

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1804 Tamerlane Dr

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1804 Tamerlane Dr City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-019-001

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type: Multi-Family Residential: Garden apartment
Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: hipped; low-pitched
Roof Cladding: composition shingle
Roof Details: eaves, wide; eaves, closed

Entrance(s)

Primary Entry Type: multiple; stoop
Primary Entry Materials & Details: cheek walls; hood; posts, wood;
railing, metal
Primary Door Type & Material: single door; slab door; wood
Primary Door Details: screen, metal

Building Envelope

Setting: corner; hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; wood, channel
Architectural Details: decorative wood elements; jetties

(continued on page 3)

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

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

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



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

*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 91264

*P9. Date Recorded: 4/24/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1804 Tamerlane Dr*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-family residentialB4. Present Use: Multi-family residential*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1950.

*B7. Moved?



No



Yes



Unknown

Date: _____

Original Location: _____

*B8. Related Features: courtyard/patio; garage, detached; retaining wall, concrete block; walkway, concrete

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Multi-Family Residential Development, 1945-2000 Area GlendalePeriod of Significance: 1950 Property Type: Multi-family residential Applicable Criteria: A, C

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

The property at 1804 Tamerlane Drive appears eligible for listing in the Glendale Register. It is an excellent example of a 1950s courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. The courtyard apartment is a significant residential property type in Southern California. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories. It is also an excellent example of Mid-Century Modern architecture as applied to a multi-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91345*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1804 Tamerlane Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; tripartite
Window Materials 1: metal
Window Details 1: transom
Window Grouping & Type 2: casement; corner; fixed; grouped
Window Materials 2: metal
Window Details 2: transom
Window Grouping & Type 3: single; sliding, horizontal
Window Materials 3: aluminum

Alterations

Alterations: no major alterations; security door added

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 902 Thompson Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 902 Thompson 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 5624-015-035

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

General Fields

Historic Property Type: Industrial
Current Property Type: Industrial
Property Sub-Type: Industrial: Manufacturing
Primary Architectural Style: Industrial Vernacular

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: parapet, flat

Building Envelope

Setting: set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: brick masonry; stucco, textured
Architectural Details: decorative brick elements; pilasters

Entrance(s)

Primary Entry Type: stoop; recessed
Primary Entry Materials & Details: flooring, concrete
Primary Door Type & Material: single door; fully glazed; aluminum
Primary Door Details: transom; recessed entry area has floor to ceiling aluminum windows
Secondary Entry Type: stoop; recessed
Secondary Entry Materials & Details: flooring, concrete; steps, concrete
Secondary Door Type & Material: single door; fully glazed; aluminum
Secondary Door Details: transom; recessed entry area has floor to ceiling aluminum windows

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

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

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



P5b. Description of Photo: (view, date, accession #) View east, 4/17/2026

*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) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 902 Thompson Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Industrial Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1940 for original occupant Dorothy C. Thorpe Glassware. Thorpe was a local glassware designer with a nationwide 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 Industrial Development, 1919-1944 Area Glendale

Period of Significance: 1940 Property Type: Industrial Applicable Criteria: A

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

The property at 902 Thompson Ave. appears eligible for listing in the Glendale Register. It is significant for conveying patterns of early industrial development in this part of Glendale, adjacent to San Fernando Road prior to the development of the Grand Central industrial area. Constructed in 1940, it is one of relatively few extant industrial buildings from this formative period of city growth.

The property may also be eligible for its association with glassware designer Dorothy C. Thorpe but that evaluation could not be made. Research beyond the scope of this survey is required to confirm her significance and the strength of this property's association with her.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 902 Thompson Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; awning; fixed
Window Materials 1: steel
Window Details 1: multi-light
Window Grouping & Type 2: grouped; fixed; floor-to-ceiling
Window Materials 2: aluminum
Window Details 2: dark glazing or film

Alterations

Alterations: windows replaced, some, primary; door replaced, primary;
door replaced, secondary; rooftop mechanical equipment added

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) Upper Cañada Blvd Bridge - Verdugo Wash

P1. Other Identifier: 53C1787

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address null Cañada Blvd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN

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

General Fields

Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type- Institutional: Infrastructure
Primary Architectural Style: PWA Moderne/Stripped Classical

Alterations

Alterations: appears to be unaltered

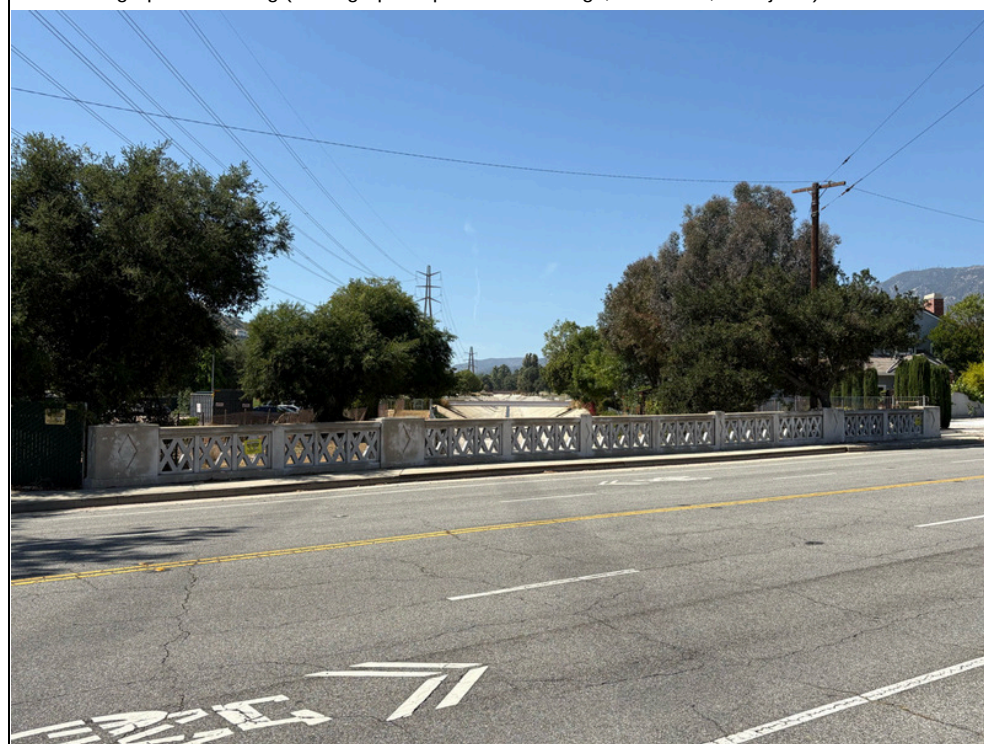
Bridge 53C1787 is a two-lane concrete slab bridge with cast concrete railings spanning Verdugo Wash on Cañada Blvd. It is the northern of two 1930s bridges on Cañada.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP19. Bridge

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

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



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

*P6. Date Constructed/Age and Sources 1938 (Living New Deal)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/23/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) Upper Cañada Blvd Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: Upper Cañada Blvd Bridge

B2. Common Name: Upper Cañada Blvd Bridge over Verdugo Wash; Bridge 53C1787

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

*B5. Architectural Style PWA Moderne/Stripped Classical

*B6. Construction History: (Construction date, alteration, and date of alterations) This bridge was constructed in 1938 for the Works Progress Administration (WPA) as part of a larger federally funded flood control project. Verdugo Wash was widened and channelized and 10 bridges were constructed to span it; four of them are designated.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: Army Corps of Engineers

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

Period of Significance: 1938 Property Type: Institutional Applicable Criteria: A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Upper Canada Boulevard Bridge (Bridge 53C1787) appears eligible for listing in the Glendale Register. It is significant for its association with federally funded flood control projects along the waterways of the region, which helped shaped the development of Glendale in the years before World War II. Completed in 1938, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

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

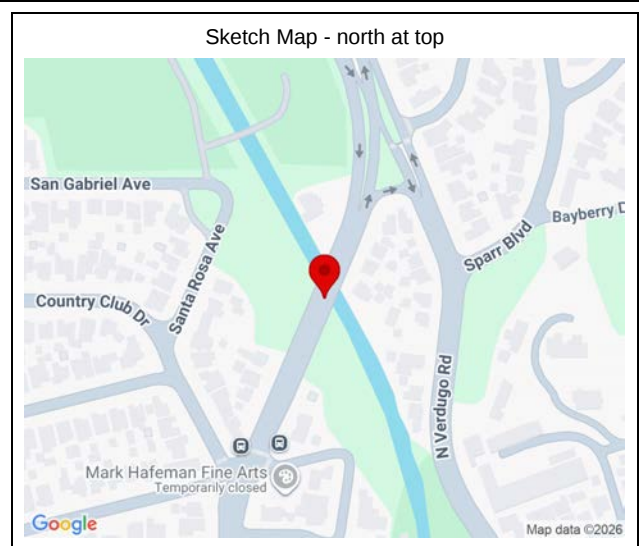
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/23/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: null Cañada Blvd

Page 3 of 3

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

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

Bridgehunter.com. Accessed April 2026. <http://bridgehunter.com/>.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 310 Vallejo Dr

P1. Other Identifier: Valley Drive Seventy-Day Adventist Church

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 310 Vallejo Dr City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5661-018-019

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

General Fields

Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type- Institutional: Religious/spiritual
Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat; folded plate
Roof Cladding: rolled asphalt
Roof Details: eaves, boxed; eaves, wide; lantern; steeple

Entrance(s)

Primary Entry Type: flush
Primary Door Type & Material: double door; fully glazed; metal
Primary Door Details: multiple; sidelights

Building Envelope

Setting: hillside; set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: steel frame
Wall Cladding: brick masonry; stucco, smooth; stucco, scored

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP16. Religious building

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/29/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

Resource Name or #** (Assigned by recorder) 310 Vallejo DrNRHP Status** 3CS/3S,5S3
Code: _____

B1. Historic Name: Valley Drive Seventy-Day Adventist Church
B2. Common Name: Grace Hill at Vallejo Drive Church of Seventh-day Adventists
B3. Original Use: Institutional B4. Present Use: Institutional

B5. Architectural Style** Mid-Century ModernB6. Construction History:** (Construction date, alteration, and date of alterations) This property was designed by Robert Burman for the Valley Drive-Seventh-Day Adventist Church in 1967.***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____***B8. Related Features:** courtyard/patio; planter(s), stucco; retaining wall, brickB9a. Architect: Burman, Robert b. Builder: _____***B10. Significance:** **Theme** Architecture - Modernism; Post-WWII Civic/Institutional Development, 1945-2000 **Area** Glendale**Period of Significance:** 1967 **Property Type:** Institutional **Applicable Criteria:** A/1/1; C/3/3

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

The property at 310 Vallejo Drive appears eligible for listing in the Glendale Register. It also appears eligible for listing in the California and National Registers. The property is significant for its association with the Glendale Sanitarium Seventh-Day Adventist Church, which operated the medical complex across Vallejo Drive. Constructed in 1967, the church reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population.

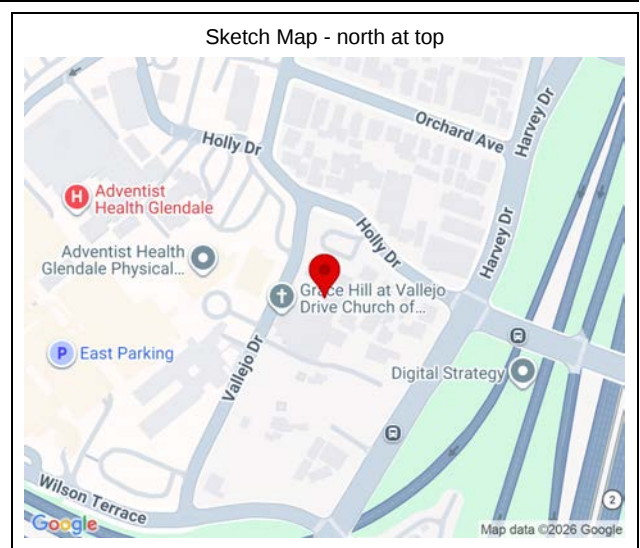
The property is also an excellent example of Mid-Century Modern architecture as applied to a church building. It exhibits high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. The property is also significant as the work of notable local architect Robert Burman.

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

Robert Burman was born on June 12, 1924, in Tacoma Washington. Known as a church architect, specifically for the Adventist church, Burman received his formal training at the University of Washington and received a Bachelor of Architecture degree. Upon graduation, he remained in the area to practice. In 1957, he joined the AIA. In 1960, he relocated to Glendale, California, where he began his own private practice. He eventually teamed up with Donald E. Rasmussen to establish Burman & Rasmussen. Some of his notable works include Western Washington Corporation of Seventh Day Adventists (1956), Hollywood Seventh Day Adventist Church in Los Angeles (1962), and the Armenian Protestant Church in Los Angeles (1967). Burman worked until he retired in the 1990s. He died in 2011.

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 91367***Date of Evaluation:** 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 310 Vallejo Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: fixed; floor-to-ceiling; grouped
Window Materials 1: metal
Window Details 1: multi-light
Window Grouping & Type 2: fixed; grouped
Window Materials 2: metal
Window Details 2: leaded glass; multi-light; stained glass
Window Grouping & Type 3: fixed; single
Window Materials 3: metal
Window Details 3: multi-light; obscure glass

Alterations

Alterations: appears to be unaltered

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

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

City of Glendale. Building permits, various dates.

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 311A Vallejo Dr

P1. Other Identifier: Glendale Sanitarium Chapel

***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 311A Vallejo Dr City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5661-015-013

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

General Fields

Historic Property Type: Institutional
Current Property Type: Institutional
Property Sub-Type: Institutional: Medical
Primary Architectural Style: Mediterranean Revival

Roof

Roof Form: gable, cross; hipped; low-pitched
Roof Cladding: clay barrel tile
Roof Details: gable vent; clay tile coping; eaves, closed

Building Envelope

Setting: hillside; set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; stucco, textured
Architectural Details: exterior stairway(s); arch(es); decorative stucco elements; planter(s)

Entrance(s)

Primary Entry Type: partial-width porch, recessed
Primary Entry Materials & Details: columns; flooring, concrete;
handrail(s); steps, concrete; colonnade
Primary Door Type & Material: fully glazed; metal; single door; multiple
Primary Door Details: sidelights
Secondary Entry Type: recessed
Secondary Door Type & Material: metal; single door; slab door

(continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP16. Religious building

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

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

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

***P9. Date Recorded:** 4/29/2026

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

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 311A Vallejo Dr *NRHP Status Code: 5S3

B1. Historic Name: Glendale Sanitarium Chapel

B2. Common Name: _____

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

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed as the Glendale Sanitarium Chapel in 1928. It was associated with the Seventh-day Adventist Church. By 1969, the property became Glendale Adventist Hospital and later, the building was reused as a Community Services Building. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: surface parking

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1928 Property Type: Institutional Applicable Criteria: A

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

The property at 311a Vallejo Drive appears eligible for listing in the Glendale Register. It is significant for its association with the Glendale Sanitarium and as an excellent and rare example of a 1920s hospital chapel, an important institutional property type. Constructed in 1928, it is one of relatively few extant civic/institutional buildings from this formative period of city growth.

The Glendale Sanitarium was established in 1905 by the Seventh-day Adventist Church. In 1924, the Sanitarium relocated to its current 30-acre site at 1509 East Wilson Terrace. The expansive hillside location was ideally sited for views, sunlight, and fresh air, in keeping with Glendale's reputation as a destination for health and wellness. In 1969, the complex became known as Adventist Health Glendale to reflect its role within a larger integrated healthcare network while maintaining the Church's mission.

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

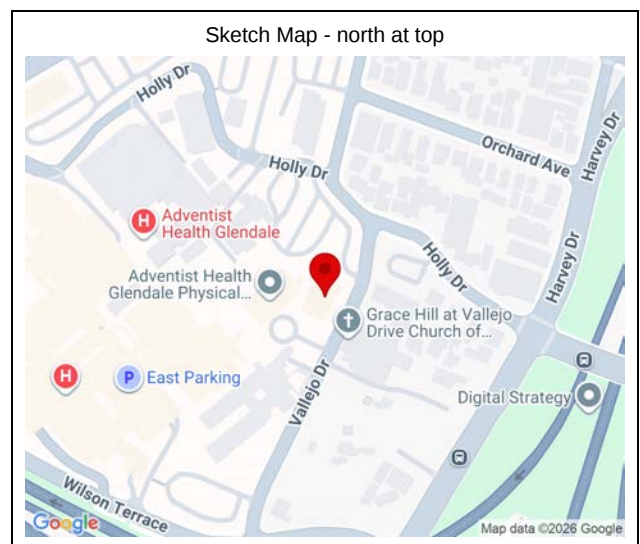
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91270

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 311A Vallejo Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: wood
Window Details 1: arched opening(s), round; surround(s), decorative;
obscure glass; multi-light; fanlight
Window Grouping & Type 2: fixed; grouped; jalousie/louver
Window Materials 2: metal; wood
Window Details 2: multi-light; surround(s), decorative; fanlight
Window Grouping & Type 3: fixed; single; porthole
Window Materials 3: wood

Alterations

Alterations: door replaced, primary; windows replaced, some, secondary

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

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

City of Glendale. Building permits, various dates.

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1432 Valley View Rd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1432 Valley View Rd City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5633-003-029

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Craftsman

Building Envelope

Setting: set back

Height: 1-story

Plan: L-shaped

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: wood, shingle

Architectural Details: decorative wood elements

Roof

Roof Form: gable, front

Roof Cladding: material unknown

Roof Details: eaves, open; exposed purlins; exposed rafter tails; gable vent; bracket(s)

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: piers, brick; piers, stucco; low wall,

stucco; low wall, brick; steps, concrete; flooring, concrete

Primary Door Type & Material: single door; slab door; wood

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View east, 8/27/2026

*P6. Date Constructed/Age and Sources 1910 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 8/27/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1432 Valley View Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1910.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Arts and Crafts; Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1910 Property Type: Single-family residential Applicable Criteria: A; C

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

The property at 1432 Valley View Rd. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1910, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

It also appears eligible as an excellent example of Craftsman architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

Craftsman architecture grew out of the late-19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Arts and Crafts elements were applied to a range of residential property types, from modest, low-slung bungalows to grander and more articulated multi-story houses. They included wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or stuccoed porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

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: 8/27/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1432 Valley View Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood
Window Details 1: multi-light, top sash
Window Grouping & Type 2: paired; grouped; casement
Window Materials 2: wood
Window Details 2: multi-light, top sash
Window Grouping & Type 3: single; paired; casement
Window Materials 3: wood
Window Details 3: multi-light

Alterations

Alterations: no major alterations; wall or fence added, perimeter

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

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

City of Glendale. Building permits, various dates.

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or # (Assigned by recorder) 1861 Verdugo Knolls Dr

P1. Other Identifier: Clemmons House

*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 1861 Verdugo Knolls Dr City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-019-028

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Unknown

Information from a community member, confirmed through primary source research, indicates this property was the residence of significant individual Larry Clemmons, a Disney animator and writer. Clemmons resided here ca. 1950-1978, during his productive period, and used the space above his detached garage as his studio. In addition to Disney television programs, Clemmons worked on major films including The Rescuers, Robin Hood, The Jungle Book, The Aristocats, and The Fox and the Hound. The garage/studio is the only visible portion of the property; the main house is not visible from the public right of way. As a result, integrity could not be confirmed and the property could not be evaluated.

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 8/31/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

***Resource Name or #** (Assigned by recorder) 1500 N Verdugo Rd

P1. Other Identifier: Glendale Junior College; Glendale College

***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 1500 N Verdugo Rd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-009-908

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

The Glendale Community College property is an expansive sloping site bounded by North Verdugo Road to the north, Campus Way to the east, the Glendale Freeway to the south, and East Mountain Street to the west. The campus contains multiple buildings dating from the 1930s to recent construction of varying architectural styles including Mediterranean Revival and Neo-Mediterranean Revival. Three buildings associated with the original Glendale Junior College include the John A. Davitt Administration building, Camino Real building, and Auditorium building. Other buildings and features on the campus include the Cimmarusti Science Center building, Santa Barbara building, Arroyo Seco building, Buena Vista building, San Gabriel building, Advanced Technology Center building, Bhupesh Parikh Health Sciences & Technology Building, Tongva building, Library building, J. W. Smith Student Center building, Child Development Center building, Sierra Vista building, Sierra Nevada building, San Rafael building, San Fernando Complex, Kinesiology and Vaquero Athletic Complex building, and Sartoris Field.

The property includes a circular driveway, interior streets, pedestrian bridges, walkways and stairs, Plaza Vaquero, parking structures, surface parking lots, and landscaping. At least two objects created by artists funded by the 1930s Federal Arts Project are thought to be extant: the mosaicked C.A. Nelson Memorial Fountain by Archibald Garner, and a petrachrome (tinted cement with other crushed materials) bench by Jane Mussy.

The property is not fully visible from the public right of way and full documentation and evaluation of its components is beyond the scope of this project.

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

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

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

***P9. Date Recorded:** 4/29/2026

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

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1500 N Verdugo Rd *NRHP Status Code: 5S3

B1. Historic Name: Glendale Junior College
B2. Common Name: Glendale Community College
B3. Original Use: Institutional B4. Present Use: Institutional
*B5. Architectural Style: Various

*B6. Construction History: (Construction date, alteration, and date of alterations) Glendale Community College began as Glendale Junior College and moved to its current location on North Verdugo Road in 1937. New Deal programs including the PWA and WPA were instrumental in construction of the new campus between 1936 and 1937, with designs by Glendale architect George M. Lindsey and landscape art objects by Archibald Garner (a

(continued on page 3)

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

*B8. Related Features: ancillary building(s)

B9a. Architect: George M. Lindsey (1930s buildings) b. Builder: _____

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

Period of Significance: 1937-1948 Property Type: Institutional Applicable Criteria: A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1500 N. Verdugo Road appears eligible for listing in the Glendale Register. Glendale Community College (then Glendale Junior College), established 1927, moved to this site in 1937 and has been a major educational and cultural influence since that time. It was an early institution in the area and was strongly associated with New Deal programs of the 1930s. With development continuing into the post-World War II period, GCC is one of relatively few extant civic/institutional campuses from this formative period of city growth and it reflects the post-World War II expansion of city services and public/private institutions to accommodate the growing population.

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

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 N Verdugo Rd

Page 3 of 3

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

mosaicked fountain) and Jane Mussy (a petrachrome bench). Historic campus buildings include the 1937 John A. Davitt Administration Building; the Science Building; and the 1948 Music and Speech Arts Building which includes an auditorium. Research indicates these are extant. Other original features of the campus include College Circle Drive and Campus Way. Early campus buildings were demolished in order to accommodate new building as the campus expanded after World War II; Modern buildings from the postwar period included a music, speech, and arts building; a carpentry shop; an aviation shop; two gymnasiums; a student union, and a library. In 1944, the school was renamed Glendale College. In 1971, it was again renamed Glendale Community College.

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

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

"Glendale Community College - History." Accessed April 2026, <https://www.glendale.edu/about-gcc/gcc-overview/gcc-history>

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

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) 1550 N Verdugo Rd

P1. Other Identifier: The Verdugos

*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 1550 N Verdugo Rd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-009-001

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

General Fields

Historic Property Type: Multi-family residential

Current Property Type: Multi-family residential

Property Sub-Type: Multi-Family Residential: Garden apartment

Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: hipped; low-pitched

Roof Cladding: composition shingle

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

Entrance(s)

Primary Entry Type: multiple; partial-width porch, projecting

Primary Entry Materials & Details: posts, wood; some with concrete steps and handrails

Primary Door Type & Material: partially glazed; single door; slab door; wood

Primary Door Details: security door

Building Envelope

Setting: elevated from street level; hillside; set back

Height: 2-story

Plan: L-shaped; irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth; wood, channel

(continued on page 3)

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

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

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



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

*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 91264

*P9. Date Recorded: 4/29/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1550 N Verdugo Rd

*NRHP Status Code: 5S3/3CS

B1. Historic Name: The Verdugos

B2. Common Name: _____

B3. Original Use: Multi-family residential

B4. Present Use: Multi-family residential

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was built by owner/contractor D. C. B. Inc. in 1950.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: courtyard/patio; garage, detached; interior street; retaining wall, concrete; steps, concrete; lamppost

B9a. Architect: _____

b. Builder: D.C.B Inc.

*B10. Significance: Theme Post-WWII Multi-Family Residential Development, 1945-2000

Area Glendale

Period of Significance: 1950

Property Type: Multi-family residential

Applicable Criteria: A/1; C/3

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

The property at 1550 N Verdugo Road appears eligible for listing in the Glendale Register. It also appears eligible for listing in the California Register. The property is an excellent and rare example of a 1950s garden apartment complex, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around shared landscapes and gardens.

Garden apartments can be understood as a product of the social and design theories that developed in response to the density, crowding, and pollution associated with large industrial cities and the plight of the working class forced to live in those conditions. Predicated on the belief that access to fresh air, abundant light, and natural open space was essential to human health and well-being, the garden apartment was designed as a clean and healthy oasis removed from the filth and chaos of urban congestion. In the Los Angeles area, garden apartments were developed by both public and private entities and varied in acreage, the number of dwelling units, and site plan designs. Design plans incorporated multi-family living arrangements with reduced building coverage of the site providing every resident with easy access to green park-like spaces. Common space was emphasized over private space in order to foster social interaction among the residents. There are also innovations in site planning. By eliminating the street grid and the traditional lot pattern, architects could arrange the buildings in these complexes in new ways. The designs often featured U-shaped or L-shaped plans and arrangements that created interior courtyards and oriented the buildings away from the street.

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

None

*B12. References: (See Continuation Sheet 3)

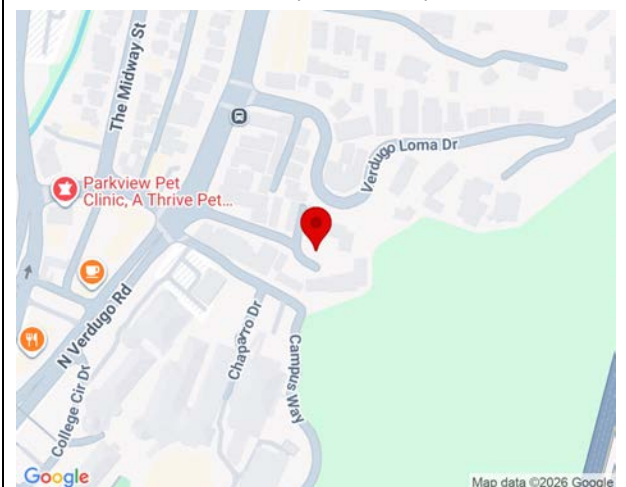
B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91344

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1550 N Verdugo Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; corner; fixed; grouped
Window Materials 1: steel
Window Grouping & Type 2: casement; fixed; grouped; tripartite
Window Materials 2: steel
Window Grouping & Type 3: awning; single
Window Materials 3: metal
Window Details 3: multi-light; obscure glass

Alterations

Alterations: no major alterations; security door added

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

City of Glendale. Building permits, various dates.

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1762 N Verdugo Rd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1762 N Verdugo Rd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-018-001

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type: Multi-Family Residential: Apartment house
Primary Architectural Style: Mediterranean Revival
Secondary Architectural Style: Spanish Colonial Revival

Building Envelope

Setting: corner; elevated from street level; hillside; set back
Height: 2-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth; stone, natural
Architectural Details: applied ornamentation; arch(es); balconette(s); balcony(ies); corbels; grilles, wrought iron; decorative stucco elements; exterior stairway(s)

Roof

Roof Form: gable, cross; hipped; low-pitched
Roof Cladding: clay barrel tile
Roof Details: bracket(s); eaves, open; exposed rafter tails; turret(s); weathervane; clay tile coping

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: handrail(s); steps, concrete; flooring, concrete
Primary Door Type & Material: paneled; single door; wood; recessed
Primary Door Details: screen, metal; surround, simple
Secondary Entry Type: balcony; multiple
Secondary Entry Materials & Details: posts, wood; railing, metal
Secondary Door Type & Material: multi-light; fully glazed; single door; wood; recessed
Secondary Door Details: sidelights; surround, simple

(continued on page 3)

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

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

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



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

*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 91264

*P9. Date Recorded: 4/24/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1762 N Verdugo Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Mediterranean Revival; Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1940. 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 Architecture - 20th Century Period Revivals Area Glendale

Period of Significance: 1940 Property Type: Multi-family residential Applicable Criteria: C

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

The property at 1762 N. Verdugo Road appears eligible for listing in the Glendale Register. It is an excellent example of Mediterranean Revival architecture with Spanish Colonial Revival as applied to a multi-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

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 91273

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1762 N Verdugo Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: casement; fixed; tripartite
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: bay, canted; casement; fixed
Window Materials 3: wood
Window Details 3: bulkhead; multi-light; bay roof, standing seam

Alterations

Alterations: Stone cladding at bay bulkheads likely a later addition

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1838 N Verdugo Rd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1838 N Verdugo Rd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-019-021

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

General Fields

Historic Property Type: Multi-family residential

Current Property Type: Multi-family residential

Property Sub-Type: Multi-Family Residential: Triplex

Primary Architectural Style: Tudor Revival

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: eaves, open; exposed rafter tails; gable vent; eaves, closed; exterior chimney, brick; interior chimney, brick

Building Envelope

Setting: corner; hillside; set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: half-timbering

Entrance(s)

Primary Entry Type: multiple; stoop

Primary Door Type & Material: paneled; partially glazed; single door; wood

Primary Door Details: screen, wood; surround, simple

Secondary Entry Type: stoop

Secondary Entry Materials & Details: canopy

Secondary Door Type & Material: Dutch door; paneled; partially glazed; single door; wood

Secondary Door Details: diamond pane; obscure glass

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1922 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/24/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1838 N Verdugo Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Tudor Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1922. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: retaining wall, stone

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1922 Property Type: Multi-family residential Applicable Criteria: A; C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1838 N. Verdugo Road appears eligible for listing in the Glendale Register. It is an excellent and rare example of a 1920s triplex, exhibiting distinctive characteristics of the property type. Triplexes were designed to reference the appearance of single-family dwellings and are similar in scale, massing, and configuration. They offered a compromise between the privacy of a single-family house and the density of an apartment building. Triplexes were an important type of multi-family housing in Southern California.

The property also appears eligible as an excellent and locally rare example of Tudor Revival architecture as applied to a multi-family residence. It exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91318

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1838 N Verdugo Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; paired; tripartite
Window Materials 1: wood
Window Grouping & Type 2: double-hung; paired
Window Materials 2: wood
Window Details 2: multi-light
Window Grouping & Type 3: double-hung; paired; single
Window Materials 3: wood
Window Details 3: shutter(s), some

Alterations

Alterations: windows replaced, some, secondary; visible solar panels

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1919 N Verdugo Rd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1919 N Verdugo Rd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-003-033

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Craftsman

Building Envelope

Setting: set back

Height: 1-story

Plan: L-shaped

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: interior chimney, stucco; exposed rafter tails; exposed purlins; bracket(s); bargeboard(s); eaves, open; gable vent

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: piers, stone; posts, wood

Primary Door Type & Material: single door; slab door; partially glazed

Primary Door Details: surround, simple; sidelights; multi-light

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1911 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 8/31/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1919 N Verdugo Rd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) _____

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1911; 1911-1936 Property Type: Single-family residential Applicable Criteria: A; B

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

The property at 1919 N Verdugo Road appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1915, the property is one of relatively few extant residential buildings from its formative period of neighborhood growth. It is also associated with Dora Verdugo, a member of the pioneering Verdugo family.

Born in 1882 in Glendale, Dora Verdugo was a great-granddaughter of José María Verdugo, whose Rancho San Rafael encompassed much of present-day Glendale and surrounding areas. She was born in an adobe built by her father, Teodoro Verdugo, in what is now the Verdugo Woodlands. After her father's death in 1904, she married Walter P. Bullock in December of that year. Verdugo, her husband, and her mother moved to the last 100 acres still belonging to the Verdugo family, where they established a dairy and operated it until selling the property in 1923. Following the deaths of her husband and mother in 1929, Verdugo opened a small restaurant at her home on Verdugo Avenue in 1931, where she served homemade tamales. In 1936, she moved to a house on West Elk Avenue in Glendale, where she lived for the remainder of her life. Verdugo remained active in local historical and community events and served as grand marshal of Glendale's 75th-anniversary celebration in 1981. She was honored as the city's "First Lady" on her 100th birthday in 1982. Verdugo died in 1984 at the age of 102.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 8/31/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1919 N Verdugo Rd

Page 3 of 3

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

Windows

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

Alterations

Alterations: Appears to have a rear addition

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

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1922 N Verdugo Rd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1922 N Verdugo Rd City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5652-020-001

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

General Fields

Historic Property Type: Multi-family residential

Current Property Type: Multi-family residential

Property Sub-Type: Multi-Family Residential: Courtyard apartment

Primary Architectural Style: French Revival, Chateausque

Roof

Roof Form: conical; gable, cross; hipped; pyramidal

Roof Cladding: composition shingle

Roof Details: dormer(s), vent roof; finial(s); tower(s); turret(s); eaves, closed; interior chimney, stucco

Building Envelope

Setting: corner; elevated from street level; hillside; set back

Height: 1-story; 2-story

Plan: rectangular; irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, smooth

Architectural Details: applied ornamentation; corbels; jetties; quoins

Entrance(s)

Primary Entry Type: multiple; stoop

Primary Door Type & Material: single door; slab door; wood; recessed

Primary Door Details: surround, decorative

Secondary Entry Type: multiple; unknown/not visible

(continued on page 3)

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

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

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



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

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/24/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1922 N Verdugo Rd*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1938. Alterations observed in the field are listed in P3a. Description.

*B7. Moved?



No



Yes



Unknown

Date: _____

Original Location: _____

*B8. Related Features: balustrade, concrete; courtyard/patio; handrail(s); steps, concrete; garage, detached

B9a. Architect: _____

b. Builder: Salyail, Hector N.*B10. Significance: Theme Architecture - 20th Century Period Revivals; Pre-WWII Multi-Family Residential Development, 1910-1944Area GlendalePeriod of Significance: 1938Property Type: Multi-family residentialApplicable Criteria: A; C

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

The property at 1922 N. Verdugo Road appears eligible for listing in the Glendale Register. It is an excellent example of a 1930s courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. The courtyard apartment is a significant residential property type in Southern California. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories.

The property also appears eligible as an excellent example of French Revival Chateausque architecture as applied to a multi-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

French Revival style architecture gained popularity in the United States in the late 19th century and is most closely associated with Richard Morris Hunt, the first American architect to study at the École des Beaux-Arts in Paris. The style did not gain popularity in Southern California until the 1920s; it was most frequently used there for luxury apartment buildings and only occasionally for large single-family residences. The style is characterized by a prominent, steeply pitched hipped roof with flared eaves and a classical eave cornice; simple rectangular plan and massing; exterior walls veneered in smooth plaster; and multi-light, wood sash casement or double-hung windows, usually with louvered wood shutters. Second floor windows sometimes break the cornice line with shallow dormers. The Chateausque subtype, most commonly applied to apartment houses, is typically two or more stories in height and features multiple, steeply-pitched hipped roofs with towers, turrets, spires, tall chimneys, and highly ornamented dormers.

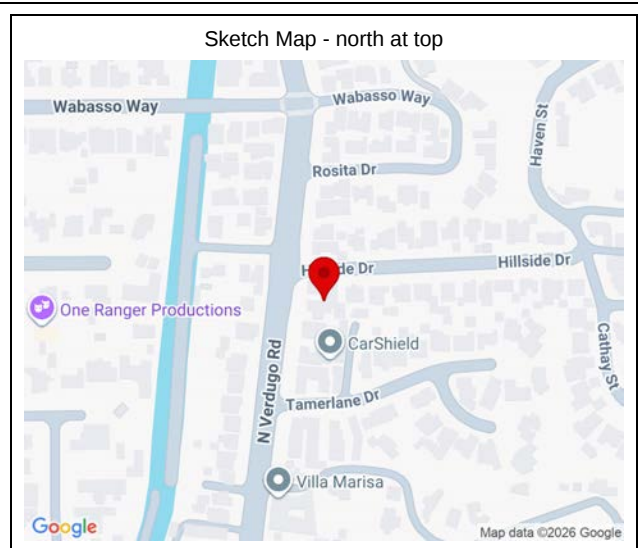
B11. Additional Resource Attributes: (List attributes and codes)

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 91336*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1922 N Verdugo Rd

Page 3 of 3

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

Windows

Window Grouping & Type 1: bay, canted; double-hung; fixed
Window Materials 1: vinyl; wood
Window Details 1: multi-light; bay roof, standing seam
Window Grouping & Type 2: casement; paired
Window Materials 2: wood
Window Details 2: diamond pane
Window Grouping & Type 3: double-hung; fixed; tripartite
Window Materials 3: vinyl; wood
Window Details 3: multi-light

Alterations

Alterations: windows replaced, some, primary; windows replaced, some, secondary

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1700-1714 Victory Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1700-1714 Victory Blvd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-003-018

*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
Secondary Architectural Style: Late Regency Revival

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: L-shaped
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: brick masonry; stucco, textured; wood, board-and-batten
Architectural Details: signage

Roof

Roof Form: mansard
Roof Cladding: standing seam metal
Roof Details: eaves, boxed; eaves, flared; finial(s); wrought iron decorative railing

Entrance(s)

Primary Entry Type: multiple; storefront
Primary Door Type & Material: single door; double door; fully glazed; aluminum
Primary Door Details: transom
Secondary Entry Type: storefront
Secondary Door Type & Material: double door; partially glazed; paneled; wood
Secondary Door Details: transom

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View south, 4/17/2026

*P6. Date Constructed/Age and Sources 1969 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1700-1714 Victory Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Commercial Vernacular; Late Regency Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1969. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: signage; surface parking

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1969 Property Type: Commercial Applicable Criteria: A; C

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

The commercial property at 1700-1714 Victory Blvd. appears eligible for listing in the Glendale Register. It is an excellent example of a 1960s strip mall, exhibiting distinctive characteristics of the property type as expressed by its L-shaped form, low scale, simple massing, and orientation toward a front surface parking lot. Strip malls expanded as an important commercial type after World War II as automobile transportation became ubiquitous. This example occupies a block along the thoroughfare of S. Victory Boulevard at the prominent intersection with Western Avenue, another major corridor. It a rare intact example of its property type, and is associated with important commercial development patterns that shaped Glendale in the postwar period.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1700-1714 Victory Blvd

Page 3 of 3

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

Windows

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

Alterations

Alterations: windows replaced, some, primary; signage added/replaced;
door(s) replaced, some; one storefront altered (1712, board and batten
with wood "gate" detail fronting window)

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1728 Victory Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1728 Victory Blvd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5626-004-002

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

General Fields

Historic Property Type: Mixed-use
Current Property Type: Mixed-use
Primary Architectural Style: Streamline Moderne

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: gable vent; parapet, flat

Building Envelope

Setting: flush at sidewalk
Height: 1-story
Plan: irregular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: applied ornamentation; rounded corner(s);
signage; Streamline pilasters project above roofline and flank a full-width cantilevered stucco with rounded edgescanopy

Entrance(s)

Primary Entry Type: flush; storefront
Primary Entry Materials & Details: awning; light fixtures; planter(s), wood
Primary Door Type & Material: single door; partially glazed; paneled; wood; recessed
Primary Door Details: decorative hardware; multi-light; surround, decorative
Secondary Entry Type: courtyard
Secondary Entry Materials & Details: flooring, concrete
Secondary Door Type & Material: double door; fully glazed; wood
Secondary Door Details: multi-light

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building; HP2. Single family property

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

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



P5b. Description of Photo: (view, date, accession #) View south, 4/17/2026

*P6. Date Constructed/Age and Sources 1946 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1728 Victory Blvd*NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: War Dancers Hair SalonB3. Original Use: Mixed-useB4. Present Use: Mixed-use*B5. Architectural Style Streamline Moderne

*B6. Construction History: (Construction date, alteration, and date of alterations) This mixed-use property was constructed in 1946, with a restaurant in the front volume and a dwelling at the rear. Its original owner was S.G. Bates and the address bears this name under Restaurants in city directories; whether this was the business's original name is unclear. Multiple restaurants, cafes and bars occupied the property over the

(continued on page 3)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: courtyard/patio

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Architecture - Modernism; Post-WWII Commercial Development, 1945-2000Area GlendalePeriod of Significance: 1946Property Type: Mixed-useApplicable Criteria: A; C

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

The property at 1728 Victory Boulevard appears eligible for listing in the Glendale Register. It is significant for conveying patterns of commercial development in this part of Glendale immediately after World War II. Constructed in 1946, the property includes a rear attached residence and is a rare remaining example of a 1940s commercial mixed-use building.

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

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

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

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

None

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1728 Victory Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; casement
Window Materials 1: non-original material
Window Details 1: multi-light

Alterations

Alterations: windows replaced, some, primary; awning(s) added;
decorative elements added; light fixture added/replaced; signage
added/replaced

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

years, and today it is a hair salon. Alterations observed in the field are listed in P3a. Description.

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1840 Victory Blvd

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1840 Victory Blvd City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5625-034-007

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

General Fields

Historic Property Type: Industrial
Current Property Type: Industrial
Property Sub-Type: Industrial: Film Studio & Soundstage
Primary Architectural Style: Mid-Century Modern

Roof

Roof Form: flat
Roof Cladding: material unknown
Roof Details: parapet, flat

Building Envelope

Setting: corner; set back
Height: 1-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: unknown
Wall Cladding: brick masonry; stucco, smooth
Architectural Details: exterior stairway(s); breeze block; metal fins
evenly spaced between windows, brick pilasters

Entrance(s)

Primary Entry Type: colonnade
Primary Entry Materials & Details: flooring, concrete; steps, concrete;
planter(s), brick; handrail(s); colonnade canopy with interlocking
geometric eave details supported by thin square columns with
geometric detail; brick wall concealing exterior stairs flanking entry
Primary Door Type & Material: single door; slab door; metal; recessed
Primary Door Details: infilled sidelights
Secondary Entry Type: flush; multiple
Secondary Entry Materials & Details: flooring, concrete; L-shaped
metal entry roof
Secondary Door Type & Material: double door; fully glazed; aluminum
Secondary Door Details: sidelights; transom

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

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

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



P5b. Description of Photo: (view, date, accession #) View south, 4/17/2026

*P6. Date Constructed/Age and Sources 1969 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1840 Victory Blvd *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Mid-Century Modern

*B6. Construction History: (Construction date, alteration, and date of alterations) This industrial property was constructed as an office and manufacturing building in 1969. Its original tenant was Transatron Electronics Corp. and its subsidiary, Conair Inc. Transatron was a nationally prominent semiconductor manufacturer established in Massachusetts in 1952 and active in the California aerospace industry. It acquired Conair, a
(continued on page 3)

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

*B8. Related Features: designed landscape; surface parking; parking booth

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1969 Property Type: Industrial Applicable Criteria: A; C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property at 1840 Victory Blvd. appears eligible for listing in the Glendale Register. It is significant for conveying patterns of industrial development in this part of Glendale after World War II. Constructed in 1969, it was an office and manufacturing facility for Conair, Inc., an aerospace hydraulics manufacturer owned by semiconductor company Transatron Electronics.

The property also appears eligible as an excellent example of Mid-Century Modern architecture as applied to an industrial property type. 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. Although its distinctive geometric colonnade eave detail is a 2010s modification, it is appropriate and reversible.

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

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

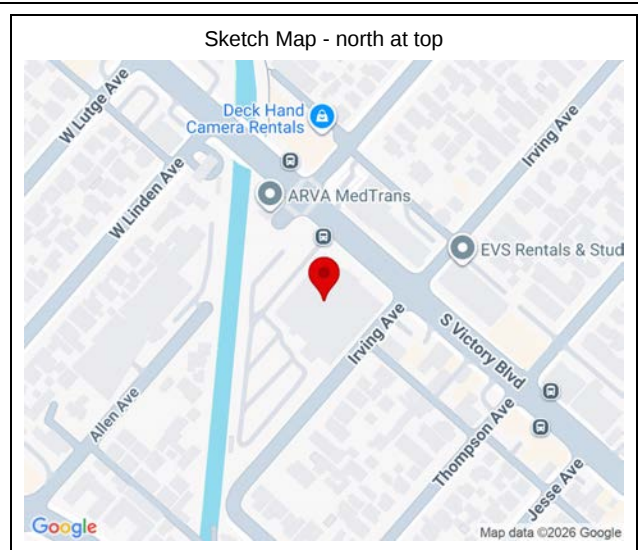
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1840 Victory Blvd

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed
Window Materials 1: aluminum
Window Details 1: metal fins
Window Grouping & Type 2: single; fixed
Window Materials 2: aluminum

Alterations

Alterations: windows replaced, some, secondary; rooftop mechanical equipment added; signage added/replaced; interlocking geometric detail added to canopy eave; secondary (side) entrance reconfigured with multiple new door openings, windows, and L-shaped metal entry roof added

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

manufacturer of hydraulic controls for aerospace, in 1967. Conair sold much of its equipment at 1840 Victory at industrial auction in late 1974, and by 1975 the building was occupied by Rusco Electronic Systems. Today the property is occupied by a film production facility. In 2018, the existing geometric eave details at the front colonnade canopy were added. The secondary entrance at the north side of the building was reconfigured at an unknown time. Alterations observed in the field are listed in P3a. Description.

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

"Transitron Electronic Corporation." Wikipedia, accessed June 2026, https://en.wikipedia.org/wiki/Transitron_Electronic_Corporation

"Transitron Plans Expansion." New York Times, August 29, 1967.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1211 Viola Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1211 Viola Ave City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5633-010-020

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Craftsman

Building Envelope

Setting: set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: symmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard; wood, shingle

Roof

Roof Form: gable, front

Roof Cladding: composition shingle

Roof Details: bargeboard(s); bracket(s); eaves, open; eaves, wide;
exposed rafter tails; gable vent; interior chimney, brick

Entrance(s)

Primary Entry Type: full-width porch, recessed

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

Primary Door Type & Material: paneled; partially glazed; single door;
wood

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1909 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/27/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1211 Viola Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1909.

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

*B8. Related Features: none

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1909 Property Type: Single-family residential Applicable Criteria: A

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

The property at 1211 Viola Avenue appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1909, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91308

*Date of Evaluation: 4/27/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1211 Viola Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: double-hung; single
Window Materials 1: wood
Window Details 1: diamond pane; multi-light, top sash

Alterations

Alterations: appears to be unaltered

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1633 Virginia Ave

P1. Other Identifier: Element of Cumberland Road-Ridgeway Drive Residential 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 1633 Virginia Ave City Glendale Zip 91202
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5629-019-002

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Mediterranean Revival

Building Envelope

Setting: set back
Height: 2-story
Plan: irregular
Primary Façade Composition: asymmetrical
Wall Cladding: stucco, smooth
Architectural Details: balconette(s); decorative stucco elements;
arch(es)

Roof

Roof Form: hipped; flat
Roof Cladding: clay barrel tile; material unknown
Roof Details: clay tile coping; eaves, open; eaves, flared; exposed
rafter tails; exterior chimney, stucco; gable vent; parapet, flat

Entrance(s)

Primary Entry Type: stoop
Primary Entry Materials & Details: arch(es); flooring, concrete; steps,
concrete; surround, decorative
Primary Door Type & Material: single door; fully glazed; wood
Primary Door Details: sidelights

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View west, 4/20/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/20/2026

*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) 1633 Virginia Ave

*NRHP Status
Code: _____

7PDC/5S3

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style Mediterranean Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1926 for Henry J. and Helen Friesen. Minor alterations observed in the field are listed in P3a. Description.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: garage, detached

B9a. Architect: _____

b. Builder: _____

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

Area Glendale

Period of Significance: 1926

Property Type: Single-family residential

Applicable Criteria: C

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

The property at 1633 Virginia Ave. appears to be individually eligible for listing in the Glendale Register, as well as a contributor to the Cumberland Road-Ridgeway Drive potential historic district. It is an excellent example of Mediterranean Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Mediterranean Revival style is distinguished by its eclectic mix of architectural elements from several regions around the Mediterranean Sea, including Spain, Italy, southern France, and North Africa. Typical features of the Mediterranean Revival style include arched entrance doorways with richly detailed surrounds; arcades and loggias; stairways and terraces with cast stone balustrades; and Classical decorative elements in cast stone or plaster, including architraves, stringcourses, cornices, pilasters, columns, and quoins.

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

None

*B12. References: (See Continuation Sheet 3)

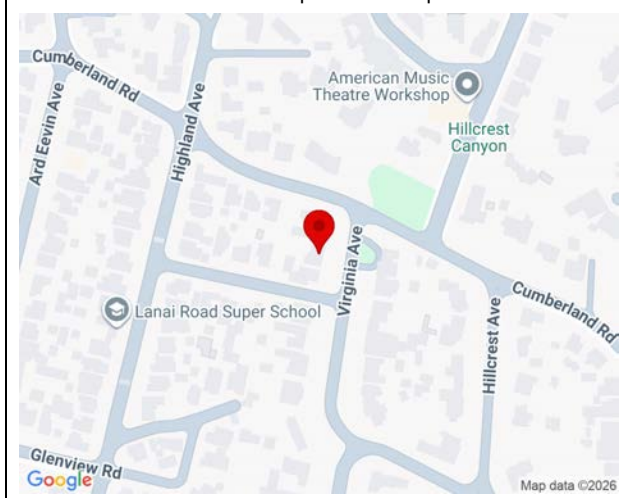
B13. Remarks: None

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

*Date of Evaluation: 4/20/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1633 Virginia Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; casement
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: single; casement
Window Materials 2: wood
Window Grouping & Type 3: tripartite; casement
Window Materials 3: wood
Window Details 3: arched opening(s), round; multi-light; Solomonian columns; balconette

Alterations

Alterations: visible solar panels; no major alterations

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1636 Vista Dr

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1636 Vista Dr 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 5630-001-007

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Tudor Revival

Secondary Architectural Style: French Revival

Roof

Roof Form: hipped; jerkinhead

Roof Cladding: composition shingle

Roof Details: dormer(s), wall; exterior chimney, brick; scalloped bargeboard

Building Envelope

Setting: set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: brick masonry; wood, clapboard

Architectural Details: corbels; decorative brick elements; dentils; jetties; stringcourse

Entrance(s)

Primary Entry Type: stoop

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

Primary Door Type & Material: single door; paneled; recessed; wood

Primary Door Details: arched surround with stone or faux stone details (quoin-like)

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View east, 4/16/2026

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

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/16/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1636 Vista Dr *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Tudor Revival; French Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed by builder Paul Baer & Son for owner J. Thompson in 1937.

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

*B8. Related Features: porte cochere

B9a. Architect: _____ b. Builder: Paul M. Baer & Son

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

Period of Significance: 1937 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1636 Vista Dr. appears eligible for listing in the Glendale Register. It is an excellent example of Tudor Revival architecture with French Revival elements, as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs (in this case, hipped as in French Revival), often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/16/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1636 Vista Dr

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood; steel
Window Details 1: diamond pane; leaded glass; multi-light; surround(s),
simple; transom
Window Grouping & Type 2: paired; grouped; casement
Window Materials 2: steel
Window Details 2: diamond pane; leaded glass; multi-light
Window Grouping & Type 3: paired; grouped; casement
Window Materials 3: steel
Window Details 3: multi-light

Alterations

Alterations: appears to be unaltered

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or # (Assigned by recorder) Wabasso Wy Bridge - Verdugo Wash

P1. Other Identifier: 53C0771

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address null Wabasso Wy City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN At Verdugo Wash

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

General Fields

Historic Property Type: Institutional

Current Property Type: Institutional

Property Sub-Type- Institutional: Infrastructure

Primary Architectural Style: PWA Moderne/Stripped Classical

Alterations

Alterations: appears to be unaltered

Bridge 53C0771 is a two-lane steel stringer/multi-beam bridge with cast concrete railings spanning Verdugo Wash on Wabasso Way.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP19. Bridge

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

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



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

*P6. Date Constructed/Age and Sources 1938 (Living New Deal)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/24/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) Wabasso Wy Bridge - Verdugo Wash *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: Wabasso Way Bridge over Verdugo Wash; Bridge No. 53C0771

B3. Original Use: Institutional

B4. Present Use: Institutional

*B5. Architectural Style PWA Moderne/Stripped Classical

*B6. Construction History: (Construction date, alteration, and date of alterations) This bridge was constructed in 1938 for the Works Progress Administration (WPA) as part of a larger federally funded flood control project. Verdugo Wash was widened and channelized and 10 bridges were constructed to span it; four of them are designated.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: none

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Pre-WWII Civic/Institutional Development, 1919-1944

Area Glendale

Period of Significance: 1938

Property Type: Institutional

Applicable Criteria: A

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

The Wabasso Way Bridge (Bridge 53C0771) appears eligible for listing in the Glendale Register. It is significant for its association with federally funded flood control projects along the waterways of the region, which helped shaped the development of Glendale in the years before World War II. Completed in 1938, the bridge is one of relatively few extant infrastructure features from this formative period of city growth.

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

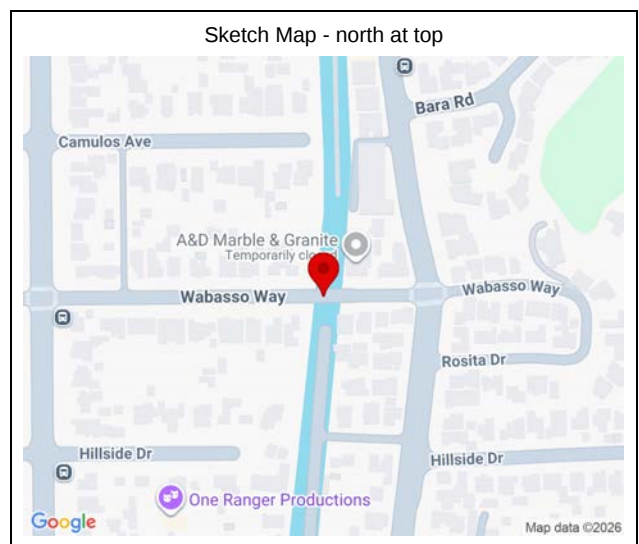
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: null Wabasso Wy

Page 3 of 3

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

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

Bridgehunter.com. Accessed April 2026. <http://bridgehunter.com/>.

CONTINUATION SHEET

Page 1 of 1

*Resource Name or #: 1616 Wabasso Way

Status Code: 5B

*Recorded by: Historic Resources Group

*Date: April 2026

☐ Continuation ☒ Update

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

The property's character-defining features remain unchanged from those identified in 2014. No new alterations were noted in the 2026 survey update of this property, and it continues to retain a high degree of integrity. Photo below is view south, taken April 24, 2026.



BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1616 Wabasso Wy *NRHP Status Code: 5B

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1912.

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

*B8. Related Features: porte cochere

B9a. Architect: Priest, Alfred b. Builder: _____

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

Period of Significance: 1912 Property Type: Single-family residential Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
In addition to being a contributor to the Niodrara Drive Historic District, the property at 1616 Wabasso Way appears individually eligible for listing in the Glendale Register. It is an excellent example of Prairie architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details. It is also significant as the work of master architect Alfred Priest.

The Prairie Style is an indigenous American style developed in the late 19th century in Chicago, one of the centers of the American Arts and Crafts movement, by a group of architects known collectively as the Prairie School. A West Coast version of the Prairie Style developed later and was slightly different from its Midwestern counterpart. Almost exclusively applied to domestic architecture, the Southern California Prairie Style house is defined by simple rectangular volumes and strong horizontal lines. It usually features exterior walls finished in stucco; flat or low-pitched roofs with wide boxed eaves sometimes punctuated by decorative brackets; and horizontal bands of windows.

Alfred Priest was born in Pierce, Nebraska in 1887. By 1904 he was living in Los Angeles and working as a draftsman for notable architect Charles. E. Shattuck. In the 1920s, he opened his own practice. Priest designed a number of residences, public schools and clubhouses. During his time in the Los Angeles area, he lived in Glendale. As a result, many of his built works are in the city including the Charles L. Richter Residence (1912-1913), Tuesday Afternoon Club (1922), the Pacific Electric Railway Company Depot # 2 (1923-1924). One of his published works in Architect and Engineer include the Security Trust and Savings Bank (1928). In 1931, Priest passed away.

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

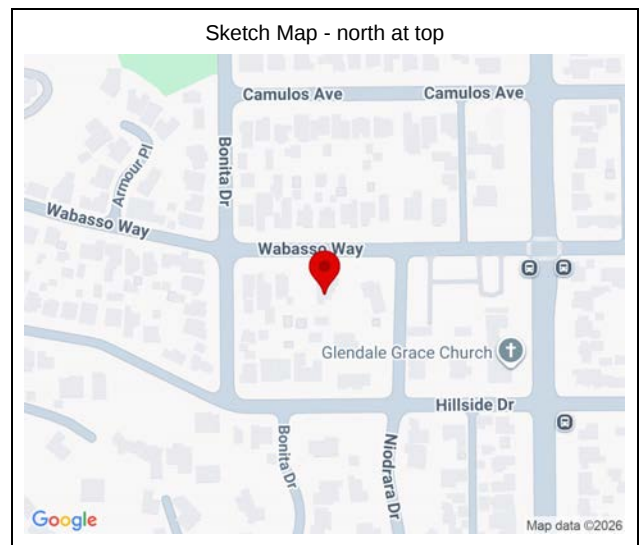
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



PRIMARY RECORD

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

Page 1 of 3

*Resource Name or # (Assigned by recorder) 1616 Wabasso Way

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 1616 Wabasso Way City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) AIN: 5614-018-008

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

- Setting: moderate setback
- Style: American Foursquare (with Prairie elements)
- Stories: 2
- Plan: L-shaped
- Facade: symmetrical
- Foundation: concrete
- Construction: wood frame
- Wall Cladding: wood lap, brick
- Porch (type, details): partial width, squared brick pier supports with decorative inset panels, low brick wall with concrete coping, segmental arch openings with carved wood detail, balustrade above porch roof
- Door (type, material, details):
 - Type 1 (primary): single, wood, fully glazed, sidelights, wood surround
 - Type 2: double, wood, screen

(continued on page 2)

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

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

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



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

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

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1912, Los Angeles County
Assessor _____

***P7. Owner and Address:**

Not recorded

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

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

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

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

- ☒ Intensive
☐ Reconnaissance

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

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

CONTINUATION SHEET

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1616 Wabasso Way

Recorded By: Architectural Resources Group

Date: 11/14/2014

☒ Continuation

☐ Update

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

- Windows (arrangement, type, material, details):
 - Type 1: single, fixed, wood, wood surround, wood sill
 - Type 2: grouped, casement, wood, wood surround, wood sill
 - Type 3: canted bay, fixed center sash flanked by double hung (1/1), wood, wood surround, wood sill
 - Type 4: paired, double hung (1/1), wood, wood surround, wood sill
 - Type 5: grouped, double hung (1/1), wood, wood surround, wood sill
- Roof (form, pitch, cladding, features): flat, material not visible, wide boxed eaves, stepped parapet, fascia board
- Chimney (location, materials): none visible
- Ornamentation/Details: balcony (on primary façade), pendant lights (over porte cochere and porch)
- Garage: detached, set back at rear of property, compatible in style with main house
- Related Features: porte cochere with brick piers and segmental arch openings
- Landscape Features:
 - Trees: pecan, eugenia, Victorian box, strawberry tree, California sycamore, coast live oak
 - Shrubs: none identified
 - Groundcover: turfgrass, Algerian ivy
- Hardscape Features: stone steps and retaining wall (at east property line), wood fence (at northwest corner of property), concrete driveway flanked by concrete curbs
- Character-Defining Features (Building): symmetrical composition; flat roof with wide boxed eaves, stepped parapet, and fascia board; wood lap and brick wall cladding; partial-width porch with brick piers, low brick wall, and arched openings with carved wood detail; fully glazed wood door with sidelights and wood surround; wood fixed, double hung, and casement windows; porte cochere with brick pier supports and arched openings; balcony with wood balustrade (on primary façade)
- Character-Defining Features (Site and Landscape):
 - Landscape: California sycamore (rear yard), coast live oak (front yard)
 - Hardscape: stone retaining wall and steps (at east property line)
- Alterations: addition to detached garage
- Integrity: high
- Status: contributor

CONTINUATION SHEET

Page 3 of 3

*Resource Name or # (Assigned by recorder) 1616 Wabasso Way

Recorded By: Architectural Resources Group

Date: 11/14/2014 ☒ Continuation ☐ Update



Image 2. Primary elevation, view southeast. ARG, October 2014.



Image 3. Stone hardscape features, view southwest. ARG, October 2014.



Image 4. House and landscape features, view southwest. ARG, October 2014.



Image 5. Landscape features, view south. Carlberg Associates, October 2014.

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1643 Wabasso Wy

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1643 Wabasso Wy City Glendale Zip 91208
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5614-014-010

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Craftsman

Building Envelope

Setting: elevated from street level; set back

Height: 1-story

Plan: rectangular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: wood, clapboard; wood, shingle

Roof

Roof Form: gable, cross

Roof Cladding: composition shingle

Roof Details: bargeboard(s); bracket(s); eaves, open; eaves, wide;
exposed rafter tails; exterior chimney, brick; gable vent

Entrance(s)

Primary Entry Type: partial-width porch, projecting

Primary Entry Materials & Details: columns

Primary Door Type & Material: partially glazed; single door; wood

Primary Door Details: multi-light

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1912 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/24/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1643 Wabasso Wy *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1912. A portion of the front porch was enclosed with glazing (original configuration still legible) at an early date. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: entry pillars; steps, concrete

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area Glendale

Period of Significance: 1912 Property Type: Single-family residential Applicable Criteria: A

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

The property at 1643 Wabasso Way appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1912, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

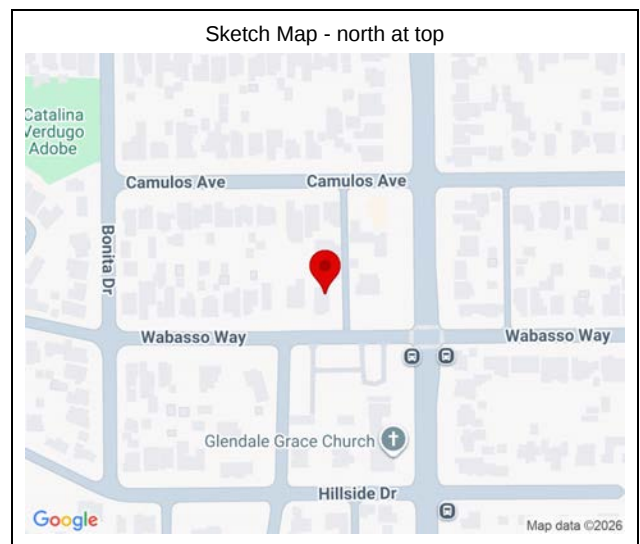
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

*B14. Evaluator: Adam Rajper, Robby Aranguren, Mariana Ruiz, Historic Resources Group, 556 S. Fair Oaks Avenue, Suite 101-514, Pasadena, CA 91312

*Date of Evaluation: 4/24/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1643 Wabasso Wyy

Page 3 of 3

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

Windows

Window Grouping & Type 1: casement; fixed; grouped
Window Materials 1: wood
Window Details 1: multi-light
Window Grouping & Type 2: bay, canted; casement; fixed
Window Materials 2: wood
Window Details 2: multi-light; multi-light, top sash
Window Grouping & Type 3: double-hung; single
Window Materials 3: wood

Alterations

Alterations: porch enclosed

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1022 Western Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1022 Western Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5623-025-040

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: Residential Vernacular
Secondary Architectural Style: Craftsman

Building Envelope

Setting: set back
Height: 1-story
Plan: irregular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard
Architectural Details: decorative wood elements

Roof

Roof Form: gable, front; shed
Roof Cladding: composition shingle
Roof Details: eaves, open; eaves, closed; eaves, wide; exposed rafter tails; gable vent

Entrance(s)

Primary Entry Type: full-width porch, projecting
Primary Entry Materials & Details: flooring, concrete; columns; steps, concrete; accessibility ramp
Primary Door Type & Material: single door; unknown/not visible
Primary Door Details: security door; surround, simple
Secondary Entry Type: stoop
Secondary Door Type & Material: single door; unknown/not visible
Secondary Door Details: security door

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View east, 4/17/2026

*P6. Date Constructed/Age and Sources 1911 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1022 Western Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Residential Vernacular; Craftsman

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1911. It received one or more rear additions after 1950.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area Glendale

Period of Significance: 1911 Property Type: Single-family residential Applicable Criteria: A

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

The property at 1022 Western Ave. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1911, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1022 Western Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; casement
Window Materials 1: wood
Window Details 1: multi-light; surround(s), simple
Window Grouping & Type 2: single; sliding, horizontal
Window Materials 2: wood
Window Details 2: surround(s), simple
Window Grouping & Type 3: paired; unknown/not visible
Window Materials 3: material unknown
Window Details 3: shutter(s), some; surround(s), simple; screen, metal;
AC unit affixed

Alterations

Alterations: addition, rear; windows replaced, some, secondary; security door added; window(s) boarded up

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1118-1120 Western Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1118-1120 Western Ave City Glendale Zip 91201
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5623-014-012

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

General Fields

Historic Property Type: Multi-family residential
Current Property Type: Multi-family residential
Property Sub-Type- Multi-Family Residential: Courtyard apartment
Primary Architectural Style: Ranch, Traditional
Secondary Architectural Style: Minimal Traditional

Building Envelope

Setting: set back
Height: 2-story
Plan: U-shaped
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: stucco, smooth
Architectural Details: decorative wood elements; exterior stairway(s)

Roof

Roof Form: gable, front; gable, side
Roof Cladding: composition shingle
Roof Details: eaves, open; exposed rafter tails; gable vent; dormer(s), vent roof; lapped wood cladding at gable ends

Entrance(s)

Primary Entry Type: partial-width porch, projecting; multiple
Primary Entry Materials & Details: entry roof; flooring, concrete; posts, wood; steps, concrete
Primary Door Type & Material: single door; slab door; wood
Primary Door Details: screen, wood
Secondary Entry Type: multiple; stoop
Secondary Entry Materials & Details: entry roof; flooring, concrete; posts, wood; steps, concrete
Secondary Door Type & Material: single door; slab door; wood
Secondary Door Details: screen, wood

(continued on page 3)

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

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

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



P5b. Description of Photo: (view, date, accession #) View east, 4/17/2026

*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) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

*P9. Date Recorded: 4/17/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1118-1120 Western Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Ranch, Traditional; Minimal Traditional

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1950.

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

*B8. Related Features: courtyard/patio; gabled courtyard entry roof with decorative wood supports connects to each front recessed entry

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme Architecture - Ranch; Post-WWII Multi-Family Residential Development, 1945-2000 Area Glendale

Period of Significance: 1950 Property Type: Multi-family residential Applicable Criteria: A; C

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

The property at 1118-1120 Western Ave. appears eligible for listing in the Glendale Register. It is an excellent example of a post-World War II courtyard apartment, exhibiting distinctive characteristics of the property type as expressed by its form, scale, massing, and orientation around a shared central landscape. Courtyard apartments typically featured a building or pair of buildings centered around a shared open space and landscaping, offering a compromise between the privacy of a single-family house and the density of a large apartment building. In Glendale, the buildings are often only one or two stories.

During the postwar period, the courtyard apartment was one of several multi-family property types that grew in popularity as an expanding population required more housing. This Traditional Ranch example is associated with important residential development patterns that shaped Glendale during this time.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/17/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1118-1120 Western Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: grouped; fixed; casement
Window Materials 1: steel
Window Details 1: multi-light
Window Grouping & Type 2: paired; casement
Window Materials 2: steel
Window Details 2: multi-light; shutter(s), some
Window Grouping & Type 3: single; casement
Window Materials 3: steel
Window Details 3: multi-light

Alterations

Alterations: appears to be unaltered

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1211 Western Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1211 Western 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 5622-032-026

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: American Colonial Revival

Building Envelope

Setting: set back; elevated from street level
Height: 1 1/2-story
Plan: rectangular
Primary Façade Composition: symmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard
Architectural Details: decorative wood elements; dentils; pediment; pilasters

Roof

Roof Form: gable, side
Roof Cladding: composition shingle
Roof Details: eaves, open; eaves, closed; dormer(s), window roof;
exposed purlins; exposed rafter tails; exterior chimney, brick

Entrance(s)

Primary Entry Type: full-width porch, projecting
Primary Entry Materials & Details: flooring, concrete; pediment;
pilasters; steps, brick; piers, brick
Primary Door Type & Material: single door; paneled; wood; recessed
Primary Door Details: decorative hardware; surround, decorative

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1915 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/15/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1211 Western Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1915. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1915 Property Type: Single-family residential Applicable Criteria: A

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

The property at 1211 Western Ave. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1915, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

*B12. References: (See Continuation Sheet 3)

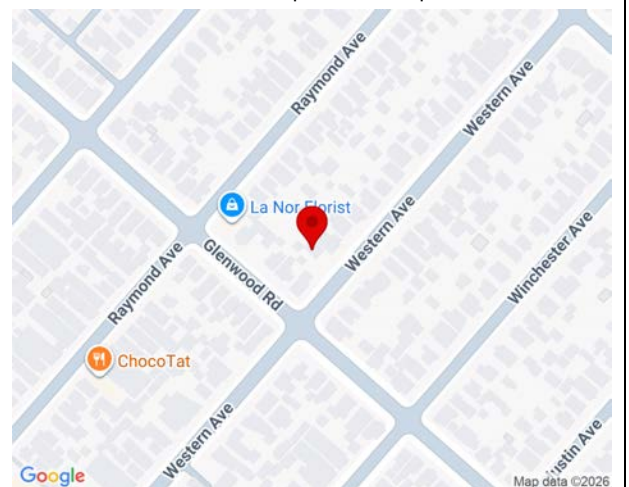
B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)

Sketch Map - north at top



CONTINUATION SHEET

Property Name: 1211 Western Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: paired; single-hung
Window Materials 1: vinyl
Window Details 1: faux multi-light; shutter(s), some; surround(s), simple
Window Grouping & Type 2: single; single-hung
Window Materials 2: vinyl
Window Details 2: faux multi-light; surround(s), simple

Alterations

Alterations: windows replaced, all

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1237 Western Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1237 Western 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 5622-032-033

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

General Fields

Historic Property Type: Single-family residential
Current Property Type: Single-family residential
Primary Architectural Style: American Colonial Revival

Building Envelope

Setting: set back; elevated from street level
Height: 2-story
Plan: rectangular
Primary Façade Composition: asymmetrical
Type of Construction: wood frame
Wall Cladding: wood, clapboard
Architectural Details: balconette(s); balcony(ies); decorative wood elements; modillions

Roof

Roof Form: hipped
Roof Cladding: composition shingle
Roof Details: bargeboard(s); dormer(s), window roof; eaves, closed; eaves, wide; modillions

Entrance(s)

Primary Entry Type: partial-width porch, projecting
Primary Entry Materials & Details: flooring, brick; columns; steps, brick; handrail(s); portico; balustrade, wood
Primary Door Type & Material: paneled; partially glazed; wood
Primary Door Details: surround, simple
Secondary Entry Type: balcony; at secondary elevation
Secondary Entry Materials & Details: balustrade, wood
Secondary Door Type & Material: sliding door; fully glazed; vinyl

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1914 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/15/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1237 Western Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: American Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1914. It received a large rear addition ca. 2006 and the roof dormers may have been added at that time. 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 Single-Family Residential Development, 1872-1918 Area Glendale

Period of Significance: 1914 Property Type: Single-family residential Applicable Criteria: A

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

The property at 1237 Western Ave. appears eligible for listing in the Glendale Register. It is significant as a rare remaining example of early residential development in this part of Glendale, reflecting pre-annexation establishment of scattered single-family residences primarily associated with agricultural pursuits. Constructed in 1914, the property is one of relatively few extant residential buildings from this formative period of neighborhood growth.

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

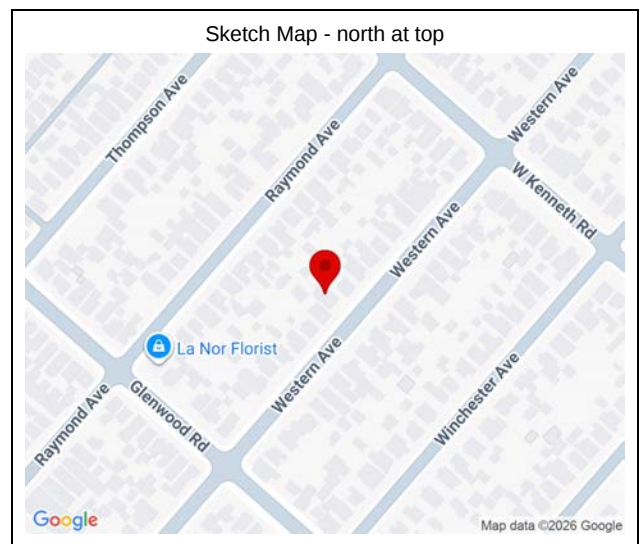
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1237 Western Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: bay, canted; fixed; double-hung
Window Materials 1: wood
Window Details 1: bay roof, composition shingle; multi-light, top sash;
transom; leaded glass at transom
Window Grouping & Type 2: single; double-hung
Window Materials 2: wood
Window Details 2: multi-light, top sash; shutter(s), all; vinyl screen(s)
Window Grouping & Type 3: tripartite; fixed; double-hung
Window Materials 3: wood
Window Details 3: multi-light, top sash; surround(s), decorative; transom;
leaded glass at transom

Alterations

Alterations: addition, rear; windows replaced, some, primary; windows
replaced, some, secondary; roof dormers likely added

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1509 Wilson Terr

P1. Other Identifier: Adventist Health Glendale

*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 1509 Wilson Terr City Glendale Zip 91206
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN _____
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 5661-015-016

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

This hospital/medical center complex occupies an expansive sloping site bounded by East Chevy Chase Drive to the north, Merrill Avenue and Holly Drive to the east, Vallejo Drive to the south and the Ventura Freeway to the west. It is composed of multiple buildings dating from the 1920s to recent construction of varying architectural styles including Mediterranean Revival, Mid-Century Modern, Late Modern and Postmodern. Two buildings associated with the original development, Glendale Sanitarium, include the 1928 chapel (now Community Services Center) and Laundry Building (built sometime between 1944-1956). Later buildings include Behavioral Medicine, Physical Medicine and Rehabilitation, North Tower, 1530 Building, 1560 building, East Tower, West Tower, Lee Hughes Medical Building, Pavilion and Physicians Medical Terrace, Merrill Building Cancer Center, and multi-level parking garages. The property includes asphalt surface parking lots, circular driveways, interior streets, pedestrian walkways and bridges, retaining walls, and landscaping.

Due to lack of visibility from the public right of way, the integrity of most of the complex's individual buildings could not be evaluated. The 1928 chapel (311A Vallejo Drive) is visible and is documented as an individual property.

(continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP41. Hospital

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

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



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

*P6. Date Constructed/Age and Sources 1924; 1944-1956; 1960-1976
(County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/29/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1509 Wilson Terr *NRHP Status Code: 5S3

B1. Historic Name: Glendale Sanitarium
B2. Common Name: Adventist Health Glendale
B3. Original Use: Institutional B4. Present Use: Institutional
*B5. Architectural Style: Mediterranean Revival; Mid-Century Modern
*B6. Construction History: (Construction date, alteration, and date of alterations) This property has been associated with the Seventh-day Adventist Church since 1924, when the Church built a large complex here for use as the Glendale Sanitarium. Only two buildings associated with the sanitarium are thought to be extant: the 1928 chapel (now the Community Services Center) and the later Laundry Building (built sometime between 1944

(continued on page 3)

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

*B8. Related Features: ancillary building(s)

B9a. Architect: _____ b. Builder: _____

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

Period of Significance: 1924-1976 Property Type: Institutional Applicable Criteria: A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 1509 Wilson Terrace appears eligible for listing in the Glendale Register. It is significant for its association with the Glendale Sanitarium, an early institution in the area, with an extant 1928 chapel (now Community Services Building), as well as additional buildings developed as part of a postwar expansion dating from the 1950s to 1970s. Constructed over many decades beginning in 1924, it is one of relatively few extant civic/institutional properties from this formative period of city growth and reflects both the pre-war and post-World War II expansion of city services and public/private institutions to accommodate the growing population.

The property is large and complex and is not fully visible from the public right-of-way; a building-by-building survey of the site is outside the scope of this project. However, the complex as a whole appears to retain sufficient integrity—either in whole or in part—from its respective historic periods to convey its historic significance. The 1928 chapel (311A Vallejo Ave) is visible from the public right of way and received individual documentation and evaluation.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/29/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1509 Wilson Terr

Page 3 of 3

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

and 1956). During the post-World War II period, most of the original sanitarium was demolished to accommodate an expanded hospital campus; this coincided with the construction of the adjacent Ventura and Glendale Freeways. Based on aerial photos, extant buildings from the postwar period appear to include: Behavioral Medicine (1960-1965), Physical Medicine and Rehabilitation (1960-1965), North Tower (1965-1971), 1530 Building (1965-1971), and East Tower (1971-1976). In 1969, the property was renamed Glendale Adventist Hospital.

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

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

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1424 Winchester Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1424 Winchester 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 5622-003-006

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Spanish Colonial Revival

Building Envelope

Setting: set back

Height: 2-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured; stone, natural

Architectural Details: arch(es); balcony(ies); decorative wood elements; wing wall

Roof

Roof Form: hipped; gable, side; shed

Roof Cladding: clay barrel tile

Roof Details: clay tile coping; eaves, closed; eaves, open; exposed purlins; bracket(s); exterior chimney, stucco

Entrance(s)

Primary Entry Type: stoop

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

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

Primary Door Details: arched

Secondary Entry Type: balcony

Secondary Entry Materials & Details: decorative beams; decorative supports; railing, wood

Secondary Door Type & Material: French doors; wood

Secondary Door Details: multi-light

(continued on page 3)

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

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

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



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

*P6. Date Constructed/Age and Sources 1929 (County Assessor)

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address: Not Recorded

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

*P9. Date Recorded: 4/15/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1424 Winchester Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1929 by owner-builder W.J. Jones.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: Jones, W. J.

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

Period of Significance: 1929 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1424 Winchester Ave. appears eligible for listing in the Glendale Register. It is an excellent example of Spanish Colonial Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

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

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

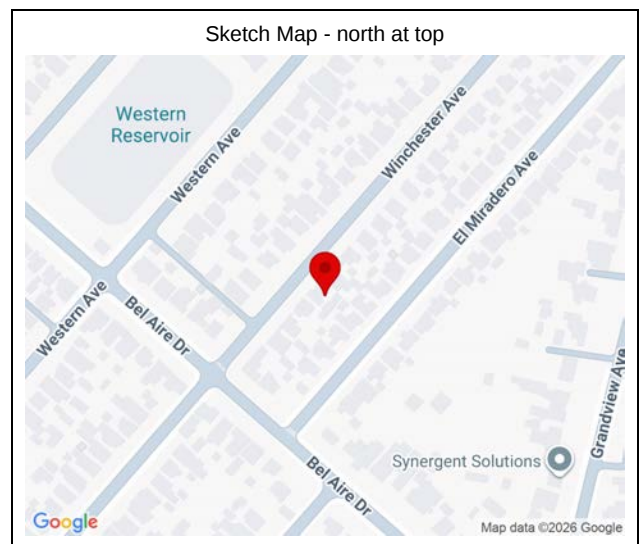
*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1424 Winchester Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: single; fixed
Window Materials 1: wood
Window Details 1: arched opening(s), pointed; grille(s), wrought iron;
bulkhead
Window Grouping & Type 2: single; paired; casement
Window Materials 2: wood
Window Details 2: multi-light; shutter(s), all
Window Grouping & Type 3: single; casement
Window Materials 3: wood
Window Details 3: grille(s), wrought iron

Alterations

Alterations: appears to be unaltered

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1448 Winchester Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1448 Winchester 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 5622-003-011

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Storybook

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured

Architectural Details: arch(es); decorative stucco elements; half-timbering; tower volume; wing wall

Roof

Roof Form: gable, front; hipped; steeply pitched

Roof Cladding: composition shingle

Roof Details: dormer(s), vent roof; dormer(s), wall; eaves, closed; exterior chimney, stucco

Entrance(s)

Primary Entry Type: partial-width porch, projecting; stoop; tower
Primary Entry Materials & Details: flooring, concrete; handrail(s); light fixtures; low wall, stucco; steps, concrete; Tower entry volume with crenellation

Primary Door Type & Material: single door; slab door; recessed; wood

Primary Door Details: decorative hardware; arched opening, pointed

Secondary Entry Type: at same primary entry

Secondary Door Type & Material: French doors; wood

Secondary Door Details: multi-light; arched opening(s), pointed

(continued on page 3)

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

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

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



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

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

*P9. Date Recorded: 4/15/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1448 Winchester Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Storybook

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed in 1927. Given its strong resemblance to the 1927 Storybook house at 1500 Winchester, which has a documented association with owner-builder Fred Sward, it is likely this house was also designed and built on spec by Sward. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: Fred Sward

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

Period of Significance: 1927 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1448 Winchester Ave. appears eligible for listing in the Glendale Register. It is an excellent example of the Storybook subtype of Tudor Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

The Storybook subtype is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular stucco finish.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1448 Winchester Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood
Window Details 1: arched opening(s), pointed; multi-light; recessed
Window Grouping & Type 2: single; single-hung
Window Materials 2: vinyl
Window Grouping & Type 3: single; jalousie/louver
Window Materials 3: wood

Alterations

Alterations: windows replaced, some, secondary; restuccoed, compatible; garage door replaced; hedge(s) added; light fixture added/replaced

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

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

City of Glendale. Building permits, various dates.

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

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

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

Los Angeles Times, various dates.

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

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

*Resource Name or # (Assigned by recorder) 1500 Winchester Ave

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a.County Los Angeles
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 1500 Winchester 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 5622-003-014

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

General Fields

Historic Property Type: Single-family residential

Current Property Type: Single-family residential

Primary Architectural Style: Storybook

Building Envelope

Setting: set back

Height: 1-story

Plan: irregular

Primary Façade Composition: asymmetrical

Type of Construction: wood frame

Wall Cladding: stucco, textured

Architectural Details: arch(es); decorative stucco elements; tower volume; wing wall

Roof

Roof Form: gable, front; hipped; steeply pitched

Roof Cladding: composition shingle

Roof Details: dormer(s), vent roof; dormer(s), wall; eaves, closed; exterior chimney, stucco; gable vent

Entrance(s)

Primary Entry Type: partial-width porch, projecting; stoop; tower

Primary Entry Materials & Details: awning; flooring, concrete; light fixtures; low wall, stucco; steps, concrete; Crenellation at top of entry tower

Primary Door Type & Material: single door; slab door; wood; recessed

Primary Door Details: arched

Secondary Entry Type: at same primary entry

Secondary Entry Materials & Details: low wall, stucco

Secondary Door Type & Material: French doors; wood

Secondary Door Details: multi-light; arched opening(s), pointed

(continued on page 3)

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

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

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



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

*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) Mary Ringhoff, Brannon Smithwick, Kiara Hosseinian, Architectural Resources Group, 360 E. 2nd Street, Suite 225 Los Angeles, CA 90012

*P9. Date Recorded: 4/15/2026

*P10. Survey Type: (Describe)

☒ Intensive ☐ Reconnaissance

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

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

BUILDING, STRUCTURE AND OBJECT RECORD

Page 2 of 3 *Resource Name or # (Assigned by recorder) 1500 Winchester Ave *NRHP Status Code: 5S3

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style Storybook

*B6. Construction History: (Construction date, alteration, and date of alterations) This property was constructed as a spec house by designer-builder Fred Sward in 1927. Alterations observed in the field are listed in P3a. Description.

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

*B8. Related Features: garage, detached

B9a. Architect: _____ b. Builder: Fred Sward

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

Period of Significance: 1927 Property Type: Single-family residential Applicable Criteria: C

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

The property at 1500 Winchester Ave. appears eligible for listing in the Glendale Register. It is an excellent example of the Storybook subtype of Tudor Revival architecture as applied to a single-family residence. The property exhibits a high quality of design and distinctive characteristics that are associated with the style as expressed by its form, massing, composition, and architectural details.

The Tudor Revival style is loosely based on a variety of late medieval English building traditions. Much like other Period Revival styles, Tudor Revival architecture became extremely popular during the 1920s population boom in Southern California. Masonry veneering techniques of the 1920s and '30s helped to further disseminate the style, as even modest houses could afford to mimic the brick and stone exteriors of traditional English designs. Tudor Revival buildings are characterized by asymmetrical facades; irregular massing; gabled roofs, often steeply pitched with flared eaves; stucco or brick wall cladding, typically with half-timbering and masonry decorative details; prominent chimneys; and casement windows.

The Storybook subtype is a more whimsical version of the Tudor Revival style, derived from the quaint medieval cottages of the Cotswold region of southwestern England. Storybook cottages typically feature very steeply-pitched roofs with composition shingles laid in irregular patterns and rolled eaves to suggest thatching, eyebrow dormers, and exterior walls veneered in a rough, irregular stucco finish.

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

*B12. References: (See Continuation Sheet 3)

B13. Remarks: None

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

*Date of Evaluation: 4/15/2026

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 1500 Winchester Ave

Page 3 of 3

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

Windows

Window Grouping & Type 1: tripartite; fixed; casement
Window Materials 1: wood
Window Details 1: arched opening(s), pointed; grille(s), wrought iron;
multi-light
Window Grouping & Type 2: single; casement
Window Materials 2: wood

Alterations

Alterations: restuccoed, compatible; awning(s) added

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

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