

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
PRIMARY RECORD	Trinomial _____
	NRHP Status Code: <u>5D3</u>
Other Listings _____	
Review Code _____	Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District

P1. Other Identifier: W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. 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 Location:** ☐ Not for Publication ☒ Unrestricted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: Zip: 91202

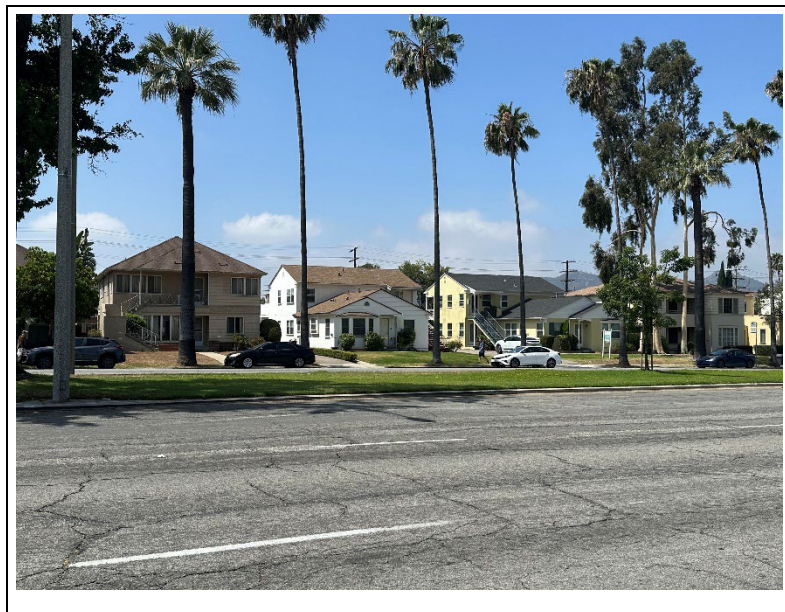
d. UTM: mE/mN

e. Other Locational Data: Various APNs

***P3a. Description:**

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District is located along W. Glenoaks Boulevard in the northwest portion of E-W Glendale. The historic district occupies flat terrain and includes parcels on both sides of W. Glenoaks Boulevard between Highland Avenue on the west and Beulah Street on the east. The district is rectangular in shape and comprises two linear blocks on the north side and three linear blocks on the south side developed primarily with one-and-two story multi-family residences dating from the mid-1920s through the early 1950s. Residences occupy rectangular lots typically measuring 50 feet wide and 120 feet deep, with detached rear garages accessed via driveways. Residences are designed predominately in the Minimal Traditional style with a few Period Revival examples, including the Spanish Colonial Revival, Tudor Revival, and American Colonial Revival styles. District planning features include uniform setbacks, concrete curbs and sidewalks, parkways lined with palm trees, and a landscaped center median.

The W. Glenoaks Blvd-Cleveland Rd to Highland Ave Multi-Family Residential Historic District consists of 67 parcels. Of these, 50 were evaluated as contributors to the historic district (approximately 75%); 17 are non-contributors.



***P3b. Resource Attributes:** HP2. Single family property; 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:** 1924-1953, 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):

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*NRHP Status Code: 5D3

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D1. Historic Name:

D2. Common Name: W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District

***D3. Detailed Description:**

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District is located along W. Glenoaks Boulevard in the northwest portion of E-W Glendale. The historic district occupies flat terrain and includes parcels on both sides of W. Glenoaks Boulevard between Highland Avenue on the west and Beulah Street on the east. The district is rectangular in shape and comprises two linear blocks on the north side and three linear blocks on the south side developed primarily with one-and-two story multi-family residences dating from the mid-1920s through the early 1950s. Residences occupy rectangular lots typically measuring 50 feet wide and 120 feet deep, with detached rear garages accessed via driveways. Residences are designed predominately in the Minimal Traditional style with a few Period Revival examples, including the Spanish Colonial Revival, Tudor Revival, and American Colonial Revival styles. District planning features include uniform setbacks, concrete curbs and sidewalks, parkways lined with palm trees, and a landscaped center median.

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District consists of 67 parcels. Of these, 50 were evaluated as contributors to the historic district (approximately 75%); 17 are non-contributors.

***D4. Boundary Description:**

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District is bounded by the east lot lines of commercial parcels along Glenoaks Boulevard on the west; the rear lot lines of parcels fronting Glenoaks Boulevard on the north; the west lot lines of commercial parcels along Glenoaks Boulevard on the east and Beulah Street on the east; and the rear lot lines of parcels fronting Glenoaks Boulevard on the south.

***D5. Boundary Justification:**

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District comprises a cohesive concentration of intact multi-family residential properties from the mid-1920s through the early 1950s along Glenoaks Boulevard in the northwest area of Glendale. Surrounding areas of residential development do not display similar levels of cohesion of multi-family residential construction in line with the historic theme. The commercial parcels along W. Glenoaks Blvd have also been excluded from the district boundaries due to thematic differences and extensive alterations.

D6. Significance: Theme: Pre-World War II Multi-Family Residential Development (1910-1944); Post-World War II Multi-Family Residential Development (1945-2000)

Area: Glendale

Period of Significance: 1924-1953

Applicable Criteria: A, G

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. 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 1924 to 1953 along W. Glenoaks Boulevard in the northwest side of Glendale, reflecting the city's residential growth in the interwar years and expansion during the post-World War II period. The historic district retains its original boundary and zoning and reflects an evolving pattern of multi-family development during the period of significance beginning with the first construction (1924) after the 1923 platting of Tract no. 6042 and 6243 through 1953, the end of its postwar development. Of the historic district's 67 parcels, 50 of these contribute to its significance (approximately 75%); 17 are non-contributors.

The W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District comprises portions of the large S.C. Hahne estate platted in 1883 on the northwest side of Glendale. In 1909, Tract No. 646 was subdivided from a portion of the S.C. Hahne estate by members of the Hahne family, including real estate investor, Carl Simon Hahne (1883-1942), his mother, Jennie A. Hahne, and sisters Eloise G. Hahne, and Ethlyn May Handson.¹ In 1923, Tract No. 646 tract was further subdivided into smaller tracts – including Tract no. 6042 and 6243 – comprising portions of the historic district.² (see continuation page)

***D7. References:**

(see continuation page)

***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

¹ S.C. Hahne's Subdivision of a part of Rancho San Rafael (MR005-314); Tract No. 646 (TR0015-162b), Land Records Information, Los Angeles County Public Works. Accessed June 2026. <https://pw.lacounty.gov/smpm/landrecords/TractMaps.aspx#>

² Tract No. 6040 (TR0063-076) and Tract No. 6243 (TR0069-096), Land Records Information.

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D6. Significance (continued):

In 1911, the Pacific Electric Company developed the Burbank Line along Glenoaks Boulevard into Burbank. The new line branched off of the existing Glendale line at Brand Boulevard, traveling northwest for about three miles along Glenoaks Boulevard through vast expanses of farmland, including the S.C Hahne estate.³ Construction of the Glendale-Burbank line made it possible to access the sparsely developed agricultural hinterlands west of Glendale and Casa Verdugo, stimulated subdivisions around them, including multi-family housing and commercial activity along the routes. The PE Red Car line that ran along Glenoaks Boulevard facilitated mixed-use development along the route, persisting even after the streetcar gave way to automobiles.⁴

By 1925, Sanborn maps depict predominantly single-family residential development in Tract no. 6042 and 6243, north and south of Glenoaks Boulevard.⁵ By the late 1920s, low-scale multi-family residential development had picked up on and around Glenoaks Boulevard, with the stretch east of Brand Boulevard nearly built out by 1930.⁶

Multi-family residential development was slow and sporadic in the historic district through the 1940's, as visible in aerial photographs; between 1924 to 1931 there were 13 properties built. Construction was halted in 1931 following the stock market crash of 1929. During the Depression years, construction continued steadily in the district with 14 properties built between 1937 and 1940. In 1939, the federal Home Owners Loan Corporation (HOLC) surveys note that five percent of dwellings along Glenoaks Boulevard (between Grandview Avenue and Fairmont Road) were multi-family, suggesting a persistent dearth of multi-family properties in the area.⁷

The district saw a second surge of development in the postwar period. Sanborn maps from 1950 depict the historic district nearly built out with mainly duplexes, two-flats, three-flats, and four-flats. The surrounding north and south radiating streets were dominated by single-family homes.⁸ By 1953, the district was completely built out, with a total of 29 properties built between 1942 and 1953 according to the assessor's record. In 1955, the PE street line service to Burbank ceased, and by 1962, aerial photographs depict the streetcar rail along W. Glenoaks Blvd replaced by a concrete center median with landscaping.

Contributing properties in the district are primarily designed in the Minimal Traditional style, with some in Period Revival examples, including the Spanish Colonial Revival, Tudor Revival, and American Colonial Revival styles. The historic district also retains its original planning features, including its concrete curbs and sidewalks, parkways, landscaping, and center median. While some alterations have occurred, the district retains sufficient integrity to convey its significance. Contributing properties generally retain the majority of their character-defining features, including their original setback, scale and massing, configuration, and style.

*D7. References (continued):

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.

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.

³ Arroyo, *Early Glendale*, 59; Electric Railway Historical Association of Southern California, "Pacific Electric Glendale-Burbank Line," accessed May 2025, <https://www.erha.org/pewgb.htm>. As cited in Architectural Resources Group, *City of Glendale East-West Glendale Historic Context Statement*. City of Glendale Community Development Department, 2026, 36.

⁴ *City of Glendale East-West Glendale Historic Context Statement*, 47.

⁵ Sanborn Maps, Glendale 1925 vol. 2, Sheet 254-269, Los Angeles Public Library.

⁶ *City of Glendale East-West Glendale Historic Context Statement*, 94.

⁷ Home Owners' Land Corporation, worksheets B-18 and C-12. As cited in *City of Glendale East-West Glendale Historic Context Statement*, 95.

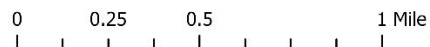
⁸ Sanborn Map, Glendale 1925 vol. 2A, 1925-Oct 1950, Sheet 254-269, Los Angeles Public Library.

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Map Name: Burbank Quadrangle Scale: 1:24,000 Date: June 1, 2026



W. Glenoaks Blvd./Highland Ave. to Kenilworth Ave. Multi-Family Residential Historic District

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



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District Map



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Property List

APN	Address	Type	Date	Style	Status	Status Code
5635-001-024	929 Beulah St	Multi-family residential - Apartment house	1940	Minimal Traditional	Contributor	7PDC
5635-009-037	939 Concord St	Multi-family residential - Apartment house	1926	Minimal Traditional	Contributor	7PDC
5635-008-003	615 W Glenoaks Blvd	Multi-family residential - Apartment house	1952	Minimal Traditional	Contributor	7PDC
5635-008-004	617 W Glenoaks Blvd	Multi-family residential - Apartment house	1936	American Colonial Revival	Contributor	7PDC
5635-008-005	621 W Glenoaks Blvd	Single-family residential	1924	Spanish Colonial Revival	Contributor	7PDC
5635-008-006	625 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5635-001-025	628 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5635-008-007	629 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1945	Minimal Traditional	Contributor	7PDC
5635-008-008	635 W Glenoaks Blvd	Multi-family residential - Apartment house	1930	Spanish Colonial Revival	Contributor	7PDC
5635-001-026	636 W Glenoaks Blvd	Multi-family residential - Duplex	1949	Minimal Traditional	Contributor	7PDC
5635-001-027	640 W Glenoaks Blvd	Multi-family residential - Duplex	1940	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-008-009	641 W Glenoaks Blvd	Multi-family residential - Fourplex	1939	Minimal Traditional	Contributor	7PDC
5635-001-028	644 W Glenoaks Blvd	Single-family residential	1926	Spanish Colonial Revival	Non-contributor (extensively altered)	7PDNC
5635-008-010	645 W Glenoaks Blvd	Multi-family residential - Apartment house	1931	Spanish Colonial Revival	Contributor	7PDC
5635-001-029	648 W Glenoaks Blvd	Single-family residential	1928	Spanish Colonial Revival	Contributor	7PDC
5635-008-011	649 W Glenoaks Blvd	Multi-family residential - Apartment house	1952	Minimal Traditional	Contributor	7PDC
5635-001-030	652 W Glenoaks Blvd	Multi-family residential - Apartment house	1949	Minimal Traditional	Non-contributor (extensively altered)	7PDNC

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APN	Address	Type	Date	Style	Status	Status Code
5635-008-012	653 W Glenoaks Blvd	Multi-family residential - Apartment house	1940	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-001-031	656 W Glenoaks Blvd	Multi-family residential - Fourplex	1949	Minimal Traditional	Contributor	7PDC
5635-008-013	657 W Glenoaks Blvd	Single-family residential	1928	Tudor Revival	Contributor	7PDC
5635-001-032	660 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5635-008-014	661 W Glenoaks Blvd	Multi-family residential - Apartment house	1936	Spanish Colonial Revival	Contributor	7PDC
5635-001-033	664 W Glenoaks Blvd	Multi-family residential – Apartment house	1948	Minimal Traditional	Contributor	7PDC
5635-008-015	665 W Glenoaks Blvd	Multi-family residential - Apartment house	1941	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-001-034	668 W Glenoaks Blvd	Apartment house	1948	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-008-016	669 W Glenoaks Blvd	Single-family residential	1928	Tudor Revival	Non-contributor (extensively altered)	7PDNC
5635-001-035	672 W Glenoaks Blvd	Multi-family residential - Apartment house	1940	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-008-017	675 W Glenoaks Blvd	Multi-family residential - Duplex	1938	Minimal Traditional	Contributor	7PDC
5635-001-036	676 W Glenoaks Blvd	Multi-family residential - Apartment house	1947	American Colonial Revival	Contributor	7PDC
5635-008-018	677 W Glenoaks Blvd	Multi-family residential - Apartment house	1938	American Colonial Revival	Contributor	7PDC
5635-001-037	678 W Glenoaks Blvd	Multi-family residential - Apartment house	1947	American Colonial Revival	Contributor	7PDC
5635-001-038	684 W Glenoaks Blvd	Multi-family residential - Apartment house	1939	Minimal Traditional	Contributor	7PDC
5635-001-039	688 W Glenoaks Blvd	Multi-family residential - Apartment house	1925	Spanish Colonial Revival	Contributor	7PDC
5635-007-001	701 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC

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APN	Address	Type	Date	Style	Status	Status Code
5635-009-038	704 W Glenoaks Blvd	Duplex	1939	Minimal Traditional	Contributor	7PDC
5635-007-002	705 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5635-009-039	708 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5635-007-003	709 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-009-040	712 W Glenoaks Blvd	Multi-family residential - Apartment house	1939	Streamline Moderne	Contributor	7PDC
5635-007-004	713 W Glenoaks Blvd	Multi-family residential - Apartment house	1941	Minimal Traditional	Contributor	7PDC
5635-009-041	716 W Glenoaks Blvd	Multi-family residential - Apartment house	1949	Minimal Traditional	Contributor	7PDC
5635-007-005	717 W Glenoaks Blvd	Multi-family residential - Apartment house	1953	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-009-042	720 W Glenoaks Blvd	Multi-family residential - Duplex	1940	Minimal Traditional	Contributor	7PDC
5635-007-006	721 W Glenoaks Blvd	Multi-family residential - Apartment house	1946	Minimal Traditional	Contributor	7PDC
5635-007-007	725 W Glenoaks Blvd	Multi-family residential - Duplex	1948	Spanish Colonial Revival	Non-contributor (extensively altered)	7PDNC
5635-009-043	726 W Glenoaks Blvd	Multi-family residential - Apartment house	1930	No Style	Non-contributor (extensively altered)	7PDNC
5635-007-008	729 W Glenoaks Blvd	Multi-family residential - Triplex	1942	Minimal Traditional	Contributor	7PDC
5635-009-044	730 W Glenoaks Blvd	Multi-family residential - Apartment house	1949	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-009-045	732 W Glenoaks Blvd	Multi-family residential - Courtyard apartment	1948	Minimal Traditional	Contributor	7PDC
5635-007-009	733 W Glenoaks Blvd	Multi-family residential - Duplex	1940	No Style	Non-contributor (extensively altered)	7PDNC

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APN	Address	Type	Date	Style	Status	Status Code
5635-007-010	739 W Glenoaks Blvd	Single-family residential	c. 1930	Spanish Colonial Revival	Contributor	7PDC
5635-009-046	740 W Glenoaks Blvd	Multi-family residential - Apartment house	1929	Spanish Colonial Revival	Contributor	7PDC
5635-007-011	741 W Glenoaks Blvd	Multi-family residential - Triplex	1927	Minimal Traditional	Contributor	7PDC
5635-007-012	745 W Glenoaks Blvd	Multi-family residential - Apartment house	1940	Minimal Traditional	Contributor	7PDC
5635-012-001	800 W Glenoaks Blvd	Multi-family residential - Apartment house	1929	Spanish Colonial Revival	Contributor	7PDC
5635-007-013	801 W Glenoaks Blvd	Multi-family residential - Apartment house	1939	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-012-002	804 W Glenoaks Blvd	Multi-family residential - Duplex	1941	Minimal Traditional	Contributor	7PDC
5635-007-014	805 W Glenoaks Blvd	Multi-family residential - Apartment house	1947	Minimal Traditional	Contributor	7PDC
5635-012-003	808 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5635-007-027	809 W Glenoaks Blvd	Multi-family residential - Apartment house	1937	Streamline Moderne	Contributor	7PDC
5635-012-004	812 W Glenoaks Blvd	Multi-family residential - Apartment house	1948	Minimal Traditional	Contributor	7PDC
5635-007-028	815 W Glenoaks Blvd	Multi-family residential - Apartment house	1942	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-012-005	816 W Glenoaks Blvd	Multi-family residential - Apartment house	1953	Minimal Traditional	Contributor	7PDC
5635-007-029	817 W Glenoaks Blvd	Multi-family residential - Courtyard Multi-family residential - apartment	1947	Minimal Traditional	Contributor	7PDC
5635-012-006	820 W Glenoaks Blvd	Multi-family residential - Apartment house	1938	Minimal Traditional	Non-contributor (extensively altered)	7PDNC
5635-012-007	824 W Glenoaks Blvd	Multi-family residential - Apartment house	1942	Minimal Traditional	Contributor	7PDC
5635-012-008	828 W Glenoaks Blvd	Multi-family residential - Apartment house	1953	Minimal Traditional	Contributor	7PDC

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Context Views



W. Glenoaks Blvd., view southwest



W. Glenoaks Blvd., view southwest



W. Glenoaks Blvd., view east



W. Glenoaks Blvd., view southeast



W. Glenoaks Blvd., view southwest