

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

Page 1 of 1

*Resource Name or #: N. Brand Blvd. Multi-Family Residential Historic District

P1. Other Identifier: N. Brand Blvd. Multi-Family Residential Historic District

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

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

c. Address: Various City: Glendale Zip: 91202

d. UTM: _____ Zone _____ mE/ mN

e. Other Locational Data: Various APNs

***P3a. Description:**

The N. Brand Blvd. Multi-Family Residential Historic District is located along N. Brand Boulevard in the historic Casa Verdugo area. The district occupies a mild to steep terrain moving north on Brand Boulevard. The historic district includes multi-family parcels on both sides of North Brand Boulevard between Stocker Street on the south and Kenneth Road on the north. The district comprises three linear blocks developed exclusively with multi-family residences dating from the late 1920s through the 1960s. Apartment buildings occupy large rectangular lots, combined from smaller parcels, with detached rear garages accessed via driveways. Building types include courtyard apartments and two-and-three story apartment houses designed in a variety of styles: Period Revival styles, including the American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Revival styles; and Minimal Traditional, Regency Revival, Mid-Century Modern, Ranch, and Postmodern styles. District planning features include uniform setbacks, concrete curbs, sidewalks and parkways lined with palm trees along a central boulevard. The district contains contemporary streetlights.

The N. Brand Blvd. Multi-Family Residential Historic District consists of 32 properties. Of these, 29 were evaluated as contributors to the historic district (approximately 91%); 3 are non-contributors.



*P3b. Resource Attributes: HP3. Multiple family property

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

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

*P6. Date Constructed/Age and Source: 1928-1969; 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 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):

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

Page 1 of 8

*NRHP Status Code: 5S3

Resource Name or #: N. Brand Blvd. Multi-Family Residential Historic District

D1. Historic Name:

D2. Common Name: N. Brand Blvd. Multi-Family Residential Historic District

***D3. Detailed Description:**

The N. Brand Blvd. Multi-Family Residential Historic District is located along N. Brand Boulevard in the historic Casa Verdugo area. The district occupies a mild to steep slope to the south on N. Brand Boulevard. The historic district includes multi-family parcels on both sides of N. Brand Boulevard between Stocker Street on the south and Kenneth Road on the north. The district comprises three linear blocks developed predominantly with multi-family residences dating from the late 1920s through the 1960s. Apartment buildings occupy large rectangular lots, combined from smaller parcels, with detached rear garages accessed via driveways. Building types include courtyard apartments and two-and-three story apartment houses designed in a variety of styles: Period Revival styles, including the American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Revival styles; and Minimal Traditional, Regency Revival, Mid-Century Modern, Ranch, and Postmodern styles. District planning features include uniform setbacks, concrete curbs, sidewalks and parkways lined with palm trees along a central boulevard. The district contains contemporary streetlights.

The N. Brand Blvd. Multi-Family Residential Historic District consists of 32 properties. Of these, 29 were evaluated as contributors to the historic district (approximately 91%); 3 are non-contributors.

***D4. Boundary Description:**

The N. Brand Blvd. Multi-Family Residential Historic District consists of multi-family parcels on both sides of N. Brand Boulevard, extending from the north side of Stocker Street to the south; the multi-family parcels south of Kenneth Road to the north; two parcels on the south side of W. Mountain Street; and one parcel on the north side of W. Mountain Street. Other west/east intersecting streets include Randolph Street and Mountain Street.

***D5. Boundary Justification:**

The N. Brand Blvd. Multi-Family Residential Historic District comprises a cohesive concentration of intact multi-family residential properties from the late 1920's through the late 1960s along N. Brand Boulevard. Surrounding areas of multi-family residential development within single-family residential tracts do not represent the district's historic theme, nor do they display similar levels of cohesion, architectural consistency, or integrity from the historic period.

D6. Significance: Theme: Pre-World War II Multi-Family Residential Development (1910-1944); Post-World War II Multi-Family Residential Development

Area: Glendale

Period of Significance: 1928-1969

Applicable Criteria: A, G

The N. Brand Boulevard Multi-Family Residential 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 concentration of multi-family residential development from the 1920s through the 1960s along N. Brand Boulevard in the historic Casa Verdugo area, reflecting the city's residential growth in the interwar years and expansion during the post-World War II period. The district retains its original boundary and zoning and reflects an evolving pattern of multi-family development during the period of significance beginning in 1928 representing the first wave of multi-family residential development in the district, through the end of its postwar development in 1969. Of the historic district's 32 parcels, 29 of these contribute to its significance (approximately 91%); 3 are non-contributors. (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.
 "Early Views of Glendale." Water and Power Associates. Accessed June 2026, https://waterandpower.org/museum/Early_Views_of_Glendale.html
 Los Angeles County Assessor-Recorder.
 Land Records Information. Los Angeles County Public Works. Accessed June 2026. <https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>
 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: June 1, 2026

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

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

Page 2 of 8

Resource Name or #: North Brand Boulevard Multi-Family Residential Historic District

*Recorded by: Historic Resources Group

*Date: June 1, 2026

☒ Continuation ☐ Update

D6. Significance (continued):

The N. Brand Blvd. Multi-Family Residential Historic District comprises a portion of the 600-acre Glendale Boulevard Tract, platted in 1905 by owners Howard E. Huntington and the Huntington Land and Improvement Company, E.F. Cook, and L.C. Brand.¹ The Glendale Boulevard Tract was subdivided following the construction of the Pacific Electric streetcar line. Of the multiple tract subdivisions, the historic district encompasses parts of the Thompson Tract, platted in 1906 by owners William C. and Ada D. Thompson; The Wyvell's Casa Verdugo Tract platted in 1906 by owner and Casa Verdugo developer John Wyvell; Tract No. 2238 platted in 1913 by owners Annie M. and Charles F.L. Richter; and finally Tract No. 6429 platted in 1924 by the Pacific Electric Land Company and other business associates for single-family and multi-family development.²

The development of the Glendale Boulevard tract was meant to facilitate the extension of the Glendale streetcar line terminating at Brand Boulevard and Mountain Street at the base of the Verdugo Mountains by the Pacific Electric (PE) Company. In 1904, the *Los Angeles Evening Press* reported on the widening improvements on Brand Boulevard to 120 feet to accommodate the PE street line in the middle. Box trees and palm trees were planted along the boulevard, and the tract was platted and put on the market by Edward D. Silent & Company.³

During the 1920's development boom, early multi-family residential development in Casa Verdugo was concentrated along N. Brand Boulevard and nearby streets like Dryden Street, Stocker Street, and Louise Street, surrounding the PE terminus. The historic district saw sporadic growth during its early period of development with only two properties built in 1928 and 1930 – the 14-unit, French Revival apartment complex at 1220 N. Brand Avenue and the apartment at 1230 N. Brand Blvd, respectively.

Development was slightly hindered during the Depression years, with only six properties built in the historic district between 1935 and 1939. In 1939, the federal Homeowners Loan Corporation's survey of the Casa Verdugo area around Brand Blvd noted that five percent of dwellings were multi-family, in a predominantly single-family home area. "There are comparatively few multi-family dwellings but a distinct tendency to build rental units behind dwellings (on the rear of lots)," the report noted. Additionally, the report noted an influx of lower income groups in the neighborhood.⁴ Only two additionally contributing properties were built in the historic district in 1940 and 1943, 1334 N. Brand Blvd and 1310 N. Brand Blvd, respectively.

The district followed a second surge of development in the postwar period. Sanborn Maps from 1950 depict a larger concentration of multi-family development in the district, including the courtyard apartments at 1333 N. Brand; the apartment houses at 101 E. Randolph, 1306 and 1310 N. Brand; and the apartment houses at 1212 to 1232 N. Brand Blvd, all contributors to the district.

The PE street line service to North Glendale ceased on June 18, 1955. Despite its relatively short lifespan, the PE interurban line had a significant impact on Glendale's development, shaping the city's growth and urban layout.⁵ Multi-family residential development in the historic district rapidly continued with 20 properties constructed between 1948 and 1969. The last contributing resource was constructed in 1969 at 1416 N. Brand. Further tract subdivision took place within the district between 1974 and 2010 to accommodate large condominium developments along N. Brand Boulevard between Stocker Avenue and Kenneth Road; however new development in the district ceased in 1989 with the construction of the First Church of Christ Scientist at 1328 N. Brand Blvd, a non-contributing resource to the district.

The N. Brand Boulevard Multi-Family Residential Historic District retains a high degree of historic integrity. District contributors are multi-family residential properties constructed during the period of significance that retain sufficient integrity to convey the significance of the district as a whole. Contributing properties are designed in a range of architectural styles: Period Revival styles, including the American Colonial Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor Revival, and French Revival styles; and Minimal Traditional, Regency Revival, Mid-Century Modern, Ranch, and Postmodern styles. These properties typically retain their original setbacks, scale and massing, plans, style, and character-defining features. In addition to the individual multi-family residential properties, the historic district also retains its original planning features, including its linear street pattern, concrete curbs and sidewalks, and parkways.

¹ Glendale Blvd Tract (TR0006-184) map, Land Records Information, Los Angeles County Public Works, accessed June 2026, <https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>.

² Thompson Tract (TR0009-119) map; The Wyvell's Casa Verdugo Tract (TR0009-085A) map; Tract No. 2238 (TR0022-147b) map; Tract No. 6429 (TR0083-096) map, Land Records Information, Los Angeles County Public Works, accessed June 2026, <https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>.

³ "Brand Boulevard Project," *Los Angeles Evening Press*, March 17, 1904.

⁴ Homeowners Land Corporation, worksheet C-16. As cited in *City of Glendale East-West Glendale Historic Context Statement*, 95.

⁵ "Early Views of Glendale," Water and Power Associates, accessed June 2026, https://waterandpower.org/museum/Early_Views_of_Glendale.html



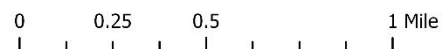
N. Brand Blvd. Multi-Family Residential Historic District

Location Map

Quadrangle: Burbank Quadrangle

Scale: 1:24,000

Base Map: ESRI USGS The National Map (2026)



Page 4 of 8

*Recorded by: Historic Resources Group

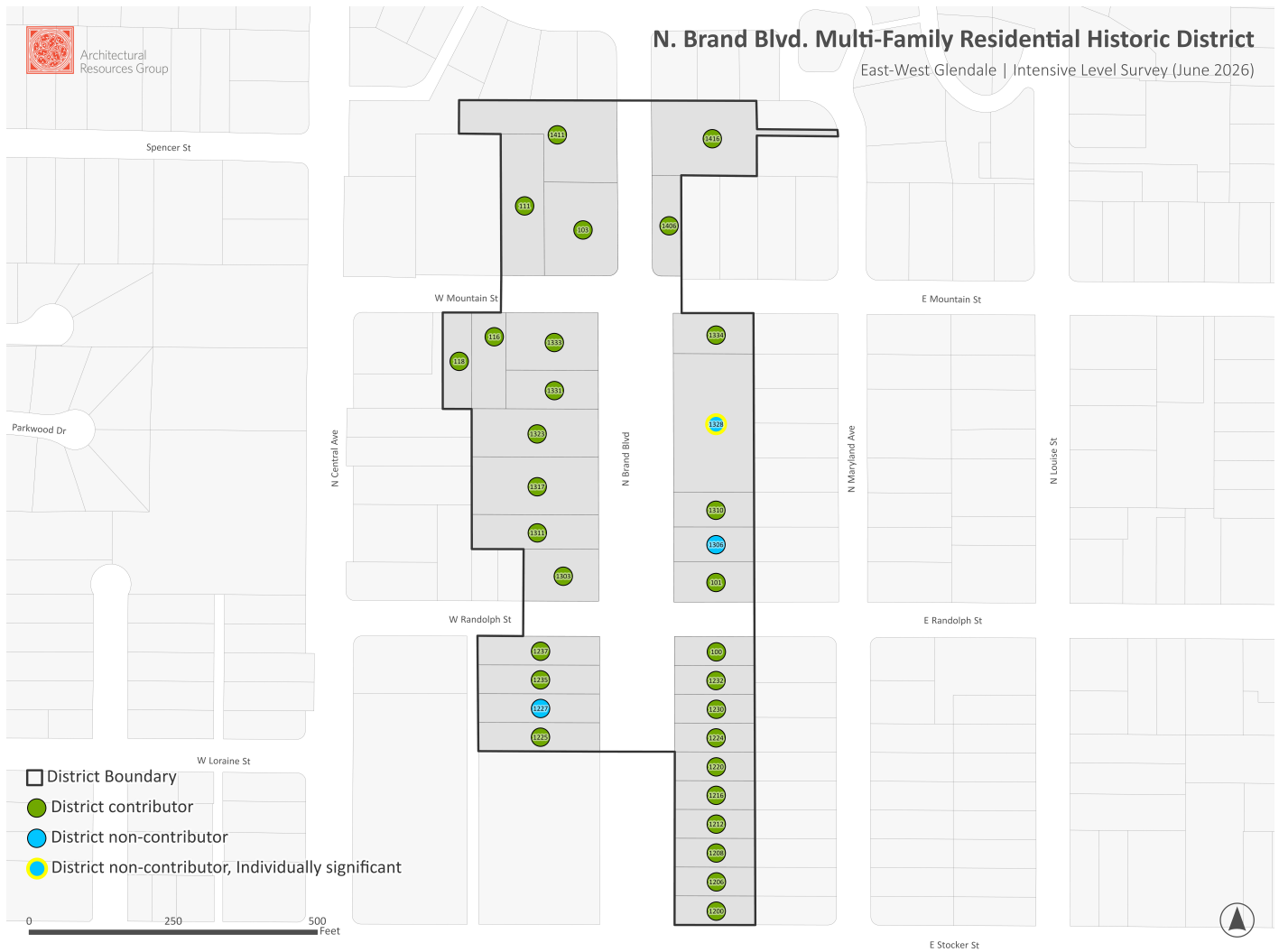
Resource Name or #: North Brand Boulevard Multi-Family Residential Historic District

*Date: June 1, 2026

☒ Continuation

☐ Update

District Map



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

Page 5 of 8 **Resource Name or #:** North Brand Boulevard Multi-Family Residential Historic District
***Recorded by:** Historic Resources Group ***Date:** June 1, 2026 ☒ Continuation ☐ Update

Property List

APN	Address	Type	Date	Style	Status	Status Code
5647-005-012	1200 N Brand Blvd	Multi-family residential - Apartment house	1954	Minimal Traditional	Contributor	7PDC
5647-005-011	1206 N Brand Blvd	Multi-family residential - Apartment house	1952	Minimal Traditional	Contributor	7PDC
5647-005-010	1208 N Brand Blvd	Multi-family residential - Apartment house	1954	Minimal Traditional	Contributor	7PDC
5647-005-009	1212 N Brand Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5647-005-008	1216 N Brand Blvd	Multi-family residential - Courtyard Multi-family residential - apartment	1937	Minimal Traditional	Contributor	7PDC
5647-005-007	1220 N Brand Blvd	Multi-family residential - Apartment house	1928	French Revival	Contributor	7PDC
5647-005-006	1224 N Brand Blvd	Multi-family residential - Apartment house	1937	Spanish Colonial Revival	Contributor	7PDC
5647-002-004	1225 N Brand Blvd	Multi-family residential - Apartment house	1951	Minimal Traditional	Contributor	7PDC
5647-002-021	1227 N Brand Blvd	Multi-family residential - Apartment house	1979	Postmodern	Non-contributor (outside the period of significance)	7PDNC
5647-005-003	1230 N Brand Blvd	Multi-family residential - Apartment house	1930	Mediterranean Revival	Contributor	7PDC
5647-005-002	1232 N Brand Blvd	Multi-family residential - Apartment house	1949	Streamline Moderne	Contributor	7PDC
5647-002-002	1235 N Brand Blvd	Multi-family residential - Courtyard Multi-family residential - apartment	1953	Mid-Century Modern	Contributor	7PDC
5647-002-001	1237 N Brand Blvd	Multi-family residential - Apartment house	1951	American Colonial Revival	Contributor	7PDC
5647-001-016	1303 N Brand Blvd	Multi-family residential - Apartment house	1956	Mid-Century Modern	Contributor	7PDC
5647-006-007	1306 N Brand Blvd	Multi-family residential - Apartment house	1935	American Colonial Revival	Non-contributor (extensively altered)	7PDNC
5647-006-006	1310 N Brand Blvd	Multi-family residential - Courtyard Multi-	1943	Minimal Traditional	Contributor	7PDC

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

Page 6 of 8 **Resource Name or #:** North Brand Boulevard Multi-Family Residential Historic District
***Recorded by:** Historic Resources Group ***Date:** June 1, 2026 ☒ Continuation ☐ Update

APN	Address	Type	Date	Style	Status	Status Code
		family residential - apartment				
5647-001-017	1311 N Brand Blvd	Multi-family residential - Courtyard Multi-family residential - apartment	1953	Minimal Traditional	Contributor	7PDC
5647-001-023	1317 N Brand Blvd	Multi-family residential - Courtyard Multi-family residential - apartment	1957	Ranch, Polynesian	Contributor	7PDC
5647-001-019	1323 N Brand Blvd	Multi-family residential - Courtyard apartment	1952	Minimal Traditional	Contributor	7PDC
5647-006-017	1328 N Brand Blvd	Institutional	1989	Postmodern	Individual/ Non-Contributor (does not represent historic context)	7PDNC, 5S3
5647-001-002	1331 N Brand Blvd	Multi-family residential - Apartment house	1937	Tudor Revival	Contributor	7PDC
5647-001-001	1333 N Brand Blvd	Multi-family residential - Apartment house	1951	Minimal Traditional	Contributor	7PDC
5647-006-001	1334 N Brand Blvd	Multi-family residential - Apartment house	1940	Spanish Colonial Revival	Contributor	7PDC
5648-012-008	1406 N Brand Blvd	Multi-family residential - Fourplex	1956	Minimal Traditional	Contributor	7PDC
5648-010-105	1411 N Brand Blvd	Multi-family residential - Apartment house	1956	Mid-Century Modern	Contributor	7PDC
5648-012-015	1416-1420 N Brand Blvd	Multi-family residential - Apartment house	1969	Ranch/Regency Revival	Contributor	7PDC
5648-010-087	103 W Mountain St	Multi-family residential - Apartment house	1956	Mid-Century Modern	Contributor	7PDC
5648-010-077	111 W Mountain St	Multi-family residential - Courtyard Multi-family residential - apartment	1948	Minimal Traditional	Contributor	7PDC
5647-001-003	116 W Mountain St	Multi-family residential - Apartment house	1952	Ranch, Traditional	Contributor	7PDC
5647-001-021	118 W Mountain St	Multi-family residential - Courtyard Multi-family residential - apartment	1937	Ranch, Minimal	Contributor	7PDC

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

Page 7 of 8 **Resource Name or #:** North Brand Boulevard Multi-Family Residential Historic District
***Recorded by:** Historic Resources Group ***Date:** June 1, 2026 ☒ Continuation ☐ Update

APN	Address	Type	Date	Style	Status	Status Code
5647-005-001	100 E Randolph St	Multi-family residential - Apartment house	1951	Minimal Traditional	Contributor	7PDC
5647-006-008	101 E Randolph St	Multi-family residential - Apartment house	1938	American Colonial Revival	Contributor	7PDC

Page 8 of 8

*Recorded by: Historic Resources Group

Resource Name or #: North Brand Boulevard Multi-Family Residential Historic District

*Date: June 1, 2026

☒ Continuation

☐ Update

Context Views



N. Brand Blvd, view southeast



N. Brand Blvd., view northeast



N. Brand Blvd at Randolph St, view southeast



N. Brand Blvd., view northwest



N. Brand Blvd., view south



N. Brand Blvd., view north