-way. Fenestration consists of grouped fixed and awning wood windows with a brick bulkhead. Some of the panes have been replaced with paneled vents.

Alterations

Alterations: addition, side; windows replaced, some, secondary; door replaced, primary; Additional entrance may have been added near central entrance; primary entrance replaced; currently underdoing construction in rear parking lot

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

were completed in 1949. In 1961, additional classrooms were constructed. Currently, there is additional construction happening on the property. 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/.

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.

The Tidings (Los Angeles, CA), various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 548 W Glenoaks Blvd

P1. Other Identifier: First German United Methodist Church

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
c. Address 548 W Glenoaks Blvd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5636-006-057

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

General Fields

Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type: Institutional: Religious/spiritual
Primary Architectural Style: Postmodern
Secondary Architectural Style: Expressionist

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: The property is massed in four oblique cylindrical volumes connected to a larger crescent-shaped volume
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: stucco, smooth; stucco, scored
Architectural Details: rounded corner(s); mounted cross

Roof

Roof Form: flat; rounded
Roof Cladding: rolled asphalt; material unknown; multi-light window glazing
Roof Details: parapet, curved

Entrance(s)

Primary Entry Type: open air cylindrical tower volume with square arched openings
Primary Entry Materials & Details: flooring, concrete
Primary Door Type & Material: double door, metal security gate
Secondary Entry Type: flush
Secondary Door Type & Material: single door; slab door; wood; recessed
Secondary Door Details: sidelights

(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 south, 4/15/2026

***P6. Date Constructed/Age and Sources** 1997 (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) 548 W Glenoaks Blvd *NRHP Status Code: 5S3

B1. Historic Name: First German United Methodist Church
B2. Common Name: Christuskirche; International Community United Methodist Church
B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style Postmodern; Expressionist

*B6. Construction History: (Construction date, alteration, and date of alterations) The First German United Methodist Church congregation was established in the 1870s and occupied a property in downtown Los Angeles before moving to Eagle Rock to share space at another church. In 1997, the church moved into its new purpose-built facility in Glendale. At that time, it was said to be the only United Methodist congregation in the (continued on page 3)

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

*B8. Related Features: courtyard/patio; garage, below grade; From the main curving building, a wood pergola extends north and runs along the length of a curving stucco wall that fronts W Glenoaks Blvd., terminating at an open cylindrical volume with square-arched openings that provide access to the campus. A second curving stucco wall along North Kenilworth Ave. encloses the parking area and the below-grade structure.

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1997 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 548 W. Glenoaks Blvd. appears eligible for listing in the Glendale Register. It is an excellent example of Postmodern architecture with Expressionist elements as applied to an ecclesiastical property. 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 often 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. With its prominent cylindrical forms and crescent-shaped plan, the subject property also reflects elements of the Expressionistic/Organic subtype of Mid-Century Modern architecture. Expressionism employed sculptural forms and geometric shapes, including dramatic rooflines.

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

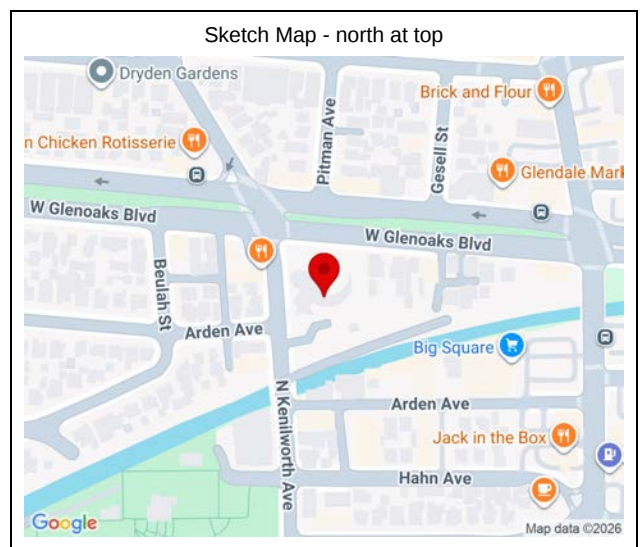
*B12. References: (See Continuation Sheet 3)

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: 548 W Glenoaks Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; awning
Window Materials 1: metal
Window Details 1: multi-light
Window Grouping & Type 2: paired; casement
Window Materials 2: material unknown
Window Details 2: multi-light; surround(s), simple

Alterations

Alterations: no major alterations

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

county to conduct its services in German. Now known as the International Community United Methodist Church, the congregation shares its space with other groups.

***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 1

*Resource Name or # (Assigned by recorder) 1101-1109 W Glenoaks Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1101 W Glenoaks Blvd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5628-025-018, 5628-025-019

*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: Mid-Century Modern

Roof

Roof Form: built-up; flat
Roof Cladding: rolled asphalt
Roof Details: parapet, flat

Entrance(s)

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

Building Envelope

Setting: corner; flush at sidewalk
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; stucco, smooth; wood, board-and-batten
Architectural Details: rounded canopy; rounded corner(s)

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View northwest, 5/15/2026

*P6. Date Constructed/Age and Sources 1947-1950 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 5/15/2026

*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) 1101-1109 W Glenoaks Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in two stages: 1109 in 1947, with 1101 added in 1950. 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 Post-WWII Commercial Development, 1945-2000 Area Glendale

Period of Significance: 1947-1950 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 1101-1109 W. Glenoaks Boulevard appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale after World War II. Constructed from 1947 to 1950, the property rare remaining example of a 1940s and 1950s commercial retail building, an important commercial property type.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 5/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1101 W Glenoaks Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; storefront
Window Materials 1: metal
Window Details 1: bulkhead
Window Grouping & Type 2: fixed; storefront
Window Materials 2: metal
Window Details 2: multi-light

Alterations

Alterations: signage added/replaced; some wall cladding replaced;
storefront altered; window(s) boarded up

***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) 1608-1610 W Glenoaks Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1608-1610 W Glenoaks Blvd 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 5623-026-038

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

General Fields

Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Mixed-use
Primary Architectural Style: Late Modern

Building Envelope

Setting: flush at sidewalk
Height: 2-story
Plan: irregular
Primary Façade Composition: symmetrical
Type of Construction: unknown
Wall Cladding: stucco, textured
Architectural Details: Primary facade recessed under deep roof eave overhang, creating storefront setback from street; it is nearly fully glazed, with metal spandrels

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: eaves, closed; eaves, wide; parapet, flat; overhanging front eave with rounded wood soffit supported by wide metal "L" support at each end

Entrance(s)

Primary Entry Type: multiple; storefront
Primary Entry Materials & Details: flooring, concrete; steps, concrete
Primary Door Type & Material: single door; fully glazed; aluminum
Primary Door Details: sidelights; transom
Secondary Entry Type: at same primary entry
Secondary Door Type & Material: single door; fully glazed; aluminum
Secondary Door Details: sidelights; transom

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1966 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/23/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1608-1610 W Glenoaks Blvd *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 commercial property with multiple storefronts was designed by Abrahms, Huffaker & Lacayo and built by contractor M.L Schmidt for owners William and Melba Figge in 1966. The Figges' photography studio occupied one storefront (until 1980) and San Marino Catering occupied the other. Alterations observed in the field are listed in P3a.

(continued on page 3)

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

*B8. Related Features: lamppost

B9a. Architect: Abrahms, Huffaker & Lacayo b. Builder: M.L. Schmidt

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1966 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 1608-1610 W. Glenoaks Blvd. appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a commercial 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.

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.

The property may also be eligible for listing in the Glendale Register for its association with notable Glendale photographers William and Mel Figge, renowned for their work for Playboy Magazine and other clients. They worked out of the studio in this building they owned until soon after William's death in 1976. The Figge photo business is still in operation in Newport Beach, run by the Figges' children. Additional research is needed to confirm the Figges' significance for full evaluation under local Criterion 2.

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

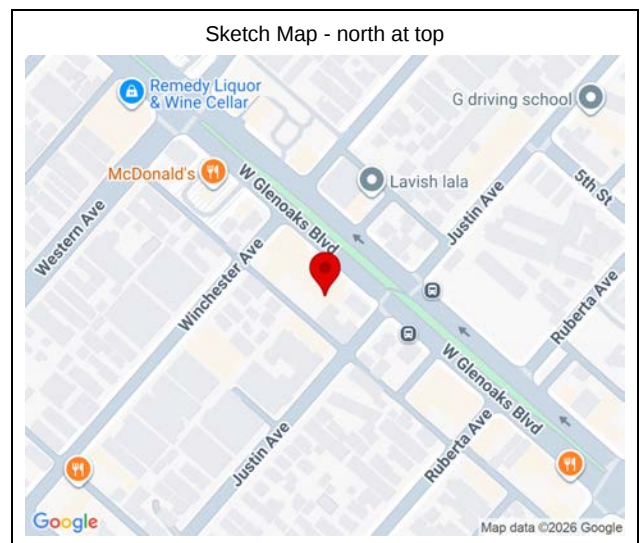
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1608-1610 W Glenoaks Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; floor-to-ceiling
Window Materials 1: aluminum
Window Grouping & Type 2: single; sliding, vertical
Window Materials 2: aluminum

Alterations

Alterations: door replaced, primary; signage added/replaced

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

"Figge, Hef, Playboy & the End of an Era," Figge Photography, accessed May 2026, <https://www.figgestudio.com/blog-post/figge-hef-playboy-the-end-of-an-era>.

"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>.

"Melba Figge, Free-Spirited Photographer and Studio Owner, Dies at 92." Los Angeles Times February 5, 2015.

"Picture-Perfect Family Forges Ties to Studio." Los Angeles Times, August 5, 1992.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1920 W Glenoaks Blvd

P1. Other Identifier: St. Matthew's Lutheran Church

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
c. Address 1920 W Glenoaks Blvd 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 5624-008-034

***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: barrel vaulted; flat

Roof Cladding: material unknown

Roof Details: eaves, closed; parapet, flat

Entrance(s)

Primary Entry Type: multiple; flush

Primary Entry Materials & Details: canopy; flooring, concrete and brick pavers

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

Secondary Entry Type: stoop

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

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

Building Envelope

Setting: corner; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: unknown

Wall Cladding: brick masonry; stucco, smooth; pebble dash stone panels/tile

Architectural Details: applied ornamentation; wing wall; signage; majority of Glenoaks-facing north facade is full-height dalle de verre set in vertical bays; one bay is stucco and frames a mosaic Christ element

(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, 4/17/2026

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

☒ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara 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) 1920 W Glenoaks Blvd *NRHP Status Code: 5S3

B1. Historic Name: St. Matthew's Lutheran Church

B2. Common Name: St. Matthew's Lutheran Church

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

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) St. Matthew's Lutheran Church first occupied a gable-roofed church on this property in 1948. In 1962, the congregation had the Mid-Century Modern church constructed north of the older church. The property's tall bell tower, colonnade, courtyard, and accompanying site and landscape improvements were all added at that time, with the colonnade

(continued on page 3)

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

*B8. Related Features: tall bell tower; interior courtyard formed by flat-roofed concrete and brick colonnade connecting 1962 church with older 1948 church (extensively altered by addition of colonnade and now used as a school)

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 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 1920 W. Glenoaks Blvd. appears eligible for listing in the Glendale Register. It is an excellent example of Mid-Century Modern ecclesiastical architecture. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

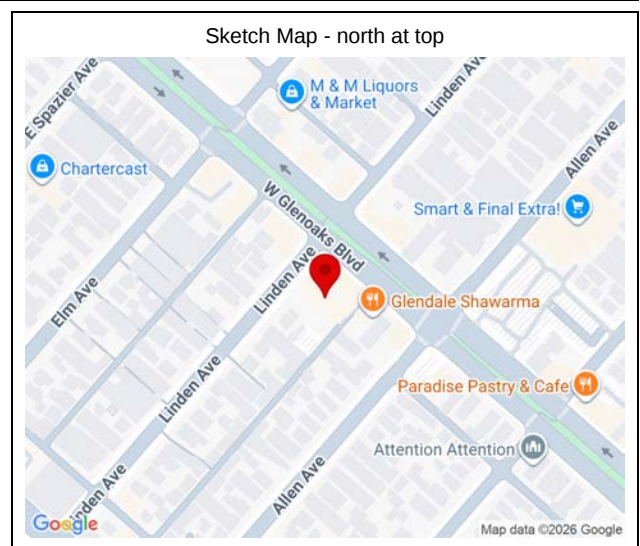
*B12. References: (See Continuation Sheet 3)

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: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1920 W Glenoaks Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed
Window Materials 1: steel
Window Details 1: configured as cruciform
Window Grouping & Type 2: grouped; fixed
Window Materials 2: concrete dalle de verre
Window Details 2: stained glass
Window Grouping & Type 3: grouped; fixed
Window Materials 3: steel
Window Details 3: stained glass

Alterations

Alterations: door(s) replaced, some

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

terminating in a brick wall attached to the former primary facade of the 1948 church building (now a school). 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.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2808 Glenoaks Canyon 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 2808 Glenoaks Canyon 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 5666-026-003

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Postmodern

Roof

Roof Form: flat; shed

Roof Cladding: rolled asphalt

Roof Details: exterior chimney, stucco; parapet, flat

Building Envelope

Setting: hillside; set back

Height: 3-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: unknown

Wall Cladding: stucco, smooth

Architectural Details: balcony(ies); terrace

Entrance(s)

Primary Entry Type: unknown/not visible

Primary Door Type & Material: unknown/not visible

Secondary Entry Type: balcony

Secondary Entry Materials & Details: railing, metal

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 southeast, 4/28/2026

*P6. Date Constructed/Age and Sources 1982 (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) 2808 Glenoaks Canyon 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: Postmodern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1982.

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

*B8. Related Features: garage, integrated

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Postmodernism Area Glendale

Period of Significance: 1982 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 2808 Glenoaks Canyon 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 91372

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2808 Glenoaks Canyon Dr

Page 3 of 3

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

Windows

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

Alterations

Alterations: appears to be unaltered

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 2830 Glenoaks Canyon 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 2830 Glenoaks Canyon 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 5666-026-002

*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: Late Modern

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: eaves, wide; exterior chimney, brick

Building Envelope

Setting: elevated from street level; hillside; not fully visible from public

right-of-way; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

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

Wall Cladding: wood, diagonal

Entrance(s)

Primary Entry Type: unknown/not visible

Primary Door Type & Material: unknown/not visible

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/28/2026

*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) 2830 Glenoaks Canyon 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 Kemp in 1978.

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

*B8. Related Features: mature vegetation

B9a. Architect: Kemp, Richard b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1978 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 2830 Glenoaks Canyon Drive appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a single-family residence. Constructed in 1978, the property exhibits high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Richard Kemp.

Richard Jay Kemp, Jr. was born in Glendale on August 5, 1925. He graduated from Glendale College in 1948 with an Associate in Arts in architecture and later attended the University of California, Los Angeles, graduating in 1958. While completing his education, Kemp worked for the local architectural firms C.F. Braun & Company in Alhambra (1952–1955) and H.L. Gogerty Associates in Los Angeles (1955–1959). In 1959, he partnered with architect Daniel Claude Carmichael, Jr. to establish Carmichael-Kemp Architects in Los Angeles. The firm specialized in school design and received commissions throughout Southern California. Early local extant examples of the firm's school projects include Jonas E. Salk (now Jonas Salm Elementary) School in Lawndale (1962), Clarence A. Dickison (now Dickison Elementary) School in Compton (1967), Harry C. Fulton (now Middle) School in Fountain Valley (1968), and Top of the World (now Elementary) School in Laguna Beach (1968). Richard Kemp died on September 30, 2007.

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

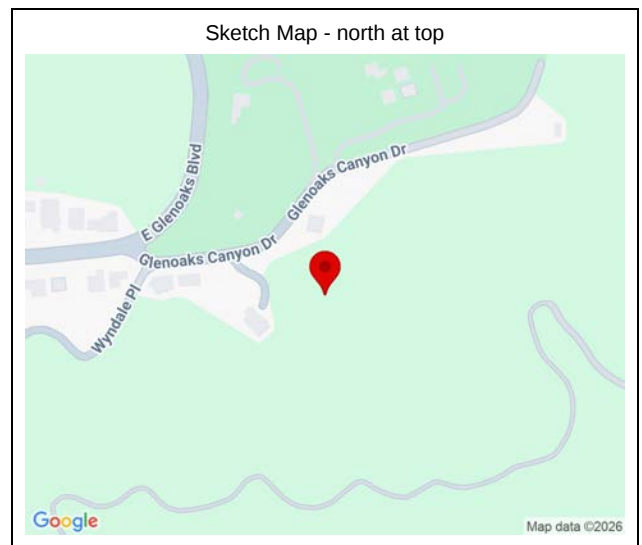
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91369

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2830 Glenoaks Canyon Dr

Page 3 of 3

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

Windows

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

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) 822 Glenvista 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 822 Glenvista Dr City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5661-002-017

*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: Mid-Century Modern

Building Envelope

Setting: elevated from street level; hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, vertical board
Architectural Details: balcony(ies); decorative wood elements; exterior stairway(s)

Roof

Roof Form: low-pitched; shed
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: flush
Primary Entry Materials & Details: canopy; railing, wood; steps, wood
Primary Door Type & Material: single door; slab door; wood
Primary Door Details: sidelights
Secondary Entry Type: balcony
Secondary Entry Materials & Details: railing, wood
Secondary Door Type & Material: sliding door
Secondary Door Details: transom

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View southeast, 4/29/2026

*P6. Date Constructed/Age and Sources 1960 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/29/2026

*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) 822 Glenvista Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was designed by Charles Wong in 1960. Alterations observed in the field are listed in P3a. Description.

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

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

B9a. Architect: Wong, Charles b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1960 Property Type: Single-family residential Applicable Criteria: C

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

The property at 822 Glenvista 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 1960, 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 noted Chinese American architect Charles Wong.

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).

Charles Wah Wong was born in China on July 21, 1929. He immigrated to the United States in the 1930s, settling in Los Angeles, where he graduated from Polytechnic High School in 1946. In 1951, he earned a B.Arch. from the University of Southern California. After graduation, he worked for several local architectural firms, including Ralph M. Parsons (1951), Maurice Fleishman (1952), and Leach & Cleveland (1953–1954). In 1956, he established his own Los Angeles-based firm, Charles W. Wong & Associates, and joined the AIA the following year. During the 1960s, Wong was one of relatively few Asian American Modernist architects contributing to Los Angeles's architectural landscape. He designed a wide range of property types, including commercial stores, restaurants, automobile showrooms, and apartments. Extant examples of his Mid-Century Modern-style residential work in Southern California include 4476 Mount Vernon Drive, View Park (1962); 1470 N. Kenter Avenue, Los Angeles (Chow Residence, 1965); and 6443 S. Halm Avenue, Ladera Heights (Linell Residence, 1965). Wong died on December 26, 2019.

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 91354

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 822 Glenvista Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: wood
Window Details 1: multi-light; transom

Alterations

Alterations: garage door replaced

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

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 601 Glenwood Rd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 601 Glenwood 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 5634-011-002

*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: Courtyard apartment
Primary Architectural Style: French Revival
Secondary Architectural Style: Chateauesque

Building Envelope

Setting: set back; shares open courtyard and matching design with 605
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, channel
Architectural Details: balcony(ies); corbels; decorative stucco elements; decorative wood elements; exterior stairway(s); stringcourse; modillions

Roof

Roof Form: hipped; steeply pitched; gable, front; flat
Roof Cladding: composition shingle
Roof Details: dormer(s), vent roof; eaves, closed; interior chimney, stucco; gable vent; tower(s)

Entrance(s)

Primary Entry Type: tower
Primary Entry Materials & Details: flooring, concrete; steps, concrete
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: multiple; stoop
Secondary Entry Materials & Details: awning; flooring, concrete; steps, concrete; handrail(s)
Secondary Door Type & Material: single door; slab door; wood; recessed

(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 northeast, 4/15/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Mary Ringhoff, Brannon Smithwick, Kiara 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) 601 Glenwood Rd *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 French Revival; Chateausque

*B6. Construction History: (Construction date, alteration, and date of alterations) This sixplex was constructed in tandem with the neighboring building 605 Glenwood Road by Paul Hutchinson & Company for Mr. and Mrs. J.C. Reinhard in 1939. Together they form a courtyard apartment with unified design. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached; courtyard/patio; fountain

B9a. Architect: _____ b. Builder: Paul Hutchinson & Co.

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Pre-WWII Multi-Family Residential Development, 1910-1944 Area Glendale

Period of Significance: 1939 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 601 Glenwood Rd. appears eligible for listing in the Glendale Register. It is an excellent example of a 1930s sixplex designed and built as half of a courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories.

The courtyard apartment was one of several multi-family property types that grew in popularity in Southern California as an expanding population required more housing. This French Revival example is associated with important residential development patterns that shaped Glendale during this time.

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

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: 601 Glenwood Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: bay, canted; fixed; casement
Window Materials 1: wood
Window Details 1: bay roof, composition shingle; multi-light
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: multi-light; metal screen(s)
Window Grouping & Type 3: single; fixed; porthole
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: door(s) replaced, some; railings altered/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) 605 Glenwood 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 605 Glenwood 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 5634-011-001

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type: Multi-Family Residential: Courtyard apartment
Primary Architectural Style: French Revival
Secondary Architectural Style: Chateauesque

Building Envelope

Setting: set back; shares open courtyard and matching design with
601 Glenwood
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, channel
Architectural Details: balcony(ies); corbels; decorative stucco
elements; decorative wood elements; exterior stairway(s);
stringcourse; modillions

Roof

Roof Form: hipped; steeply pitched; gable, front; flat
Roof Cladding: composition shingle
Roof Details: dormer(s), vent roof; eaves, closed; interior chimney,
stucco; gable vent; tower(s)

Entrance(s)

Primary Entry Type: tower
Primary Entry Materials & Details: flooring, concrete; steps, concrete
Primary Door Type & Material: unknown/not visible
Secondary Entry Type: multiple; stoop
Secondary Entry Materials & Details: awning; flooring, concrete; steps,
concrete; handrail(s)
Secondary Door Type & Material: single door; slab door; wood;
recessed

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View northwest, 5/29/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 5/29/2026

*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) 605 Glenwood Rd *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 French Revival; Chateausque

*B6. Construction History: (Construction date, alteration, and date of alterations) This sixplex was constructed in tandem with the neighboring building 601 Glenwood Road by Paul Hutchinson & Company for Mr. and Mrs. J.C. Reinhard in 1939. Together they form a courtyard apartment with unified design. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached; courtyard/patio; fountain

B9a. Architect: _____ b. Builder: Paul Hutchinson & Co.

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Pre-WWII Multi-Family Residential Development, 1910-1944 Area Glendale

Period of Significance: 1939 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 605 Glenwood Rd. appears eligible for listing in the Glendale Register. It is an excellent example of a 1930s sixplex designed and built as half of a courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories.

The courtyard apartment was one of several multi-family property types that grew in popularity in Southern California as an expanding population required more housing. This French Revival example is associated with important residential development patterns that shaped Glendale during this time.

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

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

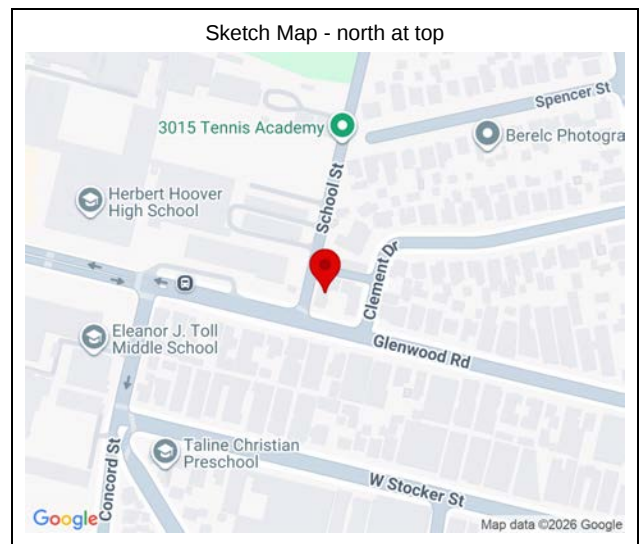
*B12. References: (See Continuation Sheet 3)

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: 5/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 605 Glenwood Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: bay, canted; fixed; casement
Window Materials 1: wood
Window Details 1: bay roof, composition shingle; multi-light
Window Grouping & Type 2: single; paired; double-hung
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: single; fixed; porthole
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: windows replaced, some, primary; door(s) replaced, some;
railings altered/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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) Herbert Hoover High School campus

P1. Other Identifier: 651 Glenwood Rd

*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 651 Glenwood 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 5634-009-900

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

This is a late 1960s high school campus with multiple interconnected buildings, all reflecting the Late Modern idiom with New Formalist elements. Buildings visible from the public right of way include one-, two-, and three-story volumes, each rectangular in plan and connected to others either directly or via covered colonnades and pedestrian bridges. Flat roofs shelter full-width exterior concrete balconies with vertical concrete supports and metal railings; these provide access to the interiors and constitute the bulk of what is visible. Behind the balconies, buildings are clad in brick and have grouped, fixed metal windows. The entry to the frontmost building on Glenwood Road is flush and contains metal, fully glazed double doors with transom. Multiple other building entrances contain single metal doors; entry details are not visible.

The complex appears to have a unified design with landscape features include brick retaining and security walls; concrete steps, walkways, and colonnades; a flagpole; and integral concrete planters (one of which bears pin-mounted metal lettering reading "HERBERT HOOVER HIGH SCHOOL"). A brick entry gate with circular top reading "HERBERT HOOVER HIGH SCHOOL" fronts the primary entry and is a later addition (likely 1992).

Much of the campus is not visible from the public right-of-way but aerial photographs indicate it includes courtyards, additional buildings (at least one of which is known to have been constructed in 1992), playing fields and courts, a track, and surface parking. The property is not fully visible from the public right of way and full documentation and evaluation of its components is beyond the scope of this project.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building

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

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



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

*P6. Date Constructed/Age and Sources 1966-1969 (School website; newspapers)

☒ 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 RECORDPage 2 of 3 *Resource Name or # (Assigned by recorder) Herbert Hoover High School campus *NRHP Status Code: 5S3B1. Historic Name: Herbert Hoover High SchoolB2. Common Name: Herbert Hoover High SchoolB3. Original Use: InstitutionalB4. Present Use: Institutional*B5. Architectural Style Late Modern; New Formalist

*B6. Construction History: (Construction date, alteration, and date of alterations) The Herbert Hoover High School campus was originally constructed in 1929; only the auditorium (recorded and evaluated separately) remains from this time. In 1966, the existing buildings were demolished for a complete new campus designed by architects Woodford & Bernard (C. Day Woodford and Leonard Bernard). It was constructed in a Late Modern/New

(continued on page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: ancillary building(s)B9a. Architect: Woodford & Bernard

b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 Area GlendalePeriod of Significance: 1966-1969 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 1960s high school campus at 651 Glenwood Rd. appears eligible for listing in the Glendale Register. It is significant for its association with the expansion of school facilities during Glendale's rapid growth during the postwar period. Constructed in 1966-1969 to replace Herbert Hoover High School's original 1929 complex, it is an excellent and rare example of the property type and continues to convey its association with civic/institutional patterns of development in this part of Glendale.

The property also appears eligible as an excellent example of Late Modern/New Formalist architecture as applied to a public school campus. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Late Modern is a broad term that is used to describe an iteration of Modern architecture that came of age between the mid-1950s and 1970s. Compared to their Mid-Century Modern predecessors, which stressed simplicity and authenticity, Late Modern buildings exhibited a more sculptural quality that included bold geometric forms, uniform glass skins on concrete surfaces, and sometimes a heightened expression of structure and system. The New Formalist subtype integrates classical proportions and elements such as symmetry, placement on a base, and rhythmic patterns of vertical supports.

The property is large and complex and is not fully visible from the public right-of-way; a building-by-building survey of the site is outside the scope of this project. However, it appears to retain sufficient integrity—either in whole or in part—from its respective historic periods to convey its historic significance.

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: 651 Glenwood Rd

Page 3 of 3

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

Formalist style between 1966 and 1969. A 33-classroom building was completed in 1992. The front entry gate with circular top likely dates to this time as well. In 2010, other buildings were updated, though exterior changes do not appear to have been major; an amphitheater was created in one of the quads to connect spaces.

***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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 651 Glenwood Rd - Auditorium

P1. Other Identifier: Herbert Hoover High School Auditorium

***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 651 Glenwood 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 5634-009-900

***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: Educational

Primary Architectural Style: PWA Moderne/Stripped Classical

Roof

Roof Form: gable, front; low-pitched; flat; hipped

Roof Cladding: material unknown; clay barrel tile

Roof Details: eaves, flared; parapet, flat; clay tile coping; eaves, open; corbel(s); cornice; exterior chimney, stucco

Building Envelope

Setting: set back; elevated from street level

Height: 2-story

Plan: irregular

Primary Façade Composition: symmetrical

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

Wall Cladding: brick masonry; cast stone; stucco, smooth; concrete; concrete, board-formed

Architectural Details: arch(es); balconette(s); exterior stairway(s); pilasters; quoins; signage; pediment; identical bas-reliefs on two-story wings; decorative cast stone elements, pin mounted metal lettering above the entry reads "AUDITORIUM"

Entrance(s)

Primary Entry Type: recessed central entry with segmental arch openings, fronted by a wide set of concrete steps with cheek walls and metal handrail

Primary Entry Materials & Details: arch(es); cheek walls; flooring, concrete; railing, metal; steps, concrete; surround, decorative; light fixtures; columns; pilasters; boarded up ticket booth windows

Primary Door Type & Material: double door; paneled; recessed; wood; three sets of this type

Primary Door Details: carved; surround, decorative

Secondary Entry Type: flush

Secondary Entry Materials & Details: awning

Secondary Door Type & Material: double door; slab door; partially glazed; metal; recessed

Secondary Door Details: boarded up transom

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP15. Educational building

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

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



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

***P6. Date Constructed/Age and Sources** 1929 (Living New Deal; School website; Sanborn)

☒ 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) 651 Glenwood Rd - Auditorium

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

B1. Historic Name: Herbert Hoover High School Auditorium
B2. Common Name: Herbert Hoover High School Auditorium
B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style PWA Moderne/Stripped Classical

*B6. Construction History: (Construction date, alteration, and date of alterations) The Herbert Hoover High School Auditorium was constructed in 1929 with the rest of the campus; it is the property's only remaining original building. It was damaged in the 1933 Long Beach Earthquake and repaired/rebuilt with PWA Moderne elements by the Works Progress Administration (WPA). The project employed 105 workers in 1935-36. Other than the

(continued on page 3)

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1929-1936 Property Type: Institutional Applicable Criteria: A/1/1; C/3/3

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

The Herbert Hoover High School Auditorium at 651 Glenwood Rd. appears eligible for listing in the Glendale Register. It also appears eligible for listing in the California and National Registers. It is significant for its association with the early expansion of school facilities during the 1920s, and for its association with federal New Deal programs of the 1930s. Constructed in 1929 and extensively repaired after the 1933 Long Beach Earthquake by the Works Progress Administration (WPA), it is one of relatively few extant school buildings from this formative period of city growth and an excellent example of a prewar school auditorium.

The auditorium also appears eligible as an excellent example of PWA Moderne architecture as applied to an institutional property. 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.

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

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

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

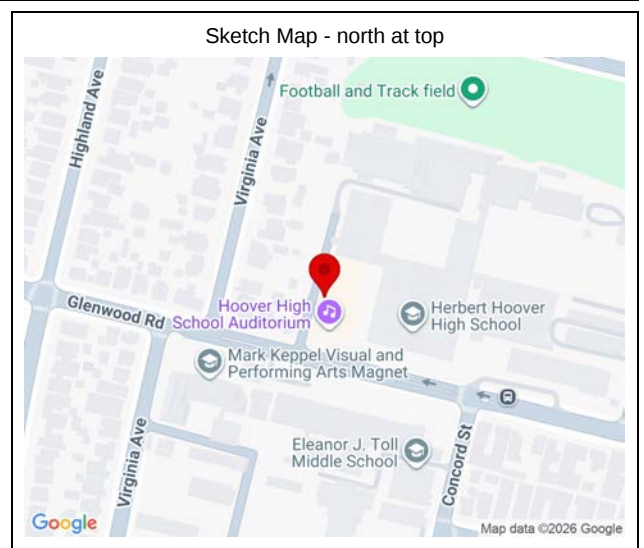
*B12. References: (See Continuation Sheet 3)

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: 651 Glenwood Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; casement
Window Materials 1: wood
Window Details 1: arched opening(s), round; multi-light; surround(s), decorative; wood screen(s); cast stone balconettes
Window Grouping & Type 2: paired; casement
Window Materials 2: wood
Window Details 2: multi-light; recessed within rectangular opening
Window Grouping & Type 3: single; double-hung
Window Materials 3: wood
Window Details 3: recessed within rectangular openings

Alterations

Alterations: window(s) boarded up; no major alterations

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

boarding up of some windows (e.g. at ticket windows), the building does not appear to have experienced subsequent alterations.

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

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

City of Glendale. Building permits, various dates.

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

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

Los Angeles Times, various dates.

Lynch, Chester Baker. "A History of the Glendale Public Schools from 1879 to 1957, with Emphasis on School Organization and Administration." M.A. thesis, Occidental College, 1957.

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) 1341 Glenwood Rd

P1. Other Identifier: Grand View Cemetery

*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 1341 Glenwood Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-025-038

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

The property is a cemetery with graves, buildings, structures, objects, and memorial features on a large trapezoidal parcel generally bounded by Grandview Avenue on the east, Glenwood Road on the south, Sonora Avenue on the west, and the rear parcel lines of properties fronting the south side of W. Kenneth Road on the north. It organized within a designed landscape characterized by broad lawns and mature tree plantings; curvilinear asphalt drives; cast concrete, stucco, and cut stone masonry perimeter walls; cut stone entry piers with cast iron lanterns; wrought iron fencing and driveway gates; and formal burial areas with flat grave markers, upright headstones, and family monuments.

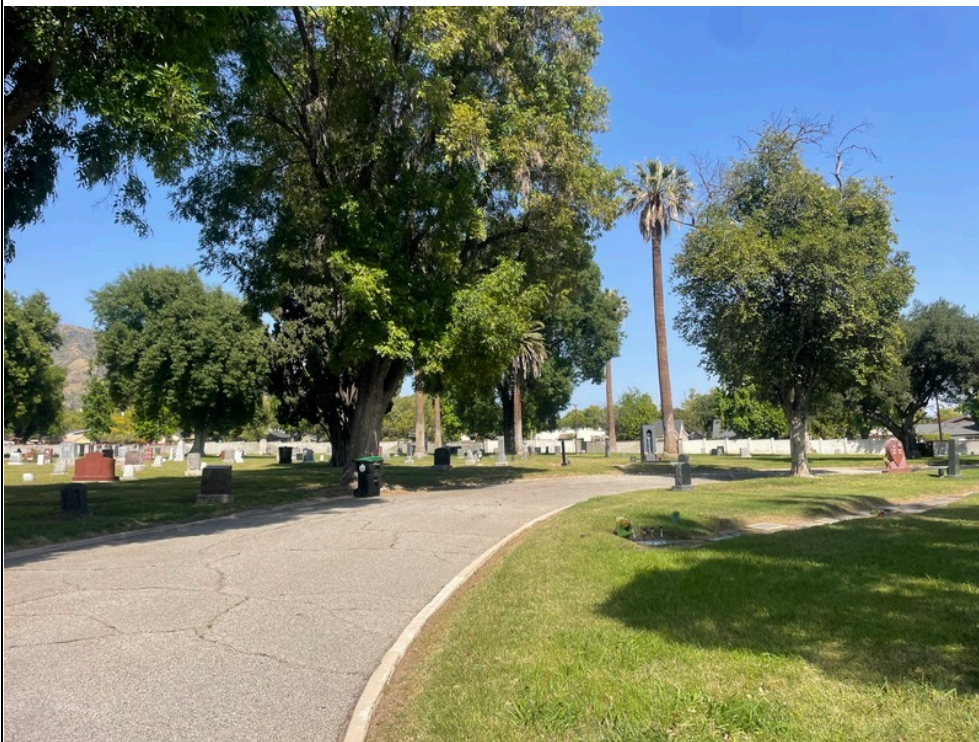
In addition to its landscape features, the cemetery contains a collection of buildings dating primarily from the 1920s. These include a chapel and crematory complex towards the site's center, various small mausoleums, and a monumental western mausoleum that forms the cemetery's wall along Sonora Avenue. The buildings are generally indicative of the Spanish Colonial Revival and Mission Revival styles with Neoclassical and Exotic Revival influences, expressed through white stucco wall cladding, red clay tile roofs, arched openings, arcaded entry porches, decorative columns, stained leaded-glass windows, and restrained classical detailing. The chapel building features a symmetrical composition with a tiled gabled roof and arched fenestration. Later buildings dating to the postwar period include a New Formalist mausoleum fronting a portion of the original mausoleum.

Full documentation/evaluation of this property's components is beyond the scope of this project. Any visible alterations to individual elements do not appear to have compromised the overall integrity of the site or its ability to convey its historical significance.

*P3b. Resource Attributes: (List attributes and codes) HP40. Cemetery

*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 #) xxx, 4/17/2026

*P6. Date Constructed/Age and Sources 1884; 1920s (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) 1341 Glenwood Rd *NRHP Status Code: 5S3

B1. Historic Name: Grand View Memorial Park
B2. Common Name: Grand View Cemetery; Grand View Memorial Park & Crematory
B3. Original Use: Institutional B4. Present Use: Institutional

*B5. Architectural Style Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) Originally established around 1884 as one of the earliest burial grounds in the Glendale area, the cemetery property was further developed after being acquired by Len C. Davis in the early 1920s. He renamed it Grand View Memorial Park and transformed the property into a formal memorial park landscape with curvilinear interior streets. Camphor,

(continued on page 3)

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

*B8. Related Features: ancillary building(s); designed landscape; gate(s), wrought iron; mature vegetation; perimeter wall, stucco; signage; interior paved streets and walkways

B9a. Architect: _____ b. Builder: C.A. Cornell (1923 mausoleum)

*B10. Significance: Theme Architecture - 20th Century Period Revivals; Pre-WWII Civic/Institutional Development, 1919-1944 Area Glendale

Period of Significance: 1884-2000 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.)

Grand View Cemetery appears eligible for listing in the Glendale Register. Established in 1884, it is significant as the oldest burial ground in the Glendale area and is most visibly reflective of its development in the 1920s. It is an excellent and rare example of a cemetery with a designed landscape, and is the only institutional property of this type and era in the northern portion of Glendale.

The property also appears eligible as an excellent collection of Spanish Colonial Revival architecture as applied to memorial buildings. The property's buildings exhibit a high quality of design and distinctive characteristics that are associated with the style as expressed by their 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.

The property is large and complex and is not fully visible from the public right-of-way; a building-by-building survey of the site is outside the scope of this project. However, it appears to retain sufficient integrity—either in whole or in part—from its respective historic periods to convey its historic significance.

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: 1341 Glenwood Rd

Page 3 of 3

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

bottle palm, and other tree species were planted throughout the grounds, many of which survive today and contribute to the site's park-like setting. Buildings added in the 1920s included the extant Spanish Colonial Revival chapel and 1,060-foot-long mausoleum that serves as the cemetery's western boundary. At the time contractor C.A. Cornell commenced constructing the mausoleum in 1923, it was said to be the largest in the United States. The cemetery's original buildings and designed landscape were little changed in subsequent years and through several changes in ownership and gradual additions of more buildings, such as the administration building and caretaker's residence situated near the Glenwood Road entrance on the south, constructed during the postwar years.

***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 3

*Resource Name or # (Assigned by recorder) Glorietta Ave. Bridge - Verdugo Wash

P1. Other Identifier: 53C0767

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

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

General Fields

Historic Property Type: Institutional

Current Property Type: Institutional

Property Sub-Type- Institutional: Infrastructure

Primary Architectural Style: PWA Moderne/Stripped Classical

Alterations

Alterations: appears to be unaltered

Bridge 53C0767 is a two-lane concrete tee beam bridge with cast concrete railings spanning Verdugo Wash on Glorietta Ave.

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1941 (Plaque)

☒ 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) Glorietta Ave. Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: Glorietta Ave Bridge over Verdugo Wash; Bridge 53C0767

B3. Original Use: Institutional

B4. Present Use: Institutional

*B5. Architectural Style PWA Moderne/Stripped Classical

*B6. Construction History: (Construction date, alteration, and date of alterations) This bridge was constructed in 1941 by the Los Angeles County Flood Control District as part of a larger federally funded flood control project. Verdugo Wash was widened and channelized and 10 bridges were constructed to span it; four of them are designated.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: Los Angeles County Flood Control District

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

Area Glendale

Period of Significance: 1941

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 Glorietta Avenue Bridge (Bridge 53C0767) 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 1941, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

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

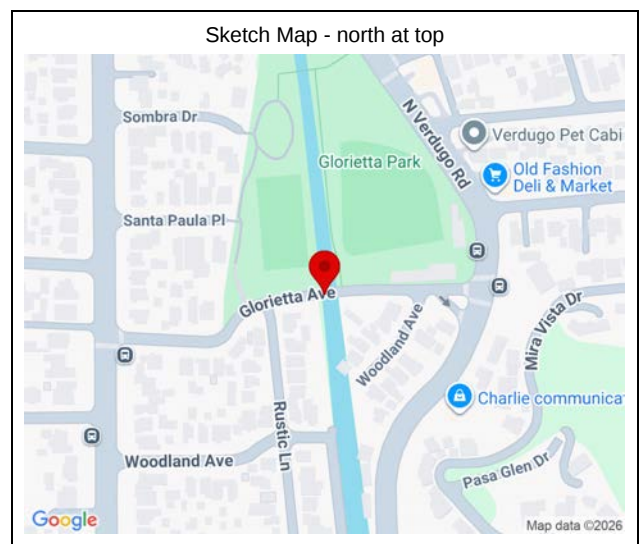
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: null Glorietta Ave

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.

Bridgehunter.com. Accessed April 2026. <http://bridgehunter.com/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1547 Golf Club Dr

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1547 Golf Club 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 5659-003-002

*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: Late Modern

Roof

Roof Form: gable, cross; steeply pitched

Roof Cladding: composition shingle

Roof Details: eaves, boxed; eaves, wide; exposed purlins

Building Envelope

Setting: corner; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, channel

Entrance(s)

Primary Entry Type: flush

Primary Entry Materials & Details: piers, concrete

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

Primary Door Details: sidelights; 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 northwest, 4/28/2026

*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) 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) 1547 Golf Club Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Late Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1980.

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

*B8. Related Features: garage, attached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Modernism Area Glendale

Period of Significance: 1980 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 1547 Golf Club Drive appears eligible for listing in the Glendale Register. It is an excellent example of Late Modern architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

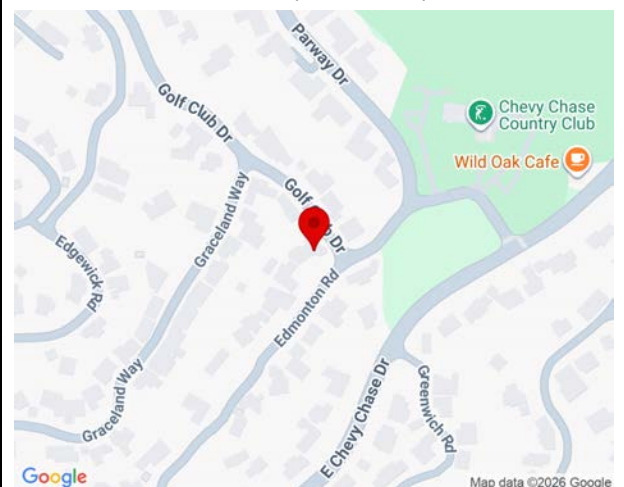
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91371

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1547 Golf Club Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; grouped
Window Materials 1: metal
Window Grouping & Type 2: fixed; floor-to-ceiling; tripartite
Window Materials 2: metal
Window Grouping & Type 3: double-hung; single
Window Materials 3: metal

Alterations

Alterations: addition, rear

***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) 2963 Graceland Wy

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2963 Graceland Wy 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 5659-006-003

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Tudor Revival

Roof

Roof Form: gable-on-hip

Roof Cladding: composition shingle

Roof Details: exposed rafter tails; exterior chimney, brick; gable vent

Building Envelope

Setting: corner; elevated from street level; set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; clinker brick

Entrance(s)

Primary Entry Type: stoop

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

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

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/28/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 2963 Graceland Wy *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1926.

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

*B8. Related Features: detached garage with second floor dwelling space

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 2963 Graceland Way appears eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture as applied to a single-family residence. 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.

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)

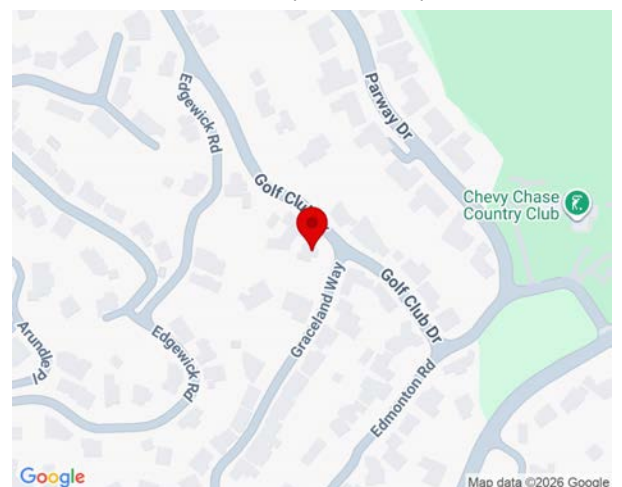
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91304

*Date of Evaluation: 4/28/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 2963 Graceland Wy

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: leaded glass; multi-light
Window Grouping & Type 2: casement; paired
Window Materials 2: steel
Window Details 2: multi-light
Window Grouping & Type 3: awning; single
Window Materials 3: steel
Window Details 3: multi-light

Alterations

Alterations: appears to be unaltered

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1325 Grandview Ave

P1. Other Identifier: Verdugo Hills Boy Scout Council Headquarters

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
c. Address 1325 Grandview 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 5623-002-036

***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: Recreational/social
Primary Architectural Style: Mid-Century Modern
Secondary Architectural Style: Late Moderne

Building Envelope

Setting: corner; flush at sidewalk
Height: 1-story; 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: brick masonry; stucco, smooth; stucco, scored
Architectural Details: applied ornamentation; signage; planter(s)

Roof

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

Entrance(s)

Primary Entry Type: recessed from sidewalk
Primary Entry Materials & Details: flooring, stone; surround, decorative
Primary Door Type & Material: single door; fully glazed; metal
Primary Door Details: sidelights; transom
Secondary Entry Type: recessed from sidewalk
Secondary Entry Materials & Details: surround, decorative; flooring, terrazzo
Secondary Door Type & Material: double door; fully glazed; metal
Secondary Door Details: sidelights; transom

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP13. Community center/social hall

***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** 1954 (Plaque, 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:** 4/15/2026

***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) 1325 Grandview Ave *NRHP Status Code: 5S3

B1. Historic Name: Verdugo Hills Boy Scout Council Headquarters

B2. Common Name: Verdugo Hills Council

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

*B5. Architectural Style: Mid-Century Modern; Late Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by contractor Roy L. Kent in 1954 as the administrative and training center for the Verdugo Hills Council of the Boy Scouts of America. The Council comprised Scout units in Glendale, Burbank, Eagle Rock, La Crescenta, Montrose, Sunland and Tujunga. In 2018, the building's windows and doors replaced, window openings at

(continued on page 3)

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

*B8. Related Features: flagpole; porte cochere; Boy Scout branded wrought iron gate at porte cochere

B9a. Architect: _____ b. Builder: Roy L. Kent

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

Period of Significance: 1954 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 property at 1325 Grandview Ave. appears eligible for listing in the Glendale Register. As the purpose-built headquarters for the Verdugo Hills Council of Boy Scouts of America, it has a significant association with this national institution. The building was the administrative and training center for multiple Scout units across the region and its design incorporated Scout branding and iconography. Constructed in 1954, the property reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population.

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

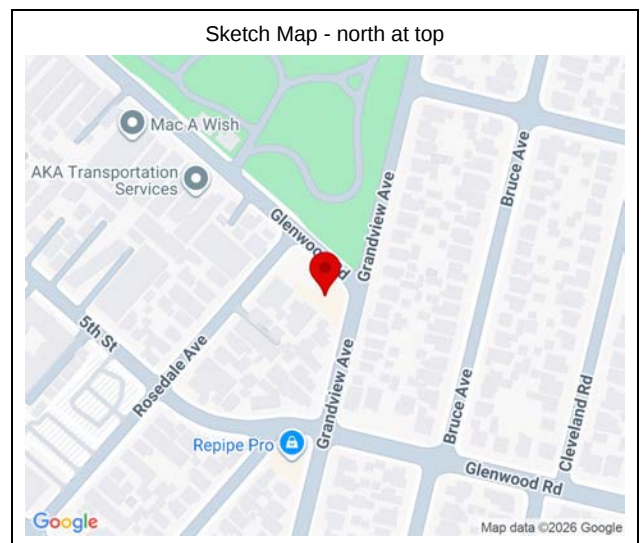
*B12. References: (See Continuation Sheet 3)

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: 1325 Grandview Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; sliding, horizontal
Window Materials 1: metal
Window Details 1: multi-light
Window Grouping & Type 2: tripartite; fixed; sliding, horizontal
Window Materials 2: metal
Window Details 2: multi-light

Alterations

Alterations: windows replaced, all; restuccoed, compatible; door replaced, primary; door replaced, secondary; rooftop mechanical equipment added; window openings altered, primary

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

the upper story were altered, and stucco volumes were restuccoed in kind. While Boy Scouts iconography and signage remains on the building, it is unclear whether the original function remains. Signage indicates current tenants include a boxing gym and a tutoring service.

***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 Evening Citizen News, various dates.

Los Angeles Times, various dates.

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

CONTINUATION SHEET

Page 1 of 1

*Resource Name or #: 1566 Grandview Avenue

Status Code: 5B

*Recorded by: Architectural Resources Group

*Date: April 2026

☐ Continuation ☒ Update

This property was surveyed in the 2020 South Cumberland Heights Historic District Survey by Architectural Resources Group and is designated as a contributor to that 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 2020. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view east, taken April 15, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1566 Grandview Ave *NRHP Status Code: 5B

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Spanish Colonial Revival

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

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: Bennett, Russell C.

*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.)

In addition to being a contributor to the South Cumberland Heights Historic District, the property at 1566 Grandview Ave. appears individually eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: 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



PRIMARY RECORD

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

*Resource Name or # (Assigned by recorder) 1566 Grandview Avenue

P1. Other Identifier: Element of South Cumberland Heights Historic District

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

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

c. Address 1566 Grandview Avenue 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) AIN: 5629-005-002

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

Evaluation: Contributor

Property Type: Residential—Single-family

Siting: Set back—deep

Primary Architectural Style: Spanish Colonial Revival

Number of Stories: 2

Plan/Primary Facade: Irregular; Asymmetrical

Construction/Foundation: Wood-frame; Concrete

Cladding: Smooth stucco

Roof Type/Material: Gable—crossed, Conical, Clay tile

Roof Features: Exposed rafter tails, Tower, Weathervane, Eaves-slight

Chimney 1: Stucco—exterior

Porch/Stoop 1: Stoop; Stucco, Concrete; Arches, Entry walls, Light fixtures, Steps

Door 1: Single; Wood; Paneled

Window 1: Paired; Casement; Wood; Arched opening, Multi-light

Window 2: Paired; Casement; Wood; Multi-light; Spindled colonette-some, Spindled grille-some

Window 3: Bay—rounded; Jalousie; Aluminum; Decorative surround

Hardscape: Walkway-Concrete; Driveway-Concrete, Concrete curb; Perimeter Wall-Stucco wall at north lot line

Landscape: Lawn, Mature vegetation

Garage: Detached, Metal door, Compatible in style with main house

Character-defining features: Two story height, Asymmetrical massing, Stucco wall cladding, Low-pitched roof with clay tile cladding and conical tower, Arched entrance stoop, Paneled wood door, Multi-light wood windows, Arched window openings, Pilasters, Jetty, Corbels, Clay tile attic vents, Ceramic tile accents, Grille

Related Features: Ancillary building

Alterations: Additions-Rear; Other Alterations-Windows replaced—some

Integrity: High

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

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

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



P5b. Description of Photo: (view, date, accession #) View southeast. 8/13/2020

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both

1927, Los Angeles County Assessor

*P7. Owner and Address:

Not Recorded

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

*P9. Date Recorded: 8/13/2020

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

CONTINUATION SHEET

Primary #
HRI#

Trinomial

Page 1 of 1

*Resource Name or #: 1572 Grandview Avenue

Status Code: 5B

*Recorded by: Architectural Resources Group

*Date: September 2026 ☐ Continuation ☒ Update

This property was surveyed in the 2021 South Cumberland Heights Historic District Survey by Architectural Resources Group and is designated as a contributor to that historic district. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of American Colonial Revival architecture with Monterey Revival influences.

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



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1572 Grandview Ave *NRHP Status Code: 5B

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style American Colonial Revival; Monterey Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1937.

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

*B8. Related Features: garage, detached; perimeter fence, wood

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area Glendale

Period of Significance: 1937 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1572 Grandview Ave. appears eligible for listing in the Glendale Register on an individual basis, in addition to being a contributor to the designated South Cumberland Heights Historic District. It is an excellent example of American Colonial Revival architecture with Monterey Revival influences as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

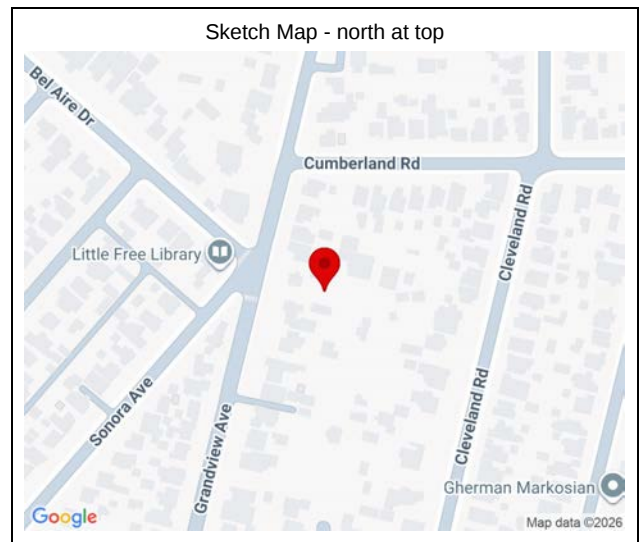
*B12. References:

B13. Remarks: None

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

*Date of Evaluation: 9/4/2026

(This space reserved for official comments.)



PRIMARY RECORD

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

*Resource Name or # (Assigned by recorder) 1572 Grandview Avenue

P1. Other Identifier: Element of South Cumberland Heights Historic District

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

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

c. Address 1572 Grandview Avenue 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) AIN: 5629-005-003

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

Evaluation: Contributor

Property Type: Residential—Single-family

Siting: Set back—moderate

Primary Architectural Style: American Colonial Revival

Secondary Architectural Style: Monterey Revival

Number of Stories: 2

Plan/Primary Facade: L-shaped; Asymmetrical

Construction/Foundation: Wood-frame; Concrete

Cladding: Textured stucco, Wood lap

Roof Type/Material: Gable—crossed, Hipped, Composition shingle

Roof Features: Eave returns, Eaves—molded

Chimney 1: Stucco—exterior

Porch/Stoop 1: Partial-width porch—recessed; Wood, Concrete; Light fixtures, Posts, Steps

Door 1: Single; Metal; Historic door surround, Paneled, Partially glazed

Window 1: Single; Double-hung; Wood; Multi-light

Window 2: Single; Casement; Wood; Multi-light

Window 3: Bay—canted; Type unknown; Wood; Bell-cast hood

Hardscape: Walkway-Concrete; Steps-Concrete; Driveway-Concrete; Perimeter Fence-Wood

Landscape: Lawn, Mature vegetation

Garage: Detached, Cupola, Door not visible, Compatible in style with main house

Character-defining features: Two story height, Asymmetrical massing, Horizontal wood siding, Recessed porch with slender columns, Low-pitched hipped and gabled roof with molded eaves and eave returns, Paneled wood door, Multi-light wood windows, Bay window with bell-cast hood, Balcony with slender columns and latticed balustrade

Related Features: None identified

Alterations: Other Alterations-Door replaced—primary, Perimeter fence added, Stucco volume added to roof

Integrity: High

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

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

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



P5b. Description of Photo: (view, date, accession #) View northeast, 8/13/2020

*P6. Date Constructed/Age and

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1937, Los Angeles County Assessor

*P7. Owner and Address:

Not Recorded

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

*P9. Date Recorded: 8/13/2020

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

CONTINUATION SHEET

Primary #
HRI#

Trinomial

Page 1 of 1

*Resource Name or #: 1641 Grandview Avenue

Status Code: 5B

*Recorded by: Architectural Resources Group

*Date: April 2026

☐ Continuation ☒ Update

This property was surveyed in the 2011 North Cumberland Heights Historic District Survey (update of 2004 Survey) by the Glendale Community Development Department Planning Division, and is designated as a contributor to that historic district.. This survey form updates the evaluation: the property also appears individually eligible for listing in the Glendale Register as an excellent example of American Colonial Revival architecture.

The property's character-defining features remain unchanged from those identified in 2011. No new major alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view west, taken April 15, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1641 Grandview Ave *NRHP Status Code: 5B

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style American Colonial Revival; French Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1922.

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

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

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1922 Property Type: Single-family residential Applicable Criteria: C

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

In addition to being a contributor to the North Cumberland Heights Historic District, the property at 1641 Grandview Ave. appears individually eligible for listing in the Glendale Register. It is an excellent example of American Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

*B12. References: (See Continuation Sheet 3)

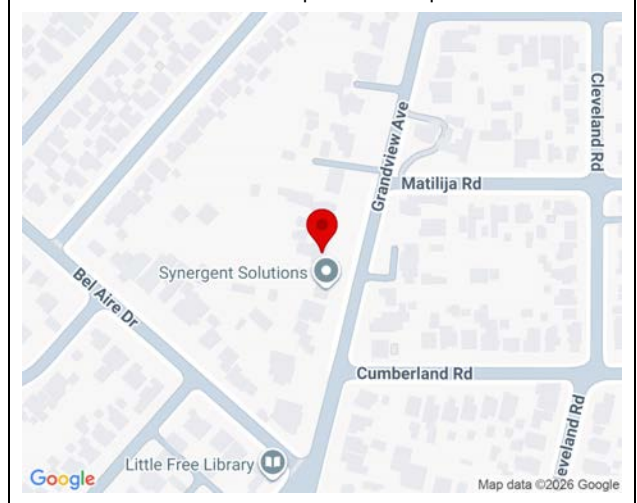
B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or # (Assigned by recorder) 1641 Grandview 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 Burbank Date 1972 T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address 1641 Grandview 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, etc., as appropriate)

Los Angeles County Assessor's Parcel Number: 5622-002-013

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

This two-story single-family residence was constructed in 1922 and designed in the American Colonial Revival style with elements of the French Eclectic and Dutch Colonial styles. Rectangular in plan, the house features a side-gambrel roof with flared eaves, clad in asphalt shingles, and smooth stucco walls. The facade is symmetrical. The windows are casement and divided-light, constructed of wood, with wall dormers with arched and broken pediments above the second floor windows, and hoods with corbels over the first-story windows. The central front entryway has a eight-panel wood door with sidelights and transom, framed by an open porch with classical columns and topped with by a second floor balcony with balustrade. The character-defining features consist of the window and door decorative treatments, gambrel roof, and flared eaves. Alterations include a one-story addition at the south façade in 1950, and a second-level addition above this in 1992 along with a two-story addition at the north façade. Though clearly visible from the street, this work is in keeping with additions traditionally made at the side facades of Colonial Revival homes, with each side showing deference to the main body of the house while emulating its overall form and style. For this reason, and due to the architectural uniqueness of the house and its ability to still convey the period of its initial construction, the property is a contributor to the historic district.

*P3b. Resource Attributes: HP2: Single family property

(List attributes and codes)

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

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



P5b. Description of Photo: (view, date, accession #)

7/6/2011

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1922

City of Glendale Building Permit Records

*P7. Owner and Address:

ERNEST G & JOAN M WILLIAMS

1641 GRANDVIEW AVE

GLENDALE CA 91201-1205

*P8. Recorded by: (Name, affiliation, and address) Glendale Planning Division

633 E. Broadway, Rm. 103

Glendale, CA 91206

*P9. Date Recorded: _____

8/9/2011

*P10. Survey Type: (Describe)

N. Cumberland Heights Reconnaissance Survey (Update of 2004 Survey)

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record