

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

Page 1 of 1

*Resource Name or #: Kenneth Village Commercial Historic District

P1. Other Identifier: Kenneth Village Commercial Historic District

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

c. Address: Various City: Glendale Zip: 91201

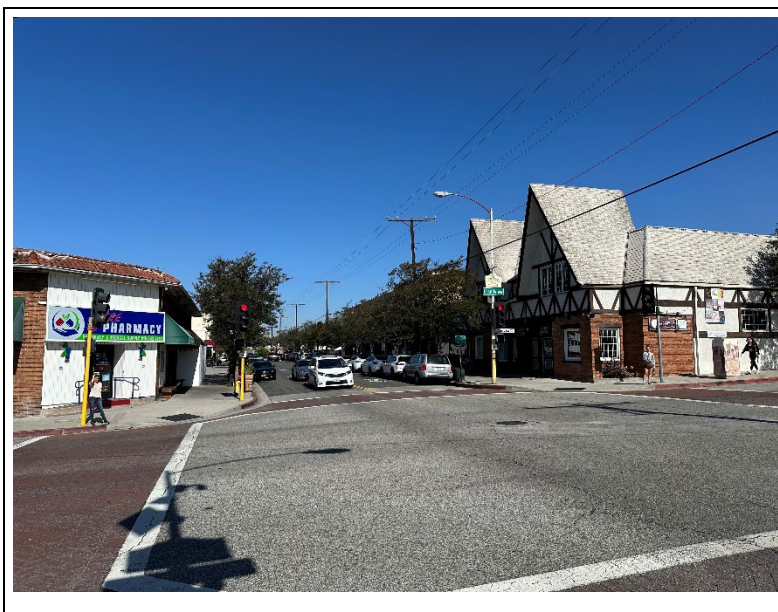
d. UTM: _____ Zone _____ mE/ mN

e. Other Locational Data: Various APNs

***P3a. Description:**

The Kenneth Village Commercial Historic District is located in the northwest portion of Glendale. The historic district occupies flat terrain with a gradual slope and is triangular in perimeter with a diagonal street pattern. It spans one block running east-west along W. Kenneth Road between Sonora and Grandview Avenues. The district is composed of 19 properties on both sides of W. Kenneth Road. Of these, 16 are contributors to the historic district (approximately 84%); three (3) are non-contributors. Contributors were constructed between 1925-1965. Of the 16 contributing properties, four also have been identified as individually eligible for the City of Glendale Historic Register – 1400-04 W. Kenneth Road, 1401-03 W. Kenneth Road, 1435 W. Kenneth Road, and 1306 Sonora Ave.

The district consists of commercial development, predominantly retail and service businesses with some office and mixed-use buildings with second floor residential units. The buildings are one- and two-stories in height with pedestrian orientation, zero front setbacks, front entrances, large glazing and display windows, projecting awnings and canopies. Two original service station buildings are oriented for vehicular use. The district represents a range of building types and architectural styles dating from the mid-1920's through the mid-1960s. Building types include one and two block commercial block buildings, mixed use buildings, an auto-service station, and two surface parking lots. Architectural styles represented within the district include Commercial Vernacular, Streamline/PWA Moderne, Mid-Century Modern, and Tudor Revival. District features include concrete sidewalks; concrete and asphalt-paved roadways; concrete curbs and gutters; some mature street trees; period streetlights; and café seating. Non-original features include a street clock with a decorative metal plaque reading "Kenneth Village;" concrete block benches; metal bicycle racks; and sidewalk bumps.



*P3b. Resource Attributes: HP6. 1-3 story commercial building

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

*P5b. Description of Photo: W. Kenneth Rd., view northwest. HRG, 2026.

*P6. Date Constructed/Age and Source: 1923-1965; Los Angeles County Assessor

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by:
Adam Rajper, Robby Aranguren, Mariana Ruiz
Historic Resources Group
556 S. Fair Oaks Ave., Suite 101-514,
Pasadena, CA 91105

*P9. Date Recorded: June 1, 2026

*P10. Survey Type: Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation

Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling
Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California – The Resources Agency	Primary # _____
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DISTRICT RECORD	Trinomial _____

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*NRHP Status Code: 5S3

*Resource Name or #: Kenneth Village Commercial Historic District

D1. Historic Name: Kenneth Village

D2. Common Name: Kenneth Village Commercial Historic District

***D3. Detailed Description:**

The Kenneth Village Commercial Historic District is located in the northwest area of Glendale. The historic district occupies flat terrain with gradual slope and is roughly triangular in perimeter surrounded by a diagonal street pattern. It spans one linear block running east-west along W. Kenneth Road between Sonora and Grandview Avenues. The district is composed of commercial and mixed-use parcels on both sides of W. Kenneth Road with parallel street parking and vehicular access to the rear of the northern properties via an alley. (see *continuation sheet*)

***D4. Boundary Description:**

The Kenneth Village Commercial Historic District consists of parcels on both sides of Kenneth Road, bounded by Sonora Avenue to the west, Grandview Cemetery to the south, Grand View Avenue to the east, and an alley to the north.

***D5. Boundary Justification:**

The Kenneth Village Commercial Historic District comprises a cohesive concentration of intact commercial properties first established in 1923 as the only commercial area in northwest Glendale surrounded by single-family residential development. The historic district includes buildings from the mid-1920's through the postwar period, reflecting a period of continuous growth in northwest Glendale, and retains its original planned boundary, programing, and integrity from the period of significance.

D6. Significance:

Theme: Pre-World War II Commercial Development (1904-1944); Post-World War II Commercial Development (1945-2000)

Area: Glendale

Period of Significance: 1923-1965

Applicable Criteria: A, G

The Kenneth Village Commercial Historic District is eligible for local designation as a City of Glendale Historic District under District Criteria A and G. This district is significant as a cohesive concentration of intact commercial and mixed-use development from 1923 to 1965 in the northwest area of Glendale, representing the first commercial district in the area. The historic district retains its original planned boundary and programing and reflects the evolving patterns of commercial development during the period of significance beginning in 1923 with the platting of Tract no. 6165 through the end of its postwar development in 1965. Of the historic district's 19 properties, 16 of these (or approximately 84%) contribute to its significance. The Kenneth Village Commercial Historic District reflects the establishment, growth and evolution of Glendale's northwest community through the boom and bust of the 1920s and 1930s, to the post-World War II period of suburban growth and prosperity.

Originally located on undeveloped land north of Grandview Cemetery, the Kenneth Village historic district was platted in 1923 as part of Tract no. 6165 by the Roselli family. Merchant and Italian immigrant, Bernardo Roselli (1859-1938) acquired large tracts of undeveloped land in the northwest area of Glendale through the second decade of the 20th century. Following the expansion of the Pacific Electric bus lines in the early 1920s, Roselli subdivided the tract in 1923 for residential and commercial development. (see *continuation sheet*)

***D7. References:**

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

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

Glendale City Directories. Glendale Library, Arts and Culture. California Revealed. <https://californiarevealed.org/partner/glendale-library-arts-and-culture>. Accessed June 2026.

Los Angeles County Assessor-Recorder.

Los Angeles Times via Proquest. Los Angeles Public Library.

Sanborn Fire Insurance Maps. Los Angeles Public Library.

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

Date: Sept. 21, 2026

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

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

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Resource Name or #: Kenneth Village Commercial Historic District

*Recorded by: Historic Resources Group

*Date: Sept. 21, 2026

☒ Continuation ☐ Update

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

The district consists of commercial development, predominantly retail and service businesses with some office and mixed-use buildings containing second floor residential units. The buildings are one- and two-stories in height with pedestrian orientation, zero front setbacks, front entrances, large glazing and display windows, projecting awnings and canopies. Two original service station buildings are oriented for vehicular use. The district represents a range of commercial building types and architectural styles dating from the mid-1920's through the mid-1960s. Commercial building types include retail storefronts, restaurants/cafes, office buildings, a day-care center, an auto service shop, and two surface parking lots. Architectural styles represented within the district include Commercial Vernacular, Streamline/Moderne, Mid-Century Modern, and Tudor Revival. Other district features include concrete sidewalks, concrete and asphalt-paved roadways, concrete curbs and gutters, some mature street trees, and period streetlights. Non-original features dating from more recent improvements include street clock with a decorative metal plaque reading "Kenneth Village," concrete block benches; metal bicycle racks; and sidewalk bumps.

The Kenneth Village Commercial Historic District consists of 19 properties. Of these, 16 are contributors to the historic district (approximately 84%); Three (3) are non-contributors. Contributors were constructed between 1925-1965. Four of the contributing properties have also been evaluated as individually eligible for local designation as a City of Glendale Historic Resource, including the Kenneth Village Pharmacy and Village Market at 1400-04 W. Kenneth Road; the office building at 1401-03 W. Kenneth Road, and Blackwell & Son service station at 1435 W. Kenneth Road and 1306 Sonora Ave, now the Grandview House Preschool.

D6. Significance (continued):

A 1923 advertisement by the Gilbert-Sherwood and Guthrie real estate company touted Kenneth Village as "the only business district in all Northwest Glendale." The ad highlighted access to new Pacific Electric bus lines, reporting, "Bus line transportation has been installed and is now in operation. All the buses for this territory start from here, Kenneth Road and Grand View."¹ Early occupants of this commercial district catered to the quotidian needs of the community, including the Grand View Groceteria at 1404 W. Kenneth Road (1925, extant, now Village Market) and two service stations, one owned by Blackwell & Son at 1435 W. Kenneth Road (1925 and 1935 buildings, extant), and the other by J.A. Snow at 1327 Grand View (not extant).²

During the 1930s, Glendale showed remarkable resilience despite the economic hardship of the Great Depression. Population rose by 20,000 in the 1930s, driven in part by the nearby film and aircraft industries which were somewhat buffered from the economic downturn. Equally significant, residential construction in many parts of northwest and northeast Glendale was stimulated by the Federal Housing Authority (FHA) after 1935; while the Works Progress Administration (WPA) funded the construction of new civic buildings. Additionally, public works projects after 1935 also included infrastructure improvements, such street and drainage work around Chevy Chase Drive. Altogether, these improvements enhanced the area's development potentials. By 1940, Glendale's northern east-west population reached 52,000, comprising 63 percent of Glendale's total population.³

During this time, the community around Kenneth Village was greatly improved with single-family residential development, as visible in aerial photographs from 1938. Occupants of Kenneth Village also increased to cater to the growing community, including: A.E. Ferguson Pharmacy (1400 W. Kenneth Road, not extant); H.C. Tiner Barber (1401 W. Kenneth Road, not extant); Kargess Market (1403 W. Kenneth Rd); R.C. Millet Variety Store (1411 ½ W. Kenneth Rd); H.M. Wheeler, DDS (1416 W. Kenneth Rd); Ada E. Gies Gift Shop (1413 ½ W. Kenneth Rd), among others.⁴

Kenneth Village experienced a second surge of development in the postwar period. The 1949 Glendale directory lists over 30 retailers and businesses in Kenneth Village. By 1950, Sanborn maps depict the Second Church of Christ Scientist at 1418-1420 W. Kenneth Road, and three service stations and two auto repair shops, catering to the postwar automotive boom (1435 W. Kenneth Road and 1306 Sonora Ave; 1420 W. Kenneth Road; and 1461-1462 Grandview Ave, not extant). A surface parking lot was also developed next to the Village Market (1404 W. Kenneth Road), extant. Other businesses flourishing in Kenneth Village during this period include a bakery, hardware store, butcher shop, restaurant, dry cleaners, beauty and barber shops, women's wear, and a knit shop, among others.⁵

¹ "The Only Business District in All Northwest Glendale," *Glendale Evening News*, December 18, 1923. As cited in Architectural Resources Group, *City of Glendale East-West Glendale Historic Context Statement*, City of Glendale Community Development Department, 2026, 114.

² *City of Glendale East-West Glendale Historic Context Statement*, 114.

³ *City of Glendale East-West Glendale Historic Context Statement*, 48.

⁴ Glendale City Directory 1938, Glendale Library, Arts and Culture, California Revealed, accessed June 2026, <https://californiarevealed.org/partner/glendale-library-arts-and-culture>.

⁵ Glendale City Directory 1949, Glendale Library, Arts and Culture.

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Resource Name or #: Kenneth Village Commercial Historic District

*Recorded by: Historic Resources Group

*Date: Sept. 21, 2026

☒ Continuation

☐ Update

D6. Significance (continued):

Kenneth Village was completely developed by 1965 according to the assessor's record. Recent improvements beginning in the late 2010's were carried out to revitalize the district, including the rehabilitation of the Chris & Tom's Liquor Store at 1419 W. Kenneth Road to house Commissary Coffee Shop and the rehabilitation of the Blackwell & Son service station at 1435 W. Kenneth Road and 1306 Sonora Ave, now a Grandview House Preschool – both contributors to the district.

The district continues to serve as a hub of small businesses serving the local community, featuring cafes, restaurants, retail shops, auto service station, and office space. Contributing properties in Kenneth Village retain their original setbacks, scale and massing, plans, style, and character-defining features. In addition to the individual commercial properties, the historic district also retains its original planning features, including its diagonal street grid pattern; sidewalks, curbs and gutters; and overall pedestrian orientation.

Map Name: Burbank Quadrangle

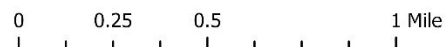
Scale: 1:24,000

Date: June 18, 2026



Kenneth Village Commercial Historic District

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



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Resource Name or #: Kenneth Village Commercial Historic District

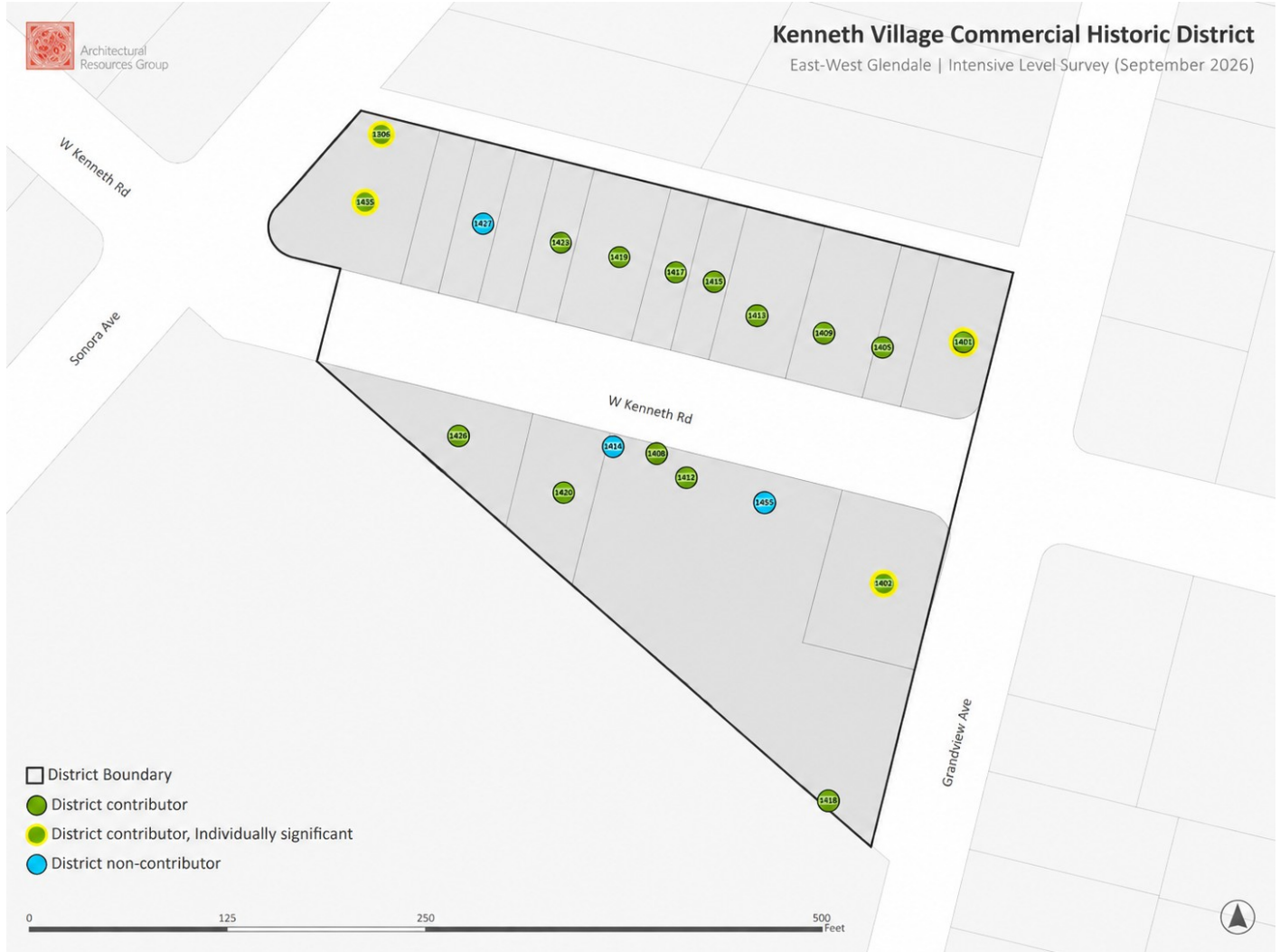
*Recorded by: Historic Resources Group

*Date: Sept. 21, 2026

☒ Continuation

☐ Update

District Map



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CONTINUATION SHEET	Trinomial _____

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Resource Name or #: Kenneth Village Commercial Historic District

*Recorded by: Historic Resources Group

*Date: June 1, 2026

☒ Continuation

☐ Update

Property List

APN	Address	Type	Date	Style	Status	Status Code
5622-023-020	1306 Sonora Ave	Commercial Auto-related	1925	Commercial Vernacular	Individual/Contributor	5S3, 7PDC
5622-023-032	1401 W Kenneth Rd	Commercial Mixed-use	1965	Tudor Revival	Individual/Contributor	5S3, 7PDC
5622-024-014	1404 W Kenneth Rd	Commercial Retail	1925	Commercial Vernacular	Individual/Contributor	5S3, 7PDC
5622-023-031	1405 W Kenneth Rd	Commercial Retail	1950	Commercial Vernacular	Contributor	7PDC
5622-024-015	1406 W Kenneth Rd	Surface parking lot	1945	N/A	Non-contributor (vacant lot)	7DNC
5622-023-030	1407 W Kenneth Rd	Commercial Mixed-use	1927	Commercial Vernacular	Contributor	7PDC
5622-023-029	1411 W Kenneth Rd	Commercial Mixed-use	1927	Commercial Vernacular	Contributor	7PDC
5622-024-015	1412 W Kenneth Rd	Commercial Retail	1945	Regency Revival	Contributor	7PDC
5622-024-015	1414 W Kenneth Rd	Commercial Restaurant	c. 1953	Commercial Vernacular	Contributor	7PDC
5622-023-028	1415 W Kenneth Rd	Commercial Retail	1947	Commercial Vernacular	Contributor	7PDC
5622-024-015	1416 W Kenneth Rd	Commercial Retail	c. 2000	Commercial Vernacular	Non-contributor (extensively altered)	7PDNC
5622-023-027	1417 W Kenneth Rd	Commercial Retail	1948	Commercial Vernacular	Contributor	7PDC
5622-024-007	1418 W Kenneth Rd	Institutional Church	1930	Art Deco/Moderne	Contributor	7PDC
5622-023-033	1419 W Kenneth Rd	Commercial Restaurant	1958	Mid-Century Modern	Contributor	7PDC
5622-023-024	1423 W Kenneth Rd	Commercial Retail	1949	Moderne	Contributor	7PDC
5622-023-022	1427 W Kenneth Rd	Surface parking lot and ancillary building	c. 2019	No style	Non-contributor (outside the period of significance)	7PDNC
5622-024-008	1434 W Kenneth Rd	Commercial Auto-related	1940	Streamline Moderne	Contributor	7PDC
5622-023-020	1435 W Kenneth Rd	Commercial Auto-related	1935	Streamline Moderne	Individual/Contributor	5S3, 7PDC
5622-024-015	1455 Grandview Ave	Commercial Retail	c. 1965	Mid-Century Modern	Contributor	7PDC

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*Recorded by: Historic Resources Group

Resource Name or #: Kenneth Village Commercial Historic District

*Date: June 1, 2026

☒ Continuation

☐ Update

Context Views



W. Kenneth Rd., view northwest



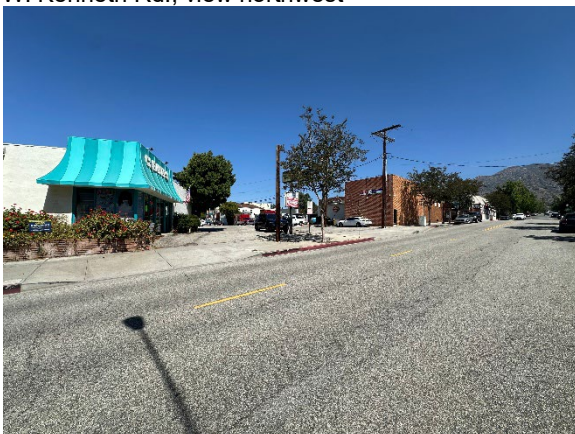
W. Kenneth Rd., view west



W. Kenneth Rd., view northwest



W. Kenneth Rd., view southwest



Grandview Ave., view north.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1401 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-032

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

General Fields

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

Building Envelope

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

Roof

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

Entrance(s)

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

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

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

*NRHP Status
Code:

7PDC/5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: CommercialB4. Present Use: Commercial*B5. Architectural Style Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1965 and one of its units (in 1403 W. Kenneth Rd.) has housed a prominent landscape architecture firm since 1978. Alterations observed in the field are noted in P3a. Description.

*B7. Moved?



No



Yes



Unknown

Date: _____

Original Location: _____

*B8. Related Features: signage

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Post-WWII Commercial Development, 1945-2000Area GlendalePeriod of Significance: 1978-2017Property Type: CommercialApplicable Criteria: B

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

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

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

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

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

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

None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None*B14. Evaluator: Architectural Resources Group, 360 E. 2nd St., Ste. 225, Los Angeles, CA 90012*Date of Evaluation: 5/11/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1401 W Kenneth Rd

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

Windows

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

Alterations

Alterations: restuccoed, incompatible

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

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

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

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

Glendale business directories, v.d.

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

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) 1455 Grandview Ave

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

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

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

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

c. Address 1455 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 5622-024-015

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type: Commercial: Retail

Primary Architectural Style: Mid-Century Modern

Alterations

Alterations: no major alterations; restuccoed, compatible

*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, 5/11/2026

*P6. Date Constructed/Age and Sources c. 1965 (Research)

☒ 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 91109

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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***Resource Name or #** (Assigned by recorder) 1404 W Kenneth Rd

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

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

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: Commercial Vernacular

Roof

Roof Form: flat; skirt

Roof Cladding: clay barrel tile; rolled asphalt

Roof Details: eaves, boxed; eaves, wide

Entrance(s)

Primary Entry Type: corner

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

recessed

Secondary Entry Type: multiple

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

Building Envelope

Setting: corner; flush at sidewalk

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; wood, vertical board

Architectural Details: display cases

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

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

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

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

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

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1404 W Kenneth Rd

*NRHP Status
Code:

7PDC/5S3

B1. Historic Name:

B2. Common Name: Village Market

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style Commercial Vernacular

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

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect:

b. Builder:

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

Area Glendale

Period of Significance: 1925

Property Type: Commercial

Applicable Criteria: A

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

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

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

None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 5/11/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1402 W Kenneth Rd

Page 3 of 3

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

Windows

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

Alterations

Alterations: primary entrance may have been altered; window openings
infilled, primary

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

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

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1405 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1405 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-031

*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

Alterations

Alterations: no major alterations; signage added/replaced

*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, 5/11/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91321

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1406 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1406 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-015

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

General Fields

Historic Property Type: Vacant lot

Current Property Type: Vacant lot

Primary Architectural Style: N/A

Alterations

Alterations: appears to be unaltered

*P3b. Resource Attributes: (List attributes and codes) HP1. Unknown

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

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



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

*P6. Date Constructed/Age and Sources 1945 (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 91128

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1407 W Kenneth Rd

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

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

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

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

c. Address 1409 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-030

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Mixed-use

Primary Architectural Style: Commercial Vernacular

Alterations

Alterations: restuccoed, incompatible; awning(s) added

***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, 5/11/2026

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

☒ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:** (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91320

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

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

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1411 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1411 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-029

*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: Commercial Vernacular

Alterations

Alterations: restuccoed, incompatible; wall cladding added/replaced;
window openings altered, primary

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91126

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1412 W Kenneth Rd

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

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

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

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

c. Address 1412 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-015

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: Regency Revival

Alterations

Alterations: windows replaced, some, primary; restuccoed, compatible;
roof material replaced, compatible; awning(s) added; door replaced,
primary; visible skylights

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

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

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



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

***P6. Date Constructed/Age and Sources** c. 1940 (Research)

☒ 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 91110

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

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

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1414 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1414 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-015

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Restaurant

Primary Architectural Style: Commercial Vernacular

Alterations

Alterations: no major alterations; awning(s) added

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

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

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



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

*P6. Date Constructed/Age and Sources c. 1953 (Research)

☒ 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 91111

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1415 W Kenneth Rd

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

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

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

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

c. Address 1415 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-028

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: Commercial Vernacular

Alterations

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

*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, 5/11/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91319

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1416 W Kenneth Rd

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

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

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

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

c. Address 1416 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-015

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: No Style

Alterations

Alterations: appears to be unaltered

***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, 5/11/2026

***P6. Date Constructed/Age and Sources** c. 2000 (Research)

☒ 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 91108

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

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

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1417 W Kenneth Rd

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

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

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

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

c. Address 1417 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-027

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: Commercial Vernacular

Alterations

Alterations: windows replaced, some, primary; windows replaced, some, secondary; roof material replaced, incompatible

***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 northeast, 5/11/2026

***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 91194

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

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

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1418 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1418 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-007

*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: Commercial
Property Sub-Type- Commercial: Mixed-use
Primary Architectural Style: Art Deco
Secondary Architectural Style: Moderne

Alterations

Alterations: wall cladding added/replaced

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91127

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1419 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1419 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-033

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: Mid-Century Modern

Alterations

Alterations: no major alterations; signage added/replaced

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

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

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



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

*P6. Date Constructed/Age and Sources 1958 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91318

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1423 W Kenneth Rd

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

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

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

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

c. Address 1423 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-024

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Retail

Primary Architectural Style: Moderne

Alterations

Alterations: awning(s) added; storefront altered

***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 northeast, 5/11/2026

***P6. Date Constructed/Age and Sources** 1949 (County Assessor)

☐ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***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 91125

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

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

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Primary # _____
HRI _____
Trinomial # _____
NRHP Status Code 7PDNC

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1427 W Kenneth Rd

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

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

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

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

c. Address 1427 W Kenneth Rd City Glendale Zip 91201

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-022

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Auto-related

Primary Architectural Style: No Style

Alterations

Alterations: windows replaced, some, primary

***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 northeast, 5/11/2026

***P6. Date Constructed/Age and Sources** c. 2019 (County Assessor)

☐ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**

***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 91124

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

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

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1434 W Kenneth Rd

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1426 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-024-008

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

General Fields

Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Auto-related
Primary Architectural Style: Streamline Moderne

Alterations

Alterations: wall cladding added/replaced

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious building; HP6. 1-3 story commercial building

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

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



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

*P6. Date Constructed/Age and Sources 1940 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

*P8. Recorded by: (Name, affiliation, and address) Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91317

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1435 W Kenneth Rd

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

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a.County** Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** _____ **Date** _____ **T** _____; **R** _____; **1/4 of** _____ **1/4 of Sec** _____; **B.M.** _____
c. Address 1435 W Kenneth Rd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-020

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

General Fields

Historic Property Type: Commercial
Current Property Type: Commercial
Property Sub-Type- Commercial: Auto-related
Primary Architectural Style: Streamline Moderne

Roof

Roof Form: flat
Roof Cladding: rolled asphalt
Roof Details: projecting rounded volumes

Entrance(s)

Primary Entry Type: flush
Primary Door Type & Material: fully glazed; metal; single door
Primary Door Details: sidelights; transom

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: speedlines

(continued on page 3)

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

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

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



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

***P6. Date Constructed/Age and Sources** 1935 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

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

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

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

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

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1435 W Kenneth Rd

*NRHP Status
Code: _____

7PDC/5S3

B1. Historic Name: _____

B2. Common Name: Grandview House Preschool

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style Streamline Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1935 for use as an auto service station, on the same parcel as the 1925 service station at 1306 Sonora Avenue. Since then it has been converted for use as a preschool. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: carport

B9a. Architect: _____

b. Builder: _____

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

Area Glendale

Period of Significance: 1935

Property Type: Commercial

Applicable Criteria: A; C

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

In addition to being a contributor to the potential Kenneth Village Commercial Historic District, the property at 1435 W Kenneth Road appears individually eligible for listing in the Glendale Register. It is significant for conveying patterns of early commercial development in this part of Glendale, reflecting the neighborhood scale of business districts during this time period. Constructed in 1935, the property is one of relatively few extant commercial buildings from this formative period of neighborhood growth.

The property also appears eligible as an excellent example of Streamline Moderne architecture as applied to a commercial auto-related service station. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

None

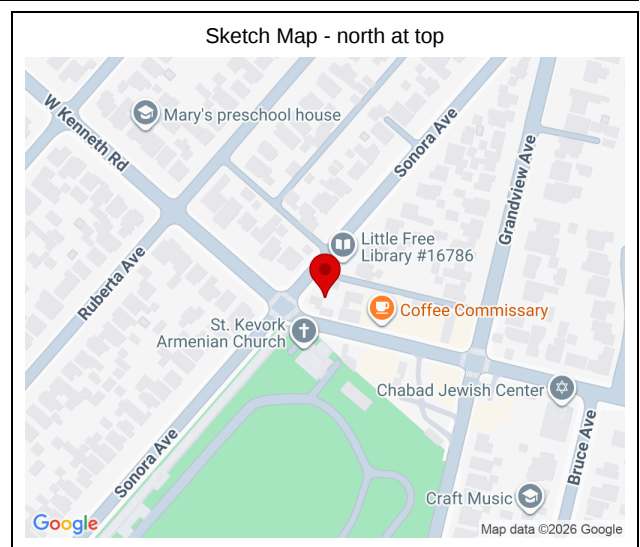
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91265

*Date of Evaluation: 5/11/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1435 W Kenneth Rd

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: faux multi-light; faux multi-light

Alterations

Alterations: storefront altered; windows replaced, all

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

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

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

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

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1306 Sonora Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5622-023-020

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

General Fields

Historic Property Type: Commercial

Current Property Type: Commercial

Property Sub-Type- Commercial: Auto-related

Primary Architectural Style: Commercial Vernacular

Roof

Roof Form: flat

Roof Cladding: rolled asphalt

Roof Details: parapet, stepped

Entrance(s)

Primary Entry Type: flush

Primary Entry Materials & Details: awning

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

Primary Door Details: sidelights; transom

Building Envelope

Setting: flush at sidewalk

Height: 1-story

Plan: irregular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 5/11/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

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

*NRHP Status
Code:

7PDC/5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style Commercial Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1925 for use as an auto service station. Since then it has been converted for use as a preschool. The property shares a parcel with 1435 W. Kenneth Rd., a 1935 service station. Alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

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

Area Glendale

Period of Significance: 1925

Property Type: Commercial

Applicable Criteria: A

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

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

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

None

*B12. References: (See Continuation Sheet 3)

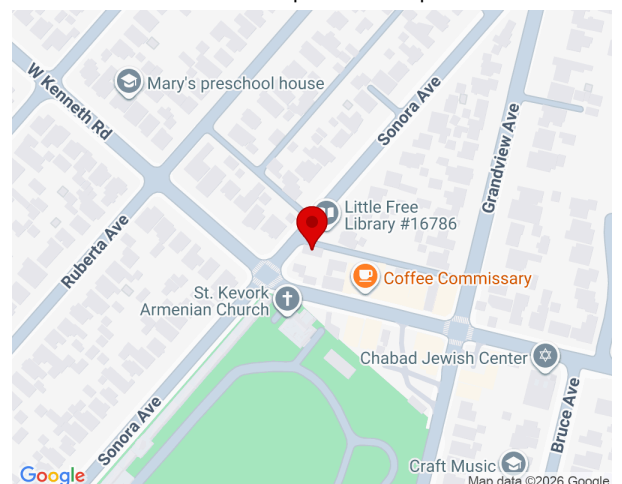
B13. Remarks: None

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

*Date of Evaluation: 5/11/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1306 Sonora Ave

Page 3 of 3

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

Windows

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

Alterations

Alterations: storefront altered

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

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

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