

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>553</u> Other Listings _____ Review Code _____ Reviewer _____ Date _____
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*Resource Name or #: N. Glendale Ave Commercial Historic District

P1. Other Identifier: N. Glendale Ave 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 Location:** ☐ Not for Publication ☒ Unrestricted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:** 91206

d. UTM: Zone _____ mE/ _____ mN

e. Other Locational Data: Various APNs

***P3a. Description:**

The N. Glendale Ave. Commercial Historic District is located in the central portion of Glendale, just north of the 134 (Ventura) Freeway. It spans a major north-south thoroughfare, North Glendale Avenue, between Monterey Road and East Glenoaks Boulevard. The district is mid-block and occupies the east side of the street. It is composed of exclusively commercial properties typically designed in the Commercial Vernacular style with Mid-Century Modern storefronts. The buildings are one-story in height, with pedestrian orientation, zero front setbacks, multiple entrances, large glazing and display windows, projecting awnings and canopies. District features include concrete sidewalks and vehicular access via street parking, surface parking lots and a rear alley.

The N. Glendale Ave. Commercial Historic District consists of six properties, five of which are contributors to the historic district (approximately 83%); one (1) is a non-contributor.

P5a. Photograph



***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: View northeast, HRG, 2026

***P6. Date Constructed/Age and Source:** 1946-1952

☒ Historic ☐ Prehistoric ☐ Both

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

***P8. Recorded by:**

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

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

***P10. Survey Type:** Intensive

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

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

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*NRHP Status Code: 5S3

*Resource Name or #: N. Glendale Ave. Commercial Historic District

D1. Historic Name:

D2. Common Name: N. Glendale Ave. Commercial Historic District

***D3. Detailed Description:**

The N. Glendale Ave. Commercial Historic District is located in the central portion of Glendale, just north of the 134 (Ventura) Freeway. It is on a diagonal axis along a major north-south thoroughfare, North Glendale Avenue, between Monterey Road and East Glenoaks Boulevard. The district is mid-block and occupies the east side of the street. It is composed of commercial properties with pedestrian access along North Glendale Avenue via a wide concrete sidewalk. There is also vehicular access to the district via street parking, surface parking lots and a rear alley.

The district is exclusively commercial development consisting of a restaurant and retail buildings. Buildings are typically designed in the Commercial Vernacular style with Mid-Century Modern storefronts. One of the buildings is Mid-Century Modern in style. The buildings are set at the sidewalk and one-story in height. They primarily have flat roofs with flat or stepped parapets. The Mid-Century Modern building has a butterfly and flat roof. All roofs are clad in rolled asphalt roofing. Exterior walls are clad in brick masonry and/or smooth stucco cladding. Fenestration consists of fixed floor-to-ceiling metal storefronts, some with bulkhead of brick or tile, and metal display cases. The buildings have multiple entrances and are either canted or recessed with awnings and single fully glazed metal doors with transoms. One of the doors is a single wood paneled door.

The N. Glendale Ave. Commercial Historic District consists of six properties, of which five properties are contributors to the historic district (approximately 83%); one (1) is a non-contributor. The non-contributing property to the district has been substantially altered.

***D4. Boundary Description:**

The N. Glendale Ave. Commercial Historic District consists of commercial properties on the east side of North Glendale Avenue. It is bounded by North Glendale Avenue to the west, the north façade of 812 North Glendale Avenue to the north, an alley to the east, and the south façade of 742 North Glendale Avenue to the south.

***D5. Boundary Justification:**

The N. Glendale Ave. Commercial Historic District comprises of commercial properties constructed during the post-World War II period. The area was originally part of Tract No. 4658 established in 1925, but it was not built-out until the 1940s and 1950s. While the commercial area is substantially larger than the defined historic district, the buildings outside the district boundary display a lesser degree of integrity from the historic period due to alterations, infill development or later development patterns.

D6. Significance: Theme: Post-World War II Commercial Development (1945-2000)
Period of Significance: 1946-1952

Area: Glendale
Applicable Criteria: A, G

The N. Glendale Ave. Commercial Historic District appears eligible for local designation as a City of Glendale Historic District under District Criteria A and G. This district is significant as a cohesive collection of intact commercial buildings constructed between 1946 and 1952 in the central portion of Glendale, just north of the 134 (Ventura) Freeway. The district conveys patterns of commercial development in this part of Glendale after World War II. Of the historic district's six properties, five (or approximately 83%) contribute to its significance. Therefore, the district retains sufficient integrity to convey its significance. *(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 via Archive.org.
 Los Angeles County Assessor-Recorder.
 Los Angeles Times via Proquest. Los Angeles Public Library.
 Sanborn Fire Insurance Maps. Los Angeles Public Library.

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

Date: June 1, 2026

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

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D6. Significance (continued):

This portion of Glendale remained largely undeveloped during the 1920s and early 1930s with only scattered residential development in the surrounding area. It was originally part of Tract No. 4568 subdivided in 1923 but was built out over time. According to historic aerial photos, a small commercial area was first established in the late 1920s at the corner of N. Glendale Avenue and Monterey Road but is no longer extant.¹ In 1936, a neighborhood commercial market known as Oswald's Market was constructed at 826 N. Glendale Avenue (altered).² Additional commercial buildings were constructed at 712 N. Glendale Avenue (altered) in 1937 and 718 N. Glendale Avenue (altered) in 1938. The area was accessed by the Pacific Electric streetcar line. Soon after, commercial development ceased due to World War II. By 1941, the neighborhood market became a Thriftmart & Fitzsimmons and remained the anchor to this area, providing goods to the immediate vicinity including the new defense worker wartime housing development immediately to the east. The middle of the block continued to remain undeveloped, and the southern portion was occupied by several retail stores and offices including a pharmacy, barbershop, doctor's office, real estate office, café, a small Safeway grocery store and many more.³

After World War II, the area between Monterey Road and East Glenoaks Boulevard became ripe for commercial development. From 1946 to 1952, the mid-block of N. Glendale Avenue became established as seen on the 1950 Sanborn map.⁴ Several retail stores, offices and restaurants were constructed during that time period including Fish King, a family-owned independent seafood market and eatery, and the longest standing tenant on the block. By 1955, the area was nearly built out and began supporting more automobile access when the streetcar line service ended.⁵ Automobiles could park on the street or in the surface parking lots provided for the area.

Over time, the area began to change and evolve to serve the modern needs of the community, and as a result several properties located within the commercial area experienced alterations or demolitions to accommodate it. In the 1960s, the area remained largely untouched with only the properties changing tenants. In 1972, three commercial buildings from the 1920s at the northeast corner of N. Glendale Avenue and Monterey Road were demolished for an auto-service station for the growing automobile needs.⁶ The neighborhood market also changed hands several times from the 1970s to the 1990s before ceasing to exist in 2008 due to the establishment of Ralph's at 1010 N. Glendale Avenue in 1994 and the new location of Whole Foods at 331 N. Glendale Avenue 2001. In 2008, neighborhood market underwent substantial alterations to become an arcade and laser tag entertainment venue. Additionally, the longest standing tenant, Fish King, underwent extensive alterations to their building and began to occupy the adjacent building to the north between 2011 and 2014. As a result, the only portion that remained relatively intact is the mid-block of N. Glendale Avenue. It continues to convey its historic association with early postwar commercial development here, and is a rare remaining grouping of commercial properties from this period.

¹ Aerial photograph, Flight C-300, Frame K-181, January 1, 1928.

² Ad for Oswald's Market, *Los Angeles Times*, February 25, 1937.

³ 1941 Glendale City Director. Accessed via Archive.org.

⁴ Sanborn Fire Insurance map, Glendale vol. 2, sheet 298, 1950.

⁵ *City of Glendale East-West Glendale Historic Context Statement*, 122.

⁶ Aerial photograph Flight TG-3800, Frame 18-39, July 1, 1979.

Map Name: Burbank Quadrangle

Scale: 1:24,000

Date: June 1, 2026



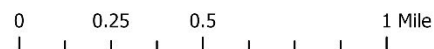
N. Glendale Ave. Commercial Historic District

Location Map

Quadrangle: Burbank Quadrangle

Scale: 1:24,000

Base Map: ESRI USGS The National Map (2026)



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Property List

APN	Address	Type	Date	Style	Status	Status Code
5646-024-029	742 N Glendale Ave	Commercial – Restaurant	1946	Mid-Century Modern	Contributor	7PDC
5646-024-027; Shares parcel with 746-750 N Glendale Ave	744-744 1/2 N Glendale Ave	Commercial - Retail	1950	No Style	Non-contributor (extensively altered)	7PDNC
5646-024-027; Shares parcel with 744 N Glendale Ave	746-750 N Glendale Ave	Commercial - Retail	1948	Commercial Vernacular	Contributor	7PDC
5646-024-028	800 N Glendale Ave	Commercial - Retail	1948	Commercial Vernacular	Contributor	7PDC
5646-022-021	804-806 N Glendale Ave	Commercial - Retail	1948	Commercial Vernacular	Contributor	7PDC
5646-022-020; Shares parcel with 826 N Glendale Ave	812 N Glendale Ave	Commercial - Retail	1946	Commercial Vernacular	Contributor	7PDC

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Context Photos



N. Glendale Ave., view south



N. Glendale Ave., view northeast



N. Glendale Ave., view southwest



N. Glendale Ave., view northeast



N. Glendale Ave., view southwest



N. Glendale Ave., view northeast